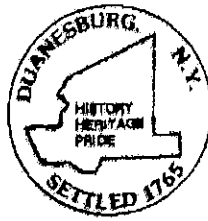


Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

**Town of Duanesburg
Zoning Board of Appeals
September 20th, 2022**

Town of Duanesburg is inviting you to a scheduled Zoom meeting.

Topic: Town of Duanesburg's ZBA Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

Meeting ID: 825 2590 5610

Passcode: 262480

Dial in by Phone: 1-646-558-8656

Meeting ID: 825 2590 5610

Passcode: 262480

INTRODUCTION BY CHAIRPERSON NELSON GAGE:

OPEN FORUM

PUBLIC HEARINGS:

#22-07 Tiscione, Matthew: SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking an area variance and side yard variance to replace an existing structure with a new structure under sections 7.1.5; 7.1.6(2) of the Town of Duanesburg Zoning Ordinance.

Approved: Yes _____ No: _____

Comments: _____

#22-08 May, Denise: SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a right-side yard variance of 4.5ft and left side yard variance of 6.4 ft to replace an existing structure with a new structure under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance.

Approved: Yes _____ No: _____

Comments: _____

OLD BUSINESS:

None

NEW BUSINESS:

None

Other:

None

Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Terresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

ZONING BOARD MEETING MINUTES:

August 16th, 2022

Approved: Yes _____ No: _____

Comments: _____

ADJOURNMENT

AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE

Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

**PUBLIC HEARING
LEGAL NOTICE
FOR THE
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

Please Take Notice, that the Zoning Board of Appeals for the Town of Duanesburg, will meet in the Town board room located downstairs of the Town Hall at 5853 Western Turnpike Duanesburg NY, on September 20th, 2022, at 7:00 pm for the purpose of hearing all persons interested in the application of:

#22-07 Tiscione, Matthew: SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking a 34,960 sqft area variance, 8ft front yard variance and an 4 ft east side yard variance under sections 13.1.2 ;7.1.5; 7.1.6(1)(2) of the Town of Duanesburg Zoning Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS. PLEASE CONTACT:

Melissa Deffer Building, Planning and Zoning Clerk
P# 518-895-2040
EMAIL: Mdeffer@duanesburg.net

BY ORDER OF THE
TOWN OF
DUANESBURG ZONING BOARD OF APPEALS
CHAIRPERSON

Town of Duanesburg is also providing the meeting via zoom if you are unable to attend in person:

Join Zoom Meeting

<https://us02web.zoom.us/j/86499746075>

Meeting ID: 864 9974 6075

Passcode: 130214

Dial in by Phone: 1-646-558-8656

Meeting ID: 864 9974 6075

Passcode: 130214

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (518) 895-8920

VARIANCE APPLICATION
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS

Revised 03/5/15

Date: 7/18/2022 Zoning District L1

Type of Variance
 Use Variance Area Variance

BL# 35.06-5-25

Phone #: 519-858-3660

Applicant's Name: MATTHEW TISCIONE

Applicant's Address: 428 JENIE CT.
SCHENECTADY NY 12306.

Property Owner Name(if different): _____

Property Address (if different): 305 SPRING RD.

Property Owner's Signature [Signature]
(Signature of owner indicates they have reviewed the proposal and give their permission)

Proposal: (Brief description of request)
TO ADJUST SIDE SETBACKS FOR A REPLACEMENT STRUCTURE.

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Twelve (15) copies of this application must be reviewed and filed at least 10 days prior to the next ZBA meeting.

REQUIRED INFORMATION:

- Copy of the property deed
- Location map showing the location of the property with
 - A) Name of applicant and SBL#
 - B) North arrow; Street and if applicable the lake shore
 - C) Adjoining property owners names with location of wells and septic systems within 100ft of the adjoining property boundaries
- Property map to scale
 - A) Name of applicant and SBL#
 - B) North arrow; Location of any structures currently on the property with dimensions of the structures and distances to the property boundaries
 - C) Location of proposed structure, dimensions and intended use; Distances from the proposed structure to the property boundaries
 - D) Location of well and septic system; Any easements or right of ways and any other geographic or environmental characteristics of the property which may have a bearing on the Board's decision

I certify that all the information submitted is true and accurate to the best of my knowledge.

[Signature]
Applicant

7/18/2022
Date

PAULA J. PLEW
Notary Public, State of New York
Qualified in Rensselaer County
No. 01PL4788682
Commission Expires: 9/30/25

State of New York, county of Schenectady sworn this 18th day of July 2022 Notary Public

Paula J Plew

***** (For Office use only) *****

Reviewed by _____ Date _____
Fee _____ Date _____ Check# _____ Rec'd By _____
Hearing Date _____ Approved: YES NO Approval Date _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.
Other Conditions include: _____

Authorized Signature _____ Date _____
(ZBA Chairperson)

COPY

WARRANTY DEED

THIS INDENTURE, Made the 14th day of July, 2022,

Between **RICHARD J. DELUCCIA**, residing at 1051 Curry Road, Schenectady, NY 12306, party of the first part, and

MATSONS, LLC, with offices at 428 Jenie Court, Schenectady, NY 12306, party of the second part,

WITNESSETH that the parties of the first part, in consideration of ONE AND 00/100 DOLLARS (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever:

SEE SCHEUDLE "A" ATTACHED

BEING THE SAME premises conveyed to **RICHARD J. DELUCCIA**, party of the first part by Deed from **RICHARD J. DELUCCIA AND RONALD E. BAIER**, dated April 11, 2022, and recorded in the Schenectady County Clerk's Office on May 12, 2022, in book 2084 at page 583.

THIS CONVEYANCE is made subject to all enforceable conditions, covenants, easements and restrictions of record.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, successors and assigns forever.

AND said parties of the first part covenants as follows:


First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part will forever Warrant the title to said premises.

Third, That in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied for the purpose of paying the cost of any improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for other purpose.

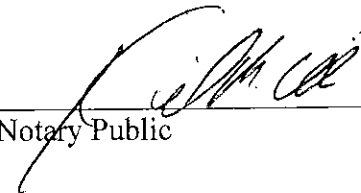
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal the day and year first above written.

IN PRESENCE OF


L.S.
LAURA CORRIGAN KULBAKO AS POWER
OF ATTORNEY FOR RICHARD J.
DELUCCIA

STATE OF New York)
COUNTY OF Schenectady) ss.:

On the 14th day of July in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **LAURA CORRIGAN KULBAKO**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

Kileen M. Cirilla
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02CIB103852
Qualified in Schenectady County
Commission Expires January 12, 2024

