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 Jonathan Lack, Vice Chairperson

Link Pettit, Board Member

Daniel Boggs, Board Member

Matthew Ganster, Board Member

Charles Leoni, Board Member

Caitlin Mattos, Board Member

Nelson Gage, Chairperson

Chris Parslow, Town Planner

Carol Sowycz, Clerk

Terresa Bakner, Board Attorney

TOWN OF DUANESBURG

SCHENECTADY COUNTY

Town of Duanesburg

Zoning Board Minutes

April 18, 2023

**Final**

**MEMBERS PRESENT:** Nelson Gage- Chairperson, Charles Leoni, Caitlin Mattos, Jonathan Lack, Daniel Boggs, Town Planner Chris Parslow, Clerk Carol Sowycz.

**INTRODUCTION:**

Chairperson Gage welcomed everyone to the April 18th ZBA meeting.

**OPEN FORUM:**

Chairperson Gage opened the open forum at 7:01pm. Chairman Gage ask if anyone present at the meeting or on Zoom would like to participate in the open forum. No comments were made.

Chairperson Gage closed the open forum.

**PUBLIC HEARINGS:**

**#23-02 Govel, George:** SBL# 68.00-1-24.1, (R-2) located at 3000 Western Turnpike

is seeking an area variance under section 8.2(6) of the Town of Duanesburg Zoning

Ordinance. Mr. Govel stated that he is looking to erect a detached 30 x 50-foot 1 story garage with 14 feet ceilings for storage, hobby, and personal use along the eastern border of his property. He also stated that there isn’t going to be any drains, no bathrooms, no sinks, just heated storage. Board member Boggs asked if there is a driveway from Route 20 to the garage being planned? Mr. Govel answered that there is a driveway and there will be an approximately 25-foot pavement extension off the back to connect the garage at some point in the future.

**Gage/Lack** made a motion to open the public hearing regarding this application.

Gage aye, Lack aye, Mattos aye, Leoni aye, Boggs aye. **Approved**. No comment from the public.

**Gage/Lack** made a motion to close the public hearing.

Gage aye, Lack aye, Mattos aye, Leoni aye, Boggs aye. **Approved**.

**Lack/Boggs** made a motion to approve the application of **Govel, George:** SBL# 68.00-1-24.1, (R-2) located at 3000 Western Turnpike for an east side area variance of 20 feet under Section 8.2(6) of the Town of Duanesburg ordinance to construct a 30x50 foot, one story garage provided that a building permit be obtained within 6 months.

Lack aye, Boggs aye, Leoni aye, Mattos aye, Gage aye. **Approved.**

**#23-03 Bushnell, Elizabeth:** SBL#35.06-5-26, (Lake 1) located at 383 Spring Road is seeking an area variance under section 7.1.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Bushnell gave his presentation to the public and answered all questions asked by the board members.

**Gage/Lack** made a motionto open the public hearing regarding the variance request.

Gage aye, Lack aye, Mattos aye, Leoni aye, Boggs aye. **Approved.**

Resident Tina Bacon, 373 Spring Road was in attendance.

**Gage/Leoni** made a motion to close the public hearing.

Gage aye, Leoni aye, Boggs aye, Mattos aye, Lack aye. **Approved**.

**Boggs/ Lack** made a motion to grant Elizabeth Bushnell of 383 Spring Road Duanesburg, SBL#35.06-5-26 a side yard setback of 9 feet, a front yard setback variance of 31 feet and an area variance of 32,760 sq. ft. to construct a 30x28 foot 2 story attached garage providing a building permit is obtained within 6 months under Section 7.1.5.

Boggs aye, Lack aye, Leoni aye, Mattos aye, Gage aye. **Approved**.

**New Business:**

 **#23-08 Wren, Patrick**: SBL:53.00-1-28, (R-2) located at 9866 Western Turnpike, Delanson NY 12053 is seeking an area variance under Section 5.7.1 of the Town of Duanesburg Zoning Ordinance. Mr. Wren stated he lives right next to the Wishy Wash Car Wash. Mr. Wren stated that he is asking for a variance of the height of a fence that he would be allowed to put up bordering his property. He says that the area directly behind his property used to be a wooded area and the current owner of the car wash has now cleared it and filled it with stone. He states that where the driveway goes up to the car wash, every time a truck or car pulls up there, there is dirt and dust and noise. Mr. Wren is asking to put up a fence on the side that borders the driveway and across the back of the property, it has become a privacy and security issue. Mr. Wren stated that the vehicles go back there late at night. He is concerned that it’s dark, and someone could just park back there and walk directly into his yard. Also, the view from his back deck now includes dumpsters, vehicles, and plows. He also stated he would like to put up an 8-foot fence opposed to the 6 feet that the town allows. Mr. Wren explains where he wants the fence placed and that he is looking into a cedar wood basket weave fence that would blend in with the surroundings. Chairman Gage states that this application falls under a type 2 action, so the ZBA hereby determines that the request for a fence is an exempt type 2 action pursuant #6NYCCR- Section 671.5C16 and no further action is required.

Gage aye, Lack aye, Mattos aye, Leoni aye, Boggs aye. **Approved.**

**Lack/Gage** made a motion that we set the public hearing for May 16th at 7:00PM for Patrick Wren of 9866 Western Turnpike, Delanson SBL#53.00-1-18 for a 2-foot fence size variance under section 5.7.1 of the Town of Duanesburg Zoning Ordinance.

Lack aye, Gage aye, Mattos aye, Leoni aye, Boggs aye. **Approved**.

**Minutes Approval**

**Leoni/Mattos** made a motion to approve the March 21st Zoning Board minutes with minor corrections.

Leoni aye, Mattos aye, Boggs abstain, Lack aye, Gage aye**. Approved.**

**Mattos/Leoni** maked a motion to adjourn at 8:01 pm.

Mattos aye, Leoni aye, Boggs aye, Lack aye, Gage aye. **Approved**.