

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Lindsay Althiser, Zoning 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
Caitlin Mattos, Board member

**Town of Duanesburg
Zoning Board of Appeals
June 17, 2025**

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

The Town of Duanesburg is offering the public the ability to attend the ZBA meeting via Zoom if participants cannot attend in person. Please be advised this is for viewing purposes only.

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:

Comments:

PUBLIC HEARINGS: NONE.

OLD BUSINESS: NONE

NEW BUSINESS:

#25-06 Wilkinson, John: SBL#74.00-3-9.21(R2) Located at 205 Schoonmaker Road is seeking a front yard variance of 50ft to build a garage. Under section 8.6(1) "minimum from setback shall be 80ft from the front building line."

Comments:

Approved: Yes _____ No _____

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Lindsay Althiser, Zoning 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
Caitlin Mattos, Board member

OTHER:

Joseph Serth – Religious Institution

Minute Approval:

May 20, 2025, ZONING BOARD OF APPEALS MEETING

Comments:

Approved: Yes _____ No _____

ADJOURNMENT: THE NEXT MEETING WILL BE HELD JULY 15, 2025

Variance Application for The Zoning Board of Appeals

TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040



Date 5 22 25
MM DD YY

Application # #25-06

Application Type: ☐ Use Variance ☒ Area Variance Zoning District: R-2 Tax Map ID#: 74.00-3-9.21

Applicant's Name: John Wilkinson

Address: 205 Schoonmaker Rd.
Delanson, N.Y.

Phone: cell (518) 728-7777 E-mail: cmwilkinson1963@gmail.com

Property Owner (if different): same

Address (if different): same

John Wilkinson
Signature of Property Owner

(Signature of owner indicates they've reviewed the proposal & give their permission).

Proposal (brief description): move locate garage closer to
Schoonmaker Rd. which does not allow for the
80 foot setback which is required

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. Nine (9) copies of this application must be reviewed and filed at least ten (10) days prior to the next ZBA meeting.

I CERTIFY THAT THE ABOVE INFORMATION SUBMITTED IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JENNIFER M. HOWE

NOTARY PUBLIC-STATE OF NEW YORK

No. 01HO6351801

Qualified In Schenectady County

My Commission Expires 12/12/2028

John Wilkinson
Applicant

5/22/25
Date

State of New York, county of Schenectady sworn this 22 day of May 2025 Notary Public

(For Office Use Only)

ALL APPLICATION FEES ARE NON-REFUNDABLE

Application fee paid: \$ _____ ☐ Cash ☐ Check # _____ Date Pd. _____

Reviewed By: _____ 20 _____

Hearing Date: _____ ☐ Approved ☐ Unapproved 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.