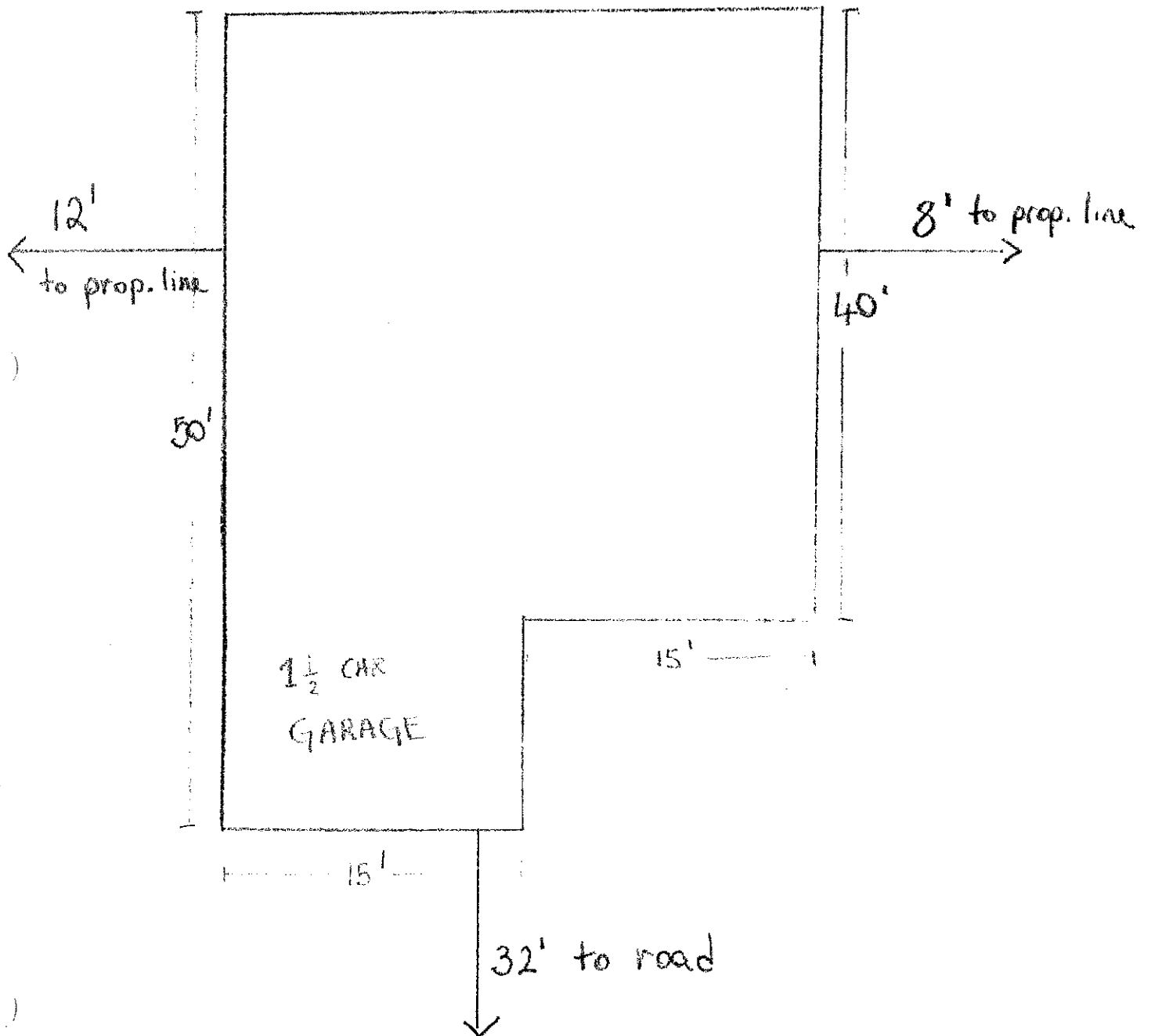
SCHEDULE A – DESCRIPTION

TITLE COMM. NO.: 2022-59-SCH

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with the buildings thereon, situate in the Town of Duaneburgh, County of Schenectady and State of New York, and being known as Lot No. 24 on map of Subdivision of Portion of farm belonging to Albert A. Van Buren and Albert A. Van Buren, Jr., made by L. J. Friday, Aug. 14, 1919, and duly filed in the Schenectady County's office, bounded and described as follows: On the South by a right of way, as shown upon said map, sixty feet (60) along the same; on the West by Lot No. 23, as designated on said map, one hundred seventy-five (175) feet along the same on the North by land now or formerly belonging to Albert A. Van Buren and others and lying contiguous to Maria Pond, as shown upon the said map, sixty (60) feet along the same, and on the East by Lot No. 25 as designated on said map, one hundred seventy-five (175) feet to the point or place of beginning, Together with the right of ingress and egress over the right of way as shown upon said map.

EXCEPTING THEREFROM, all that tract, piece or parcel of land heretofore conveyed to William Brannigan and Annie Brannigan by Charles M. Curry being a portion of and the westerly 10 feet of lot 24 on map of Subdivision of portion of farm belonging to Albert A. Van Buren, Jr., made by L.J. Friday, August 14, 1919, and duly filed in the Schenectady County Clerk's Office on August 19, 1919 in Plat Cabinet E-171.

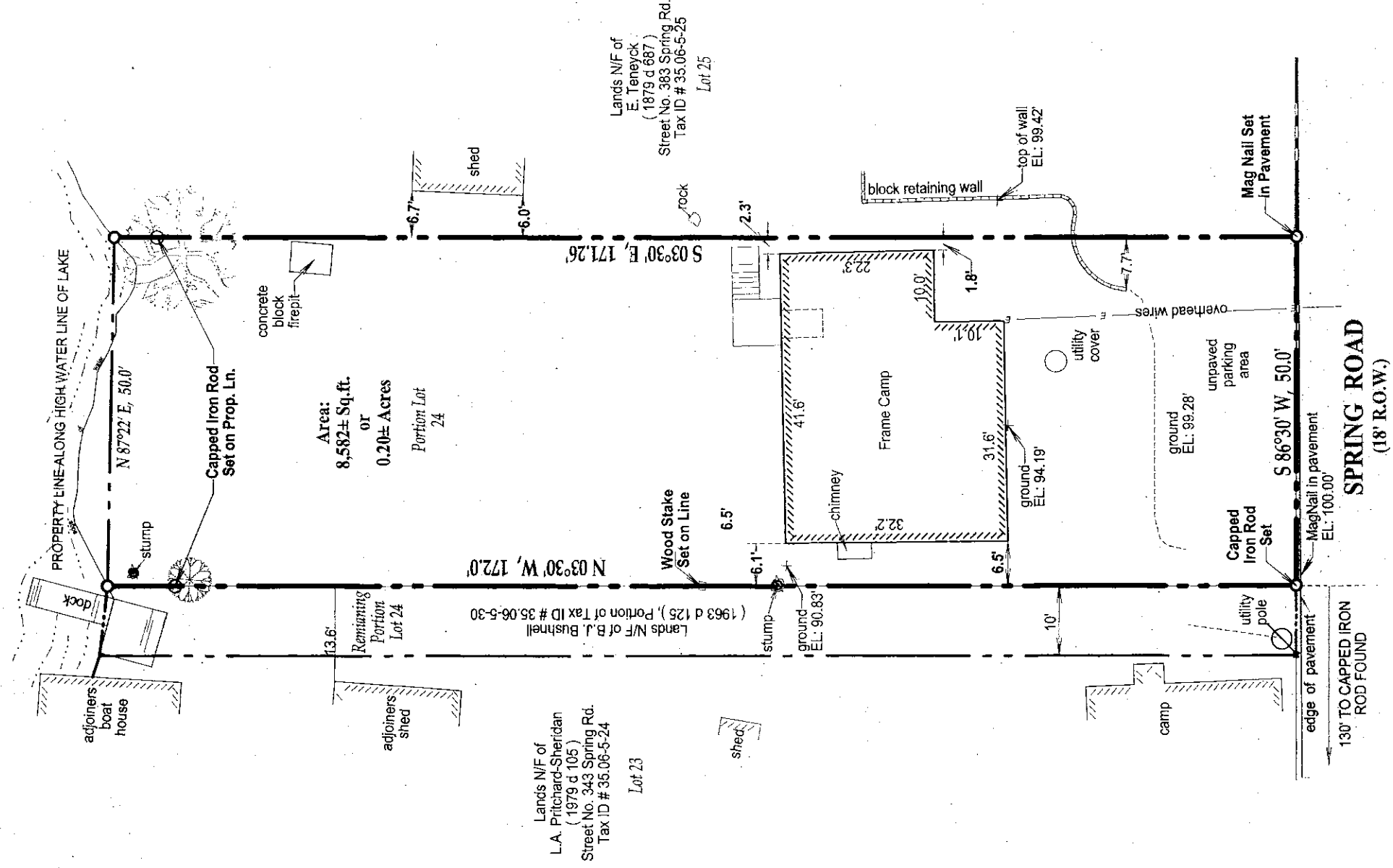
365 Spring Rd.



MAP REFERENCE

"Map showing subdivision of portion of farm belonging to Albert A. Van Buren and Albert A. VanBuren, Jr., Town of Duaneburg, Schenectady Co." Made by L.J. Friday, C.E. August 14, 1919, filed in the Schenectady County Clerk's Office in Plat Cabinet E as Map number 171.