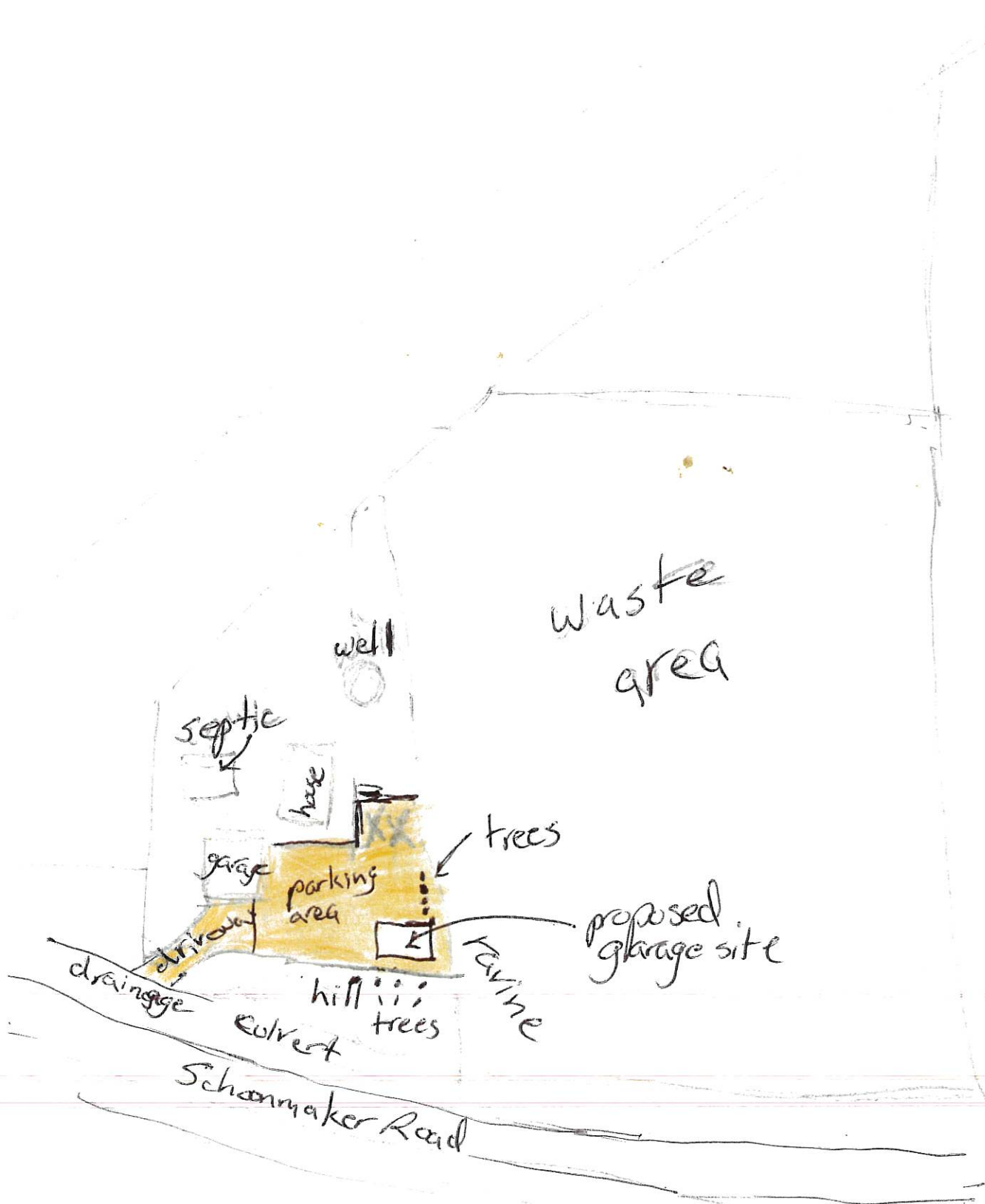
Conditions include: _____

ZBA Chairperson


Date 20 _____

Untitled Map

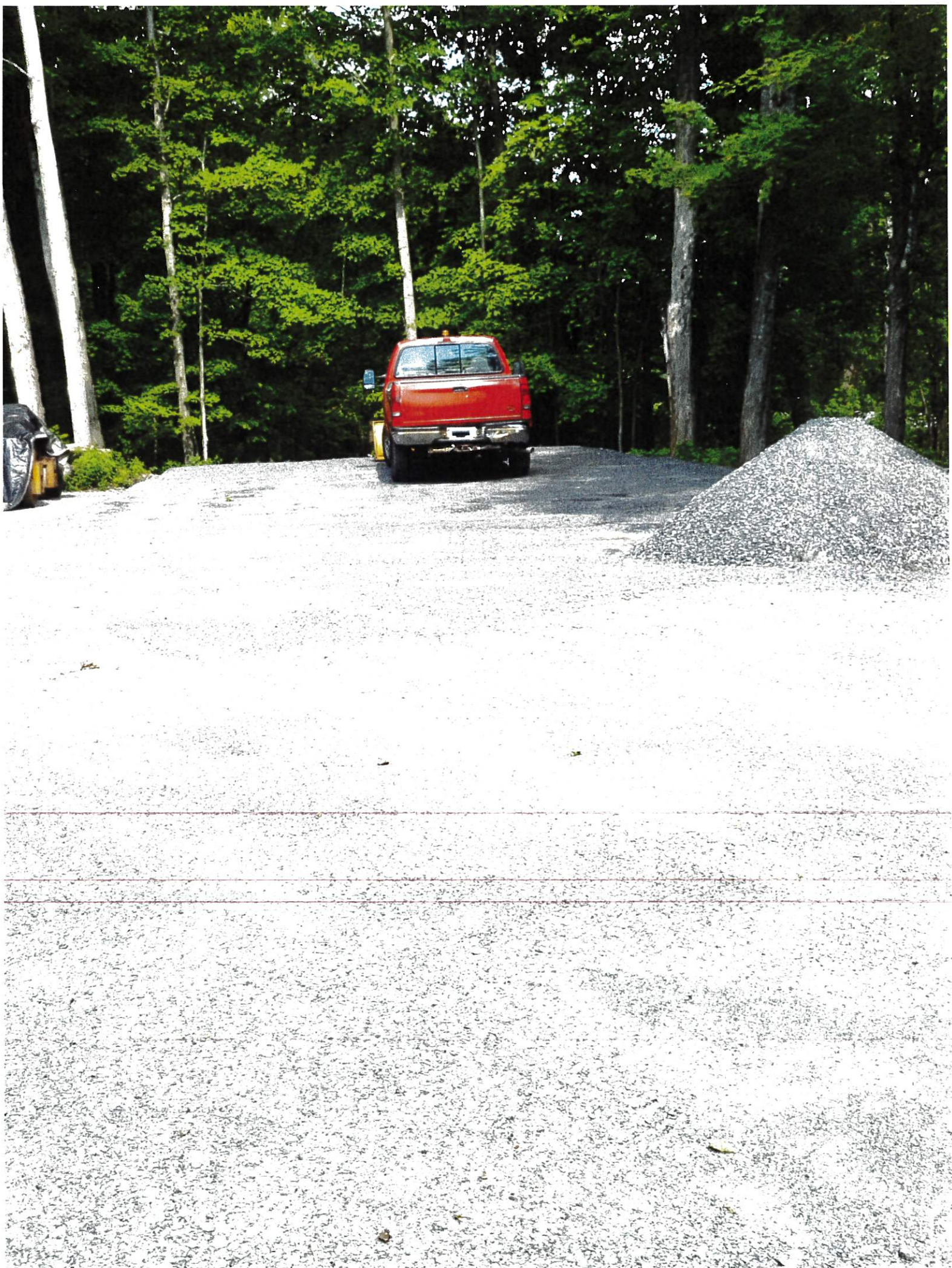




XX = vehicle parking

 = driveway and parking area













Nelson Gage, Chairperson
Chris Parslow, Town Planner
Lindsay Althiser, Clerk
Teresa Bakner, Board Attorney



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

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Zoning Board Minutes
May 20, 2025
Draft Copy

MEMBERS PRESENT: Chairman Gage, Vice Chairman Lack, Board Member Boggs, Board Member Ganster and Board Member Leoni. Also attending Lindsay Althiser, Planning and Zoning Clerk. Absent: Board Member Mattos and Board Member Pettit.

INTRODUCTION: Chairman Gage opened the meeting at 7:00 pm and welcomed everyone.

OPEN FORUM:

Chairman Gage/ Vice Chairman Lack made a motion to open the open forum.
Chairman Gage aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye, Board Member Leoni aye. **Approved.**

No comments were made.

Chairman Gage/ Vice Chairman Lack made a motion to close the open forum.
Chairman Gage aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye, Board Member Leoni aye. **Approved.**

NEW BUSINESS:

#25-05 Gray, Scott: SBL#66.00-1-21(R2) Located at 230 Overlook Heights Road is seeking a front yard variance of 30ft to build an agricultural storage building. Under section 8.6(1) "minimum from setback shall be 80ft from the front building line."

Mr Scott Gray took the floor to explain to the board that he had previously been approved for this project back in 2021. However, the costs of materials had skyrocketed at the time, and he was not able to complete it. Fortunately, he is now able to build but is outside of the allowable time frame from project approval to build so he must have his project re- approved by the board. Mr. Gray also stated that his neighbors were ok with the project back in 2021 and they are still ok with the project now and he has brought in signed paperwork to show this. Chairman Gage asked Mr. Gray if the building is the same as the last one proposed to which Mr. Gray responded that it is roughly the same square footage just configured a little differently. Instead of being 42x56 it is now 40x60.

Chairman Gage/ Board Member Boggs made a motion to reaffirm the previously approved variance application on June 15, 2021, of **#25-05 Gray, Scott** to build an agricultural building.

Chairman Gage aye, Board Member Boggs aye, Vice Chairman Lack aye, Board Member Ganster aye, Board Member Leoni aye. **Approved.**

PUBLIC HEARING:

#24-07 VZW- Duanesburg ES: SBL#76.00-1-12.311 (R2) Located at 822 Chadwick Road is seeking a use variance for a proposed cell tower. Under local law #4 of 2001 "Telecommunications Facilities Law "of The Town of Duanesburg zoning ordinance.

Mr. Hyde Clarke a representative for Verizon explained that they are at the meeting today to have a public hearing for the use variance needed for the proposed cell tower located at 822 Chadwick road. Here with Mr. Clarke is the projects RF analyst Rick Andress to help answer any questions regarding specifics on how and why this particular property was chosen for the project.