MARIAVILLE LAKE
(a.k.a. Maria Pond)



Lands N/F of
L.A. Pritchard-Sheridan
(1979 d 105)
Street No. 343 Spring Rd.
Tax ID # 35.06-5-24
Lot 23

Lands N/F of
E. Teneyck
(1879 d 687)
Street No. 383 Spring Rd.
Tax ID # 35.06-5-25
Lot 25

Area:
8,582± Sq.ft.
or
0.20± Acres
Portion Lot 24

SURVEYOR'S NOTE: All visible improvements and/or use has been either physically located and/or shown hereon, unless otherwise noted. Any underground utilities and/or underground improvements lying within the subject property have not been located or shown. This sketch or survey was prepared without benefit of an abstract title. RAYMOND A. KOCH Professional Land Surveyor and/or signing surveyor are in no way liable or responsible for right of ways, easements, or takings other than those provided by the client and/or shown on the record plat. Lands shown hereon may be subject to setbacks, easements and/or restrictions not shown on the record plat.

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2, of the New York State Education Law"

TITLE: SURVEY OF PREMISES KNOWN AS

STREET No. 365
SPRING ROAD

TOWN, CITY, VILLAGE OF: DUANEsburg | STATE OF NEW YORK | COUNTY OF: SCHENECTADY
DATE: MAY 25, 2021
SCALE: 1" = 20'
JOB/FOLDER NAME: Spring Rd. 365 Mariaville Lake
FILE NAME: Spring Rd. 365 Mariaville Lake map PCS
RAYMOND A. KOCH
RAYMOND A. KOCH P.L.S.
LAND SURVEYOR
133 MOHAWK AVENUE
SCOTIA, NEW YORK, 12302
(518) 393-0989



Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors said certifications shall run only to the person for whom the survey is originally prepared, and on their behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Terresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

**PUBLIC HEARING
LEGAL NOTICE
FOR THE
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

Please Take Notice, that the Zoning Board of Appeals for the Town of Duanesburg, will meet in the Town board room located downstairs of the Town Hall at 5853 Western Turnpike Duanesburg NY, on September 20th, 2022, at 7:00 pm for the purpose of hearing all persons interested in the application of:

#22-08 May, Denise: SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a northside yard variance and southside yard variance under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance.

APPLICATION INFORMATION IS AVAILABLE DURING BUSINESS HOURS. PLEASE CONTACT:

Melissa Deffer Building, Planning and Zoning Clerk
P# 518-895-2040

EMAIL: Mdeffer@duanesburg.net

BY ORDER OF THE
TOWN OF
DUANESBURG ZONING BOARD OF APPEALS
CHAIRPERSON

Town of Duanesburg is also providing the meeting via zoom if you are unable to attend in person:

Join Zoom Meeting

<https://us02web.zoom.us/j/86499746075>

Meeting ID: 864 9974 6075

Passcode: 130214

Dial in by Phone: 1-646-558-8656

Meeting ID: 864 9974 6075

Passcode: 130214

VARIANCE APPLICATION
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS

Revised 03/5/15

Date: 8/8 Zoning District L2 Type of Variance
 Use Variance Area Variance
SBL# 67.04-1-6 Phone #: (518)885-8050

Applicant's Name: AJ Collins

Applicant's Address: 2138 Doubleday Avenue
Ballston Spa, NY, 12020

Property Owner Name(if different): Denise May

Property Address (if different): 234 Duane Lake rd Duanesburg, NY, 12056

Property Owner's Signature [Signature]
(Signature of owner indicates they have reviewed the proposal and give their permission)

Proposal: (Brief description of request)
Placement of a new modular home including a new septic system. The proposed home is supposed to face the lake front which means we are over the setback on two corners of the

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for Home approval before being placed on the ZBA agenda. Twelve (15) copies of this application must be reviewed and filed at least 10 days prior to the next ZBA meeting.

REQUIRED INFORMATION:

- Copy of the property deed
- Location map showing the location of the property with
 - A) Name of applicant and SBL#
 - B) North arrow; Street and if applicable the lake shore
 - C) Adjoining property owners names with location of wells and septic systems within 100ft of the adjoining property boundaries
- Property map to scale
 - A) Name of applicant and SBL#
 - B) North arrow; Location of any structures currently on the property with dimensions of the structures and distances to the property boundaries
 - C) Location of proposed structure, dimensions and intended use; Distances from the proposed structure to the property boundaries
 - D) Location of well and septic system; Any easements or right of ways and any other geographic or environmental characteristics of the property which may have a bearing on the Board's decision

I certify that all the information submitted is true and accurate to the best of my knowledge.

[Signature]
Applicant

8/8/2022
Date

State of New York, county of Schenectady sworn this _____ day of _____ 20____. Notary Public

***** (For Office use only) *****
Reviewed by _____ Date _____
Fee _____ Date _____ Check# _____ Rec'd By _____
Hearing Date _____ Approved: YES NO Approval Date _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.
Other Conditions include: _____

Authorized Signature _____ Date _____
(ZBA Chairperson)



OFFICE OF THE SCHENECTADY COUNTY CLERK

620 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 388-4220
FAX (518) 388-4224

Cara M. Ackerley
County Clerk

Instrument Number - 202200390
Recorded On 1/4/2022 At 11:23:05 AM

- * Instrument Type - DEED
- * Book/Page - DEED/2075/196
- * Total Pages - 3

Invoice Number - 1111718 User ID: TMH

- * Document Number - 2022-63
- * Grantor - MAY RICHARD GERARD
MAY DENISE C
- * Grantee - MAY DENISE C

*RETURN DOCUMENT TO:
BENNETT ABSTRACT
PO BOX 922
CLIFTON PARK, NY 12065
ATTN: PPE SENDER

* FEES

NY REALTY TRANSFER TAX	\$300.00
NY LAND SUR	\$4.75
NY E & A FEES	\$116.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$40.50
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
CONVEYANCE NOTIFICATION	\$10.00
TOTAL PAID	\$495.50

TRANSFER TAX

Real Estate Transfer Tax Num - 2269
Transfer Tax Amount - \$ 300.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 202200390



121

NY 016 - Administrator's Deed (NYBTU 8005)

CONSULT YOU LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD
BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 13 day of December, 2021.

BETWEEN DENISE C. MAY as Administratrix of the Estate of Richard Gerard
May late of Albany County who died intestate on the 27th day of May, in the year 2021
party of the first part, and

DENISE C. MAY, residing at 1962 Hibiscus Street, Sarasota, Florida
party of the second part

WITNESSETH, that whereas letters of administration were issued to the party of
the first part by the Surrogate's Court Albany County, New York on July 7th, 2021 and by
virtue of the power and authority given by Article 11 of the Estates, Powers and Trusts
Law, and consideration of Seventy-five Thousand dollars, (\$ 75,000) paid by the party
of the second part, does hereby grant and release unto the party of the second part, the
distributees or successors and assigns of the party of the second part forever.

ALL THAT PORTION OF LANDS OF Mulford deForest and wife lying and being
on the northerly side of Duane Lake - lying and being in the
Town of Duanesburg, County of Schenectady and State of New York, bounded and
described as follows: BEGINNING at an iron pin in the center of a private road which is
about seven hundred feet (700') Southerly from the North Mansion Road, and runs
thence South 0 degrees, 08 minutes East, fifty-nine and eight-tenths feet (59.8') to an
iron pin; thence South 64 degrees, 31 minutes West, two hundred forty-four feet (244')
to an iron pin in the Southeasterly side of an elm tree; thence South 16 degrees, 06
minutes West, one hundred and thirty-five hundredth feet (100.35') to an iron pin, and
continuing in the same direction about five feet (5') to the shore of Duane Lake, thence
Northwesterly along the Northerly shore of Duane Lake, about sixty-five feet (65') to a
point; thence North 3 degrees, 43 minutes East, about six feet (6') to an iron rod which
is North 45 degrees, 43 minutes West, sixty-eight and six-tenths feet (68.6') from the
last above mentioned iron pin; thence North 3 degrees, 43 minutes, East, two hundred
thirty-four and five-tenths feet (234.5') to an iron rod which is about thirty-seven feet
(37') Northeasterly from the Northeasterly corner of the house formerly occupied by
Mulford deForest; thence South 85 degrees, 48 minutes East, two hundred eighty-two
and six-tenths feet (282.6') to the point or place of beginning.