Mr. Clarke stated that with the Rosenberg law Verizon only needs to show that 1. There is a need for the tower, which is demonstrated with the gap in coverage for the area, and 2. That there are compelling reasons as to why this location was selected. Chairman Gage asked Mr. Clarke to reiterate those reasonings once again. Mr. Clarke stated that in order to cover the missing coverage gap there is a specific area in which the tower would need to be located. Within that area they eliminated any parks, protected lands, or municipal properties. They looked for a vacant private property that is well-screened in order to hide the tower as much as possible. They also needed to be at least 186 feet away from the nearest residence. This property is within the coverage gap area and meets all the necessary requirements.

Board Member Boggs asked if the tower would be exclusive to Verizon to which Mr. Clarke responded that no the tower would be available for co- locates as well as for emergency services.

Chairman Gage/ Board Member Leoni made a motion to open the public hearing for **#24-07 VZW- Duanesburg ES** for the May 20, 2025, meeting.

Chairman Gage aye, Board Member Leoni aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye. **Approved.**

Mr. and Mrs. Marvin Blessing residents on Schoharie Turnpike took a moment to mention that they are not against the tower at all and think it will be great for the community.

No other comments were made.

Chairman Gage/ Board Member Leoni made a motion to close the public hearing for **#24-07 VZW- Duanesburg ES** for the May 20, 2025, meeting.

Chairman Gage aye, Board Member Leoni aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye. **Approved.**

Chairman Gage/ Vice Chairman Lack made a motion to accept the use variance for **#24-07 VZW- Duanesburg ES** for the May 20, 2025, meeting with the following conditions listed in the draft resolution. Please see attached.

Chairman Gage aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye, Board Member Leoni aye. **Approved.**

#25-04 Ayers, Jacob: SBL# 67.00-3-1.33 located at 5544 Duanesburg Rd (C2) is seeking a rear yard variance needed to build a garage 35' from the rear property line, asking for a 45' variance under The Town of Duanesburg Zoning Ordinance section 12.6 (4).

Applicants not yet in attendance.

Chairman Gage/ Vice Chairman Lack made a motion to open the public hearing of **#25-04 Ayers, Jacob** for the May 20, 2025, meeting.

Chairman Gage aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye, Board Member Leoni aye. **Approved.**

Chairman Gage/ Board Member Leoni made a motion to table the rear yard variance of **#25-04 Ayers, Jacob** for the June 17, 2025, meeting.

Chairman Gage aye, Board Member Leoni aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster aye. **Approved.**

ZONING BOARD MEETING MINUTES:

Chairman Gage/ Board Member Boggs made a motion to accept the April 15, 2025, meeting minutes.

Chairman Gage aye, Board Member Boggs aye, Vice Chairman Lack aye, Board Member Ganster abstain, Board Member Leoni aye. **Approved.**

Ayers applicant arrives.

#25-04 Ayers, Jacob: SBL# 67.00-3-1.33 located at 5544 Duanesburg Rd (C2) is seeking a rear yard variance needed to build a garage 35' from the rear property line, asking for a 45' variance under The Town of Duanesburg Zoning Ordinance section 12.6 (4).

Board Member Boggs/ Board Member Leoni made a motion to un-table and proceed with the rear yard variance of **#25-04 Ayers, Jacob.**

Board Member Boggs aye, Board Member Leoni aye, Chairman Gage aye, Vice Chairman Lack aye, Board Member Ganster aye. **Approved.**

Chairman Gage asked the applicant which direction the garage would be facing. The applicant stated she was not certain, but she believes it would north-east facing. Chairman Gage mentioned that the variance would be changed from 45-feet to 40-feet.

No public comments were made.

Vice Chairman Lack/ Board Member Ganster made a motion to close the public hearing of **#25-04 Ayers, Jacob** for the May 20, 2025, meeting.

Vice Chairman Lack aye, Board Member Ganster aye, Chairman Gage aye, Board Member Boggs aye, Board Member Leoni aye. **Approved.**

Vice Chairman Lack/ Board Member Leoni made a motion to accept the 40-foot rear yard variance for **#25-04 Ayers, Jacob.**

Vice Chairman Lack aye, Board Member Leoni aye, Chairman Gage aye, Board Member Boggs aye, Board Member Ganster aye. **Approved.**

OLD BUSINESS: None.

OTHER: None.

AJOURNMENT:

Board Member Leoni/ Chairman Gage made a motion to adjourn the May 20, 2025, meeting. Board Member Leoni aye, Chairman Gage aye, Vice Chairman Lack aye, Board Member Boggs aye, Board Member Ganster. **Approved.**