D 6709
SEC 6
BLK 1
LOT 1

BEING THE SAME PREMISES conveyed to Richard Gerard May, by a deed
made on June 13th, 2008 and recorded in the Office of the Schenectady County Clerk
on June 20th, 2008 in Liber 1784 of Deeds at Page 226. Said Richard Gerard May died,
a resident of the County of Albany, on May 27th, 2021. Letters of Administration were
granted to Denise C. May pursuant to Order of the Albany County Surrogate's Court on
June 7th, 2021.

NOTICE OF DETERMINATION
of the Town of Duaneburg

Date of Determination 8/8/22

Application of Denise May/AJ Collins under section
H.S. 2 (B) of the (Village of Delanson/ Town of Duaneburg)
Zoning Ordinance Ordinance.

Applicant Denise May AJ Collins
Address 2138 Double Day Ave
Ballston Spa NY 12020

Phone _____ Zoning District L-2 SBL# _____

Description of
Project: Construct a new single family dwelling

Determination:
side yard setback R side 4.5 ft L side 6.4 ft

Reason supporting determination:
Town of Duaneburg zoning ordinance adopted 6/11/15 Section
7.2.6 (2)

Action: Refer to <u>2BA</u> for the purpose of <u>Area Variance</u> <u>side yards</u>
--

Code Enforcement Officer: [Signature]

MOUND BED SYSTEM NOTES

- DESIGN, CONSTRUCTION, MATERIAL STANDARDS, MINIMUM SEPARATION DISTANCES, AND INSPECTION REQUIREMENTS SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF HEALTH PUBLICATIONS: RURAL WATER SUPPLY AND HYDRO PART 75A WASTEWATER TREATMENT—INDIVIDUAL HOUSEHOLD SYSTEMS.
- BUILDER SHALL VERIFY GRADE OF SOIL PIPE AT BUILDING PRIOR TO CONSTRUCTION OF SYSTEM.
- ABSORPTION TRENCHES SHALL BE APPROXIMATELY 18"-24" DEEP MEASURED FROM THE TOP OF FILL TO BOTTOM OF TRENCH.
- FILL SLOPES SHALL TAPER 20 FT MINIMUM IN ALL DIRECTIONS UNLESS NOTED OTHERWISE.
- THE AREA IMMEDIATELY UP-SLOPE OF THE SYSTEM SHALL BE GRADED SO AS TO DIRECT ANY SURFACE RUNOFF AROUND THE SYSTEM.
- NO WELLS, PONDS, WATER COURSES OR NYSDEC WETLANDS EXIST WITHIN 100 FEET OF PROPOSED SEWAGE DISPOSAL SYSTEM.
- NO ROOF, FOOTING, FLOOR, COOLING WATER, BACKWASH DRAINS ETC. SHALL BE CONNECTED TO THE SEPTIC SYSTEM.
- OWNER IS TO BE PROVIDED A COPY OF THE APPROVED PLAN BY THE DESIGN ENGINEER.
- THERE SHALL BE NO CHANGES ON THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- PROJECT IS NOT WITHIN WATERSHED DISTRICT.
- PROJECT IS NOT WITHIN 100 YEAR FLOOD PLAIN.
- NO VEHICULAR PARKING OR TRAFFIC SHALL BE ALLOWED ON ANY PORTION OF THE SEPTIC SYSTEM.
- A LICENSED ENGINEER/ARCHITECT SHALL SUPERVISE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLAN AND SUPPLEMENTAL DATA.
- DIG SAFE NEW YORK BE CONSULTED WITH PRIOR TO ANY EXCAVATION ASSOCIATED WITH APPROVED PORTIONS OF THE PROJECT.
- SYSTEM IS NOT DESIGNED TO ACCOMMODATE WASTEWATER FROM GARBAGE GRINDER OR A HOT TUB.

STABILIZATION METHODS

- FILL MATERIAL SHALL BE STABILIZED THROUGH EITHER "NATURAL SETTLEMENT" OR "MECHANICAL COMPACTION" METHODS. THE SPECIFIC REQUIREMENTS FOR EACH METHOD ARE AS FOLLOWS:

NATURAL SETTLEMENT METHOD

- AFTER PLACEMENT OF FILL MATERIAL IN ACCORDANCE WITH THE "GENERAL REQUIREMENTS" NOTED ABOVE, MATERIAL SHALL SETTLE NATURALLY FOR A PERIOD OF AT LEAST SIX (6) MONTHS INCLUDING ONE (1) FREEZE-THAW CYCLE.
- ENGINEER TO PERFORM PERCOLATION TESTS WITHIN STABILIZED FILL TO VERIFY CONFORMANCE WITH SPECIFICATION.

MECHANICAL COMPACTION METHOD

- FILL SPECIFICATION: FILL MATERIAL SHALL HAVE LESS THAN TEN (10) PERCENT (BY WEIGHT) FINER THAN THE No. 200 (0.075mm) SIEVE, 95% SHALL PASS THE 1/2" SIEVE, AND NOT PART GREATER THAN 2" GRAIN SIZE. CONTRACTOR TO SUBMIT SIEVE ANALYSIS RESULTS TO BOTH THE SOHD AND ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF FILL MATERIAL.
- PLACEMENT AND COMPACTION: PLACEMENT AND COMPACTION OF FILL MATERIAL SHALL BE WITNESSED BY THE ENGINEER.
- THE STRUCTURE OF THE NATIVE MATERIAL BENEATH THE SYSTEM SHALL BE PROTECTED FROM DAMAGE FROM TRUCKS OR MACHINERY THROUGHOUT THE CONSTRUCTION PROCESS. TRACK-MOUNTED EQUIPMENT SHALL BE USED TO PLACE AND COMPACT THE FILL.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS. THE FIRST LIFT SHALL BE TWELVE (12) INCHES (LOOSE) FOLLOWED BY FOUR (4) TO SIX (6) INCH (LOOSE) LIFTS UP TO THE REQUIRED FILL HEIGHT.
- ENGINEER TO PERFORM PERCOLATION TESTS IN THE COMPACTED FILL MATERIAL TO VERIFY CONFORMANCE WITH THE SPECIFICATION.

COVERING

- PLACE 6 IN. OF GOOD QUALITY TOPSOIL OVER THE ENTIRE SYSTEM AND FILL BUFFER SURFACE.
- PLANT GRASS OVER THE ENTIRE SYSTEM USING GRASSES ADAPTED TO THE AREA. SHRUBS CAN BE PLANTED AROUND THE BASE AND UP THE SIDE SLOPES. SHRUBS SHOULD BE SOMEWHAT MOISTURE TOLERANT SINCE DOWN SIDE PERIMETER MAY BECOME MOIST DURING EARLY SPRING AND LATE FALL PLANTINGS ON TO OF THE SYSTEM SHOULD BE DROUGHT TOLERANT, AS THE UPPER PORTION OF THE SYSTEM CAN BECOME DRY DURING THE SUMMER. ALL PLANTS SHOULD BE SHALLOW ROOTED.

INSPECTION

THE ENGINEER SHALL MAKE THE FOLLOWING INSPECTIONS OF THE DESIGNED SYSTEM:

- AFTER GROUND PREPARATION.
- AFTER FILL PLACEMENT, INCLUDING FILL PERCOLATION TEST.
- AFTER PLACEMENT OF PIPING, TANKS PRIOR TO ANY BACKFILL.

THE ENGINEER AND SCHENECTADY COUNTY DEPARTMENT OF HEALTH (SCDCH) SHALL MAKE THE FOLLOWING INSPECTIONS OF DESIGNED SYSTEM:

- COMPLETION INCLUDING GRADING, PLACEMENT OF TOPSOIL & SEEDING.

IT IS THE OWNERS RESPONSIBILITY TO CONTACT THE ENGINEER AND SCDCH FOR ABOVE NOTED INSPECTIONS. IF WORK COMMENCES WITHOUT THE NOTED INSPECTIONS, THE ENGINEER WILL NOT BE ABLE TO CERTIFY THE SYSTEM AS BUILT PER PLAN AND THE TOWN WILL NOT BE ABLE TO GRANT A CERTIFICATE OF OCCUPANCY (C.O.).

SITE STATISTICS

ZONING CLASSIFICATION:
LAKE DISTRICT (L-2) DUANE LAKE
MIN. LOT AREA: 43,560 SQ. FT. (1 ACRE)
MIN. LOT WIDTH: 175 FT.
MIN. LOT DEPTH: 200 FT.
MIN. LOT COVERAGE: 30%
BUILDING SETBACKS:
FRONT SETBACK - 40 FT.
SIDE SETBACK - 40 FT.
SIDE SETBACK ON CORNER LOT - 40 FT.
REAR SETBACK - 40 FT.
MAX. BUILDING HEIGHT - 3 1/2 STORIES OR 35 FT.
MAX. BUILDING SIZE - 40,000 SQ. FT.

DESIGN CRITERIA

- 3 BEDROOM HOME AT 110 GALLONS PER DAY EQUALS 330 GALLONS PER DAY FLOW
- EXISTING TERRAIN APPROXIMATELY 3-5 PERCENT SLOPE.
- PERCOLATION RATE: 5-10 MIN/INCH FILL RAISED SYSTEM MATERIAL, FILL FROM APPROVED SOURCE (APPLICATION RATE 0.90 GPD/S.F.) EDGE OF FILL SLOPES < 1 VERTICAL ON 3 HORIZONTAL 6 MIN/INCH NATURAL MATERIAL MAX. @ 12" DEPTH.
- ACTUAL PERCOLATION RATE AT 12" DEPTH = 6 MINUTES/INCH MAX.
- SOIL: SANDY SILT.
- BEDROCK @ 24", ENCOUNTERED WITHIN TEST DEPTH.

CALCULATIONS:

- REQUIRED LATERAL LENGTH: (330 GPD)/(0.90 GPD/SF)(1 LF/2SF) = 367 LF. USE BED 10' x 60' = 600 LF.
- REQUIRED BASIN AREA EQUALS (330 GPD)/(0.90 GPD/SF) = 367 SF. BASIN AREA DESIGN 22' x 60' = 1,320 SF SHOWN.
- REQUIRED DOSING VOLUME: (110 LF x 0.092 G/LF) x 10 = 101.2 GAL/DOSE 330 GAL/DAY @ 101.2 GAL/DOSE = 3.26 DOSES/DAY

SITE PREPARATION

- ROPE OFF THE SITE TO PREVENT DAMAGE TO AREA DURING OTHER CONSTRUCTION ACTIVITY ON THE LOT. VEHICULAR TRAFFIC OVER THE AREA SHOULD BE PROHIBITED TO AVOID SOIL COMPACTION.
- STAKE OUT THE SYSTEM PERIMETER AND BED IN THE PROPER ORIENTATION.
- CUT AND REMOVE ANY EXCESS VEGETATION. TREES SHOULD BE CUT AT THE GROUND SURFACE AND STUMPS LEFT IN PLACE.
- PLOW THE AREA WITHIN THE SYSTEM PERIMETER. USE A TWO BOTTOM OR LARGE MOLDBOARD PLOW. PLOWING 7-8 INCHES DEEP PARALLEL TO THE CONTOURS. SINGLE BOTTOM PLOWS SHOULD NOT BE USED, AS THE TRACE WHEEL RUN IN EVERY FURROW, COMPACTING THE SOIL. EACH FURROW SHOULD BE THROWN UPSLOPE. A CHISEL PLOW MAY BE USED IN PLACE OF MOLDBOARD PLOW. ROUGHING THE SURFACE WITH BACKHOE TEETH MAY BE SATISFACTORY, ESPECIALLY IN WOODED SITES WITH STUMPS. ROTOTILLING IS NOT RECOMMENDED BECAUSE OF THE DAMAGE IT DOES TO THE SOIL STRUCTURE. PLOWING SHOULD NOT BE DONE WHEN THE SOIL IS TOO WET, SMEARING AND COMPACTION OF THE SOIL WILL OCCUR. IF A SAMPLE OF THE SOIL TAKEN FROM THE PLOW DEPTH FORMS A WEIR WHEN ROLLED BETWEEN PALMS, THE SOIL IS TOO WET. IF IT CRUMBLES, PLOWING MAY PROCEED.

FILL PLACEMENT & SOIL STABILIZATION

GENERAL REQUIREMENTS:

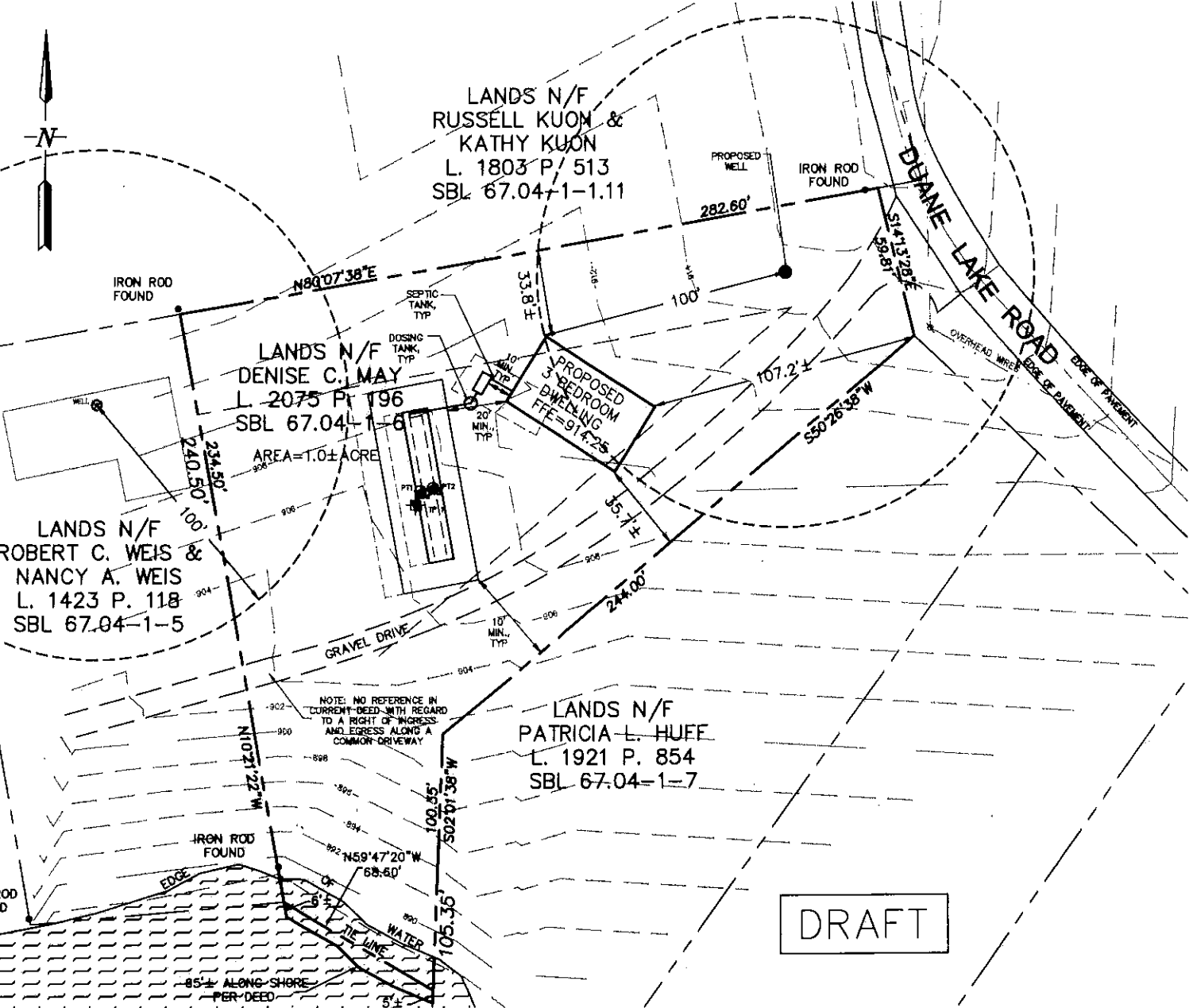
- PLACE GRANULAR FILL MATERIAL ON THE UPSLOPE EDGES OF THE PLOWED AREA. KEEP TRUCKS OFF THE PLOWED AREA.
- MOVE THE FILL MATERIAL INTO PLACE USING A SMALL TRACK-TYPE TRACTOR WITH A BLADE. ALWAYS KEEP A MINIMUM OF 6 IN. OF MATERIAL BENEATH THE TRACKS OF THE TRACTOR TO MINIMIZE COMPACTION OF THE NATURAL SOIL.
- STABILIZED FILL SHALL HAVE PERCOLATION OF 5-10 MIN/IN.
- A SLIGHT DRAINAGE SWALE SHALL BE CONSTRUCTED UPSLOPE OF THE SYSTEM TO PREVENT INFILTRATION OF SURFACE RUNOFF INTO THE SYSTEM.
- FINAL SLOPES SHALL BE 1 VERTICAL: 3 HORIZONTAL OR FLATTER WITH A MINIMUM TAPER OF 20 FT. IN ALL DIRECTIONS.

SYSTEM STRUCTURES

- SEPTIC TANK SHALL BE 1250 GAL DUAL COMPARTMENT PRECAST SEAMLESS CONCRETE TANK BY GUARDIAN CONCRETE, INC. OR EQUIVALENT.
- DOSING TANK SHALL BE A 5' DIAMETER CONCRETE MANHOLE BY GUARDIAN CONCRETE, INC. OR EQUIVALENT.

PIPING

- HOUSE TO SEPTIC TANK SHALL BE 4" SCH 40 PVC WITH TIGHT JOINTS, MINIMUM SLOPE = 1/4 IN. PER FOOT.
- SEPTIC TANK TO DOSING TANK SHALL BE 4" SCH 35 PVC WITH TIGHT JOINTS, MINIMUM SLOPE = 1/8 IN. PER FOOT.
- DOSING TANK TO MANIFOLD SHALL BE 1-1/2" SCH 40 PVC WITH WATER TIGHT JOINTS.
- DISTRIBUTION LATERALS SHALL BE 1-1/2" SCH 40 PVC WITH (11) 1/4" HOLES @ 5' O.C. DIRECTED DOWNWARD.



PERCOLATION DATA

TEST NUMBER	PERC TEST DEPTH	STABILIZED PERC RATE
PT-1	12"	6.00 MIN/INCH
PT-2	12"	6.00 MIN/INCH

TEST PIT LOG

TEST PIT NUMBER	DEPTH	TEST PIT DATA
TP-1	0 - 4"	BROWN LOAMY TOPSOIL
	4" - 24"	MED. BROWN SILTY SAND W/ROCKS BEDROCK @ 24"

PERCOLATION TESTS PERFORMED ON 07/01/22 BY C. PAGAN OF INGALLS & ASSOCIATES, LLP, WITNESSED BY D. DICARLO SOHD



DRAFT

MINIMUM SEPARATION DISTANCES

HOUSE TO SEPTIC TANK	10' MIN
HOUSE TO TOE OF FILL, D-BOX, ABSORPTION FIELD	20' MIN
PRIVATE WELL TO TOE OF FILL	100' MIN
PRIVATE WELL TO D-BOX	100' MIN
PRIVATE WELL TO SEPTIC TANK	50' MIN
ABSORPTION FIELD TO STREAM	100' MIN
PROPERTY LINE TO TOE OF FILL, BUILDING SETBACK, SEPTIC TANK, D-BOX, ABSORPTION FIELD	10' MIN
DRAINAGE DITCH TO SEPTIC TANK	10' MIN
DRAINAGE DITCH TO D-BOX	20' MIN
WASTEWATER TREATMENT SYSTEM AND FRACTURED BEDROCK	100' MIN
200' MIN. WHEN WELL IS DOWNGRADIENT OF ABSORPTION FIELD	

LEGEND

EXISTING PROPERTY LINE	---
EXISTING SETBACK	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR	~200~
EXISTING TREELINE	~200~
PROPOSED TREELINE	~200~
PROPOSED CONTOUR	~200~
PROPOSED SEPTIC LATERAL	---
PROPOSED SEPTIC TANK	□
PERC PIT LOCATION	PT
TEST TEST LOCATION	TT

APPLICANT:
CLAYTON HOMES
234 DUANE LAKE ROAD
DUANESBURG, NY 12053

SCHENECTADY COUNTY HEALTH DEPARTMENT
FOR MUNICIPAL APPROVAL ONLY
NOT FOR CONSTRUCTION

ingalls
ingalls & associates, LLP
2000 GARDNER AVENUE
SCHENECTADY, NY 12309
PHONE (518) 386-7726
FAX (518) 386-5261

SEPTIC PLAN
MAY
234 DUANE LAKE ROAD
TOWN OF DUANESBURG
COUNTY OF SCHENECTADY STATE OF NEW YORK

DATE: JULY 15, 2022
CHECKED BY: D/J
JOB NO. 22-078
DRAWN BY: CWP
CADD FILE: 22-078 OF

SCALE: 1" = 30'
SHEET 1 OF 2

DAVID F. INGALLS JR., P.E.
N.Y.S. LIC. NO. 064263

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

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NO.	DATE	REVISIONS	BY

MOUND BED SYSTEM NOTES

- DESIGN, CONSTRUCTION, MATERIAL STANDARDS, MINIMUM SEPARATION DISTANCES, AND INSPECTION REQUIREMENTS SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF HEALTH PUBLICATIONS: RURAL WATER SUPPLY AND NYCR PART 75A WASTEWATER TREATMENT-INDIVIDUAL HOUSEHOLD SYSTEMS.
- BUILDER SHALL VERIFY GRADE OF SOIL PIPE AT BUILDING PRIOR TO CONSTRUCTION OF SYSTEM.
- ABSORPTION TRENCHES SHALL BE APPROXIMATELY 18"-24" DEEP MEASURED FROM THE TOP OF FILL TO BOTTOM OF TRENCH.
- FILL SLOPES SHALL TAPER 20 FT MINIMUM IN ALL DIRECTIONS UNLESS NOTED OTHERWISE.
- THE AREA IMMEDIATELY UP-SLOPE OF THE SYSTEM SHALL BE GRADED SO AS TO DIRECT ANY SURFACE RUNOFF AROUND THE SYSTEM.
- NO WELLS, PONDS, WATER COURSES OR NYSDOC WETLANDS EXIST WITHIN 100 FEET OF PROPOSED SEWAGE DISPOSAL SYSTEM.
- NO ROOF, FOOTING, FLOOR, COOLING WATER, BACKWASH DRAINS ETC. SHALL BE CONNECTED TO THE SEPTIC SYSTEM.
- OWNER IS TO BE PROVIDED A COPY OF THE APPROVED PLAN BY THE DESIGN ENGINEER.
- THERE SHALL BE NO CHANGES ON THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- PROJECT IS NOT WITHIN WATERSHED DISTRICT.
- PROJECT IS NOT WITHIN 100 YEAR FLOOD PLAIN.
- NO VEHICULAR PARKING OR TRAFFIC SHALL BE ALLOWED ON ANY PORTION OF THE SEPTIC SYSTEM.
- A LICENSED ENGINEER/ARCHITECT SHALL SUPERVISE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLAN AND SUPPLEMENTAL DATA.
- DIG SAFE NEW YORK BE CONSULTED WITH PRIOR TO ANY EXCAVATION ASSOCIATED WITH APPROVED PORTIONS OF THE PROJECT.
- SYSTEM IS NOT DESIGNED TO ACCOMMODATE WASTEWATER FROM GARBAGE GRINDER OR A HOT TUB.

STABILIZATION METHODS

- FILL MATERIAL SHALL BE STABILIZED THROUGH EITHER "NATURAL SETTLEMENT" OR "MECHANICAL COMPACTION" METHODS. THE SPECIFIC REQUIREMENTS FOR EACH METHOD ARE AS FOLLOWS:

NATURAL SETTLEMENT METHOD

- AFTER PLACEMENT OF FILL MATERIAL IN ACCORDANCE WITH THE "GENERAL REQUIREMENTS" NOTED ABOVE, MATERIAL SHALL SETTLE NATURALLY FOR A PERIOD OF AT LEAST SIX (6) MONTHS INCLUDING ONE (1) FREEZE-THAW CYCLE.
- ENGINEER TO PERFORM PERCOLATION TESTS WITHIN STABILIZED FILL TO VERIFY CONFORMANCE WITH SPECIFICATION.

MECHANICAL COMPACTION METHOD

- FILL SPECIFICATION: FILL MATERIAL SHALL HAVE LESS THAN TEN (10) PERCENT (BY WEIGHT) FINER THAN THE No. 200 (0.074mm) SIEVE. 95% SHALL PASS THE 1/2" SIEVE, AND NOT PART GREATER THAN 2" GRAIN SIZE. CONTRACTOR TO SUBMIT SIEVE ANALYSIS RESULTS TO BOTH THE SCHD AND ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF FILL MATERIAL.
- PLACEMENT AND COMPACTION: PLACEMENT AND COMPACTION OF FILL MATERIAL SHALL BE WITNESSED BY THE ENGINEER.
- THE STRUCTURE OF THE NATIVE MATERIAL BENEATH THE SYSTEM SHALL BE PROTECTED FROM DAMAGE FROM TRUCKS OR MACHINERY THROUGHOUT THE CONSTRUCTION PROCESS. TRACK-MOUNTED EQUIPMENT SHALL BE USED TO PLACE AND COMPACT THE FILL.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS. THE FIRST LIFT SHALL BE TWELVE (12) INCHES (LOOSE) FOLLOWED BY FOUR (4) TO SIX (6) INCH (LOOSE) LIFTS UP TO THE REQUIRED FILL HEIGHT.
- ENGINEER TO PERFORM PERCOLATION TESTS IN THE COMPACTED FILL MATERIAL TO VERIFY CONFORMANCE WITH THE SPECIFICATION.

COVERING

- PLACE 8 IN. OF GOOD QUALITY TOPSOIL OVER THE ENTIRE SYSTEM AND FILL BUFFER SURFACE.
- PLANT GRASS OVER THE ENTIRE SYSTEM USING GRASSES ADAPTED TO THE AREA. SHRUBS CAN BE PLANTED AROUND THE BASE AND UP THE SIDE SLOPES. SHRUBS SHOULD BE SOMEWHAT MOISTURE TOLERANT SINCE DOWN SIDE PERIMETER MAY BECOME MOIST DURING EARLY SPRING AND LATE FALL. PLANTINGS ON TOP OF THE SYSTEM SHOULD BE DROUGHT TOLERANT, AS THE UPPER PORTION OF THE SYSTEM CAN BECOME DRY DURING THE SUMMER. ALL PLANTS SHOULD BE SHALLOW ROOTED.

INSPECTION

THE ENGINEER SHALL MAKE THE FOLLOWING INSPECTIONS OF THE DESIGNED SYSTEM:

- AFTER GROUND PREPARATION.
- AFTER FILL PLACEMENT, INCLUDING FILL PERCOLATION TEST.
- AFTER PLACEMENT OF PIPING, TANKS PRIOR TO ANY BACKFILL.

THE ENGINEER AND SCHENECTADY COUNTY DEPARTMENT OF HEALTH (SCDOH) SHALL MAKE THE FOLLOWING INSPECTIONS OF DESIGNED SYSTEM:

- COMPLETION INCLUDING GRADING, PLACEMENT OF TOPSOIL & SEEDING.

IT IS THE OWNERS RESPONSIBILITY TO CONTACT THE ENGINEER AND SCDOH FOR ABOVE NOTED INSPECTIONS. IF WORK COMMENCES WITHOUT THE NOTED INSPECTIONS, THE ENGINEER WILL NOT BE ABLE TO CERTIFY THE SYSTEM AS BUILT PER PLAN AND THE TOWN WILL NOT BE ABLE TO GRANT A CERTIFICATE OF OCCUPANCY (C.O.).

SITE STATISTICS

ZONING CLASSIFICATION:
LAKE DISTRICT (L-2) DUANE LAKE
MIN LOT AREA: 43,500 SQ. FT. (1 ACRE)
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MIN LOT DEPTH: 200 FT.
MIN LOT COVERAGE: 30%
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FRONT SETBACK - 40 FT.
SIDE SETBACK - 40 FT.
SIDE SETBACK ON CORNER LOT - 40 FT.
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MAX. BUILDING SIZE - 40,000 SQ. FT.

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- 3 BEDROOM HOME AT 110 GALLONS PER DAY EQUALS 330 GALLONS PER DAY FLOW
- EXISTING TERRAIN APPROXIMATELY 3-5 PERCENT SLOPE.
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CALCULATIONS:

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FILL PLACEMENT & SOIL STABILIZATION

GENERAL REQUIREMENTS:

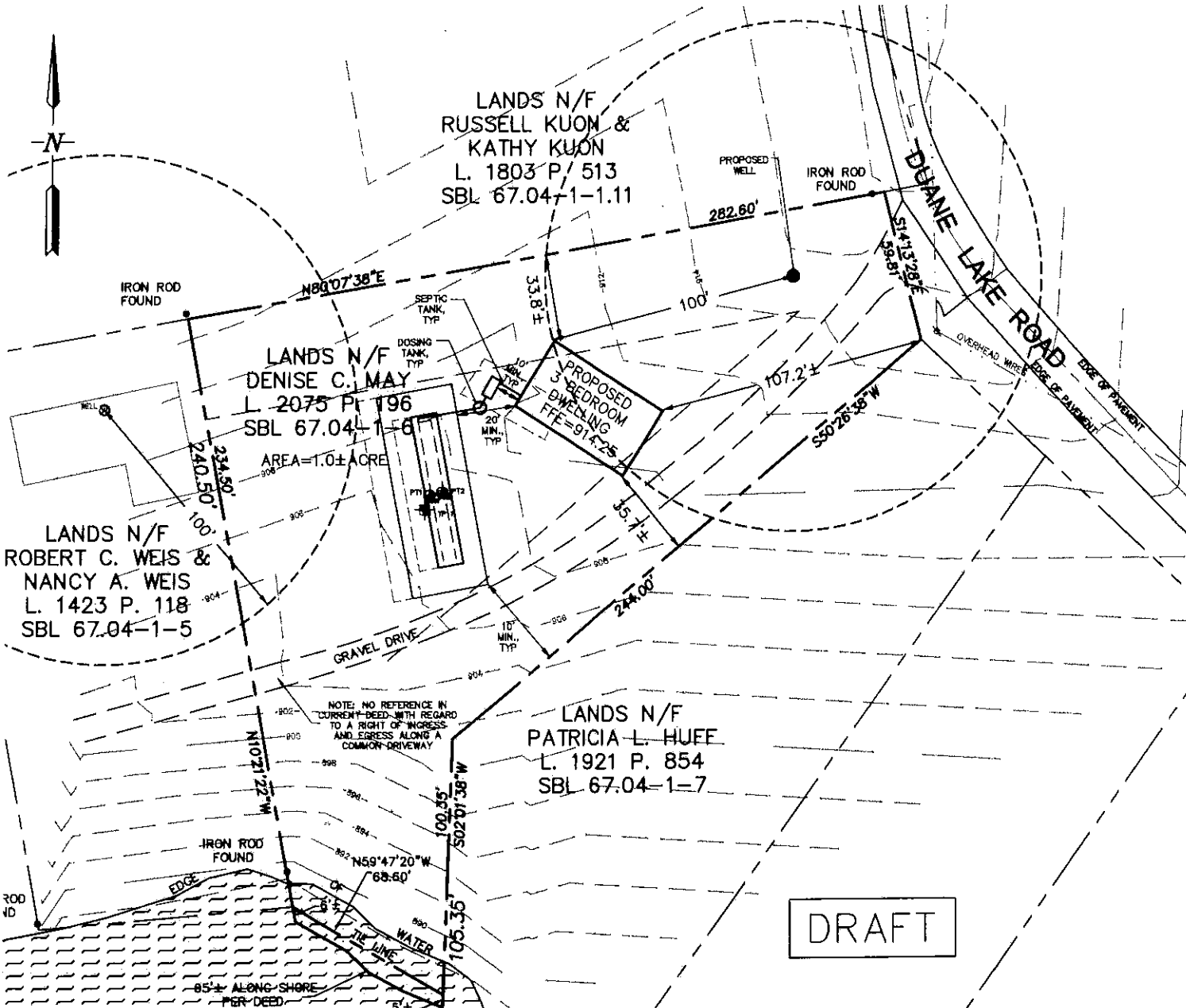
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- STABILIZED FILL SHALL HAVE PERCOLATION OF 5-10 MIN./IN.
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SYSTEM STRUCTURES

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- DOSING TANK SHALL BE A 5' DIAMETER CONCRETE MANHOLE BY GUARDIAN CONCRETE, INC. OR EQUIVALENT.

PIPING

- HOUSE TO SEPTIC TANK SHALL BE 4" SCH 40 PVC WITH TIGHT JOINTS, MINIMUM SLOPE = 1/4 IN. PER FOOT.
- SEPTIC TANK TO DOSING TANK SHALL BE 4" SCH 35 PVC WITH TIGHT JOINTS, MINIMUM SLOPE = 1/8 IN. PER FOOT.
- DOSING TANK TO MANHOLE SHALL BE 1-1/2" SCH 40 PVC WITH WATER TIGHT JOINTS.
- DISTRIBUTION LATERALS SHALL BE 1-1/2" SCH 40 PVC WITH (11) 1/4" HOLES @ 5' O.C. DIRECTED DOWNWARD.



PERCOLATION DATA		
TEST NUMBER	PERC TEST DEPTH	STABILIZED PERC RATE
PT-1	12"	6 MIN 15 SEC
PT-2	12"	6 MIN 25 SEC

TEST PIT LOG		
TEST PIT NUMBER	DEPTH	TEST PIT DATA
TP-1	0 - 4"	BROWN LOAMY TOPSOIL
	4" - 24"	MED. BROWN SILTY SAND W/ROCKS BEDROCK @ 24"

PERCOLATION TESTS PERFORMED ON 07/01/22 BY C. PAGAN OF INGALLS & ASSOCIATES, LLP, WITNESSED BY D. DICARLO SCHD



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-982-7962

** MINIMUM SEPARATION DISTANCES **	
HOUSE TO SEPTIC TANK	10' MIN
HOUSE TO TOE OF FILL, D-BOX, ABSORPTION FIELD	20' MIN
PRIVATE WELL TO TOE OF FILL	100' MIN
PRIVATE WELL TO D-BOX	100' MIN
PRIVATE WELL TO SEPTIC TANK	50' MIN
ABSORPTION FIELD TO STREAM	100' MIN
PROPERTY LINE TO TOE OF FILL, BUILDING SETBACK, SEPTIC TANK, D-BOX, ABSORPTION FIELD	10' MIN
DRAINAGE DITCH TO SEPTIC TANK	10' MIN
DRAINAGE DITCH TO D-BOX, ABSORPTION FIELD	20' MIN
WASTEWATER TREATMENT SYSTEM AND FRACTURED BEDROCK	100' MIN
200' MIN. WHEN WELL IS DOWNGRADIENT OF ABSORPTION FIELD	

DRAFT

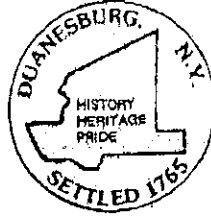
LEGEND	
EXISTING PROPERTY LINE	---
EXISTING SETBACK	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR	~200~
EXISTING TREE LINE	~~~~~
PROPOSED TREE LINE	~~~~~
PROPOSED CONTOUR	~200~
PROPOSED SEPTIC LATERAL	---
PROPOSED SEPTIC TANK	□
PERC PIT LOCATION	PT
TEST TEST LOCATION	TT

APPLICANT:
CLAYTON HOMES
234 DUANE LAKE ROAD
DUANESBURG, NY 12053

SCHENECTADY COUNTY HEALTH DEPARTMENT
FOR MUNICIPAL APPROVAL ONLY
NOT FOR CONSTRUCTION

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Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jonathan Lack, Vice Chairperson
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

RECEIVED

AUG 18 2022

TOWN OF DUANESBURG
TOWN CLERK

Town of Duanesburg
Zoning Board Minutes
August 16th, 2022
Draft Copy

MEMBERS PRESENT: Nelson Gage- Chairperson, Jonathan Lack- Vice Chairperson, Matthew Ganster, and Charles Leoni. Also attending Clerk -Melissa Deffer.

INTRODUCTION:

Nelson Gage opened the meeting at 7:00 pm. Gage welcomed everyone to tonight's meeting.

OPEN FORUM:

Nelson Gage opened the open forum at 7:01 pm.

Nelson Gage closed the open forum at 7:02 pm.

PUBLIC HEARINGS:

None

New Business:

#22-07 Tiscione, Matthew: SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking an area variance and side yard variance to replace an existing structure with a new structure under sections 7.1.5; 7.1.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Tiscione explained that there is an Inhabitable camp currently on the property built in the 1950's that he would like to take down. Currently the camp is 1.8 ft away from the eastside property line, and 6.1 ft westside yard property line. Mr. Tiscione would like to be build the new home 8ft from the eastside yard property line and 12 ft from the westside property line. The Board explained that the lot is considered a preexisting undersized lot and can be prorated. The camp currently has sewer hookup, so Mr. Tiscione would like to keep the front of the house where the current camp is which would need a front yard setback variance of 8 ft. On the westside of the property line there is a 10ft right of way to the lake for a neighbor down the road.

Gage/Lack made a motion that the **#22-07 Tiscione, Matthew** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (518) 895-8920

No further action pursuant to SEQRA is required.

Gage aye, Lack aye, Ganster aye, Leoni aye. **Approved.**

Lack/Gage made a motion to set a public hearing for September 20th, 2022, at 7pm, or there about for the application of **#22-07 Tiscione, Matthew**: SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking an 34,960 sqft area variance, 8ft front yard variance and an 4 ft east side yard variance under sections 13.1.2 ;7.1.5; 7.1.6(1)(2) of the Town of Duanesburg Zoning Ordinance.

Lack aye, Gage aye, Leoni aye, Ganster aye. **Approved.**

#22-08 May, Denise: SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a right-side yard variance of 4.5ft and left side yard variance of 6.4 ft to replace an existing structure with a new structure under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance. Mitchel Blackfield from Clayton homes is representing Denise May. Mr. Blackfield explained that Mrs. May lives in Florida and has inherited a family camp on Duane Lake. An existing structure was on the property but was recently demolished. Due to the shape of the property on the lake and locations of the neighboring wells and driveway location, limits where the location of the new purposed septic will be. So, a variance will be needed. Mr. Blackfield explained

Gage/Lack made a motion that the **#22-08 May, Denise** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

No further action pursuant to SEQRA is required.

Gage aye, Lack aye, Ganster aye, Leoni aye. **Approved.**

Lack/Ganster made a motion to set a public hearing for September 20th, 2022, at 7pm, or there about for the application of **#22-08 May, Denise**: SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a northside yard variance and southside yard variance under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance.

Lack aye, Ganster aye, Leoni aye, Gage aye. **Approved.**

OLD BUSINESS:

None

OTHER:

#22-06 Callahan, Paul: SBL#67.00-2-11.41, (R-2) located at 646 W Duane Lake Rd is seeking an Area Variance to sell an existing undersize lot as a building lot in a R-2 Zoning District under section 8.5(1) of the Town of Duanesburg Zoning Ordinance. Mr. Callahan was not in attendance and no new information was submitted to the Board.

Lack/Gage made a motion to table the **#22-06 Callahan, Paul** application until the September 20th, 2022, meeting.

Lack aye, Gage aye, Leoni aye, Ganster aye.

MINUTES APPROVAL:

Lack/Ganster made a motion to approve the June 21st, 2022, Zoning Board minutes with minor corrections.

Lack aye, Ganster aye, Leoni aye, Gage aye. **Approved.**

Lack/Gage made a motion to approve the July 19th, 2022, Zoning Board minutes with no corrections.

Lack aye, gage aye, Leoni aye, Ganster aye. **Approved.**

ADJOURNMENT:

Ganster/ Lack made a motion to adjourn at 7:51 pm.

Ganster aye, Lack aye, Gage aye, Leoni aye. **Approved**

