Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Jennifer Friello, Clerk
Terresa Bakner, Board Attorney

Kathleen Kosinski, Vice Chair Member
Robert Payst, Board Member
William Wenzel, Board Member
Jonathan Lack, Board Member
Dianne Grant. Board Member
Link Pettit, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Zoning Board Minutes
August 15, 2017
Draft Copy

DRAFT

MEMBERS PRESENT: Nelson Gage Chairperson, Dianne Grant, Link Pettit, Jonathan Lack, William Wenzel, Robert Payst and Jennifer Friello, Clerk.

INTRODUCTION:
Nelson opened the meeting at 6:59 pm. Nelson welcomed everyone to tonight's meeting.

OPEN FORUM:
Open Forum closed at 7:00 pm.

PUBLIC HEARINGS:

RER Energy Group: SBL# 75.00-1-12.11, (R-2) located at Duanesburg Rd is seeking a Variance under section 14.5.2 (b) of the Town of Duanesburg Zoning Ordinance. Joe Henss from Ingalls and Associates on behalf of the application gave the presentation to the audience. The applicant is seeking an area variance from the 20,000 sq ft limit of the Solar Local Law #2 of 2017. A site visit was conducted with the applicant determining that there were no substantial mature trees that would be removed. A written statement of the site visit has been prepared. (See attached) Planning Board will be assuming lead agent and SEQR review. The applicant has supplied all required information.

Richard Hoffman of 2690 Thousand Acre RD- Is concerned with the effects of water runoff onto his land from the disturbance.

Rene Merrihew of 964 McGuire School Rd- Asked where energy consumed will go.

Warner Hoffman of 2245 Youngs RD- asked if his land will be affected by water runoff, he is concerned with the fact that his land is agricultural farm land.

Public hearing was closed at 7:15pm with public comment.

Lack/Grant made a motion to approve the **RER Energy Group** application.
Lack aye, Grant aye, Gage aye, Payst aye, Wenzel aye, Pettit aye. A**pproved**

OLD BUSINESS:
None

NEW BUSINESS:

#17-08 Largeteau, Kyle: SBL# 53.00-1-10.132, (R-2) located at McGuire School Rd is seeking a Home Occupation under section 14.5.2 (b) of the Town of Duanesburg Zoning Ordinance. Bob Merrihew gave the presentation to the Board. After much discussion the Board determined that the application did not constitute a home occupation as there is no primary residence at this time, this is a vacant lot. The Board further determined that this would not fall under a saw mill but as an agricultural use that is permitted within the R-2 zoning district.

Payst/Lack made a motion determining that the **Largeteau, Kyle** application was a permitted use in the District.
Pays aye, Lack aye, Pettit aye, Grant aye, Gage aye, Wenzel aye. A**pproved**

#17-07 Jewett Family Trust: SBL# 68.00-3-11.12, (R-2) located at Western Turnpike is seeking a Variance under section 8.6 (2) of the Town of Duanesburg Zoning Ordinance. Ray Smith of ABD Engineers gave the presentation to the Board. The applicant is seeking a Boundary Line adjustment from the Planning Board but require a Variance from the Zoning Board of Appeals as the pre existing structures fall short of the setback requirements for the district. The applicant is requesting Building #1 a 23 foot side yard, Building #2 a 57 foot front yard and 23 foot side yard, Building #3 a 22 foot side yard request.

Gage/Pettit made the motion to **declare the Zoning Board of Appeals as the lead agency for the SEQRA review.**
Gage yes, Pettit yes, Lack yes, Wenzel yes, Payst yes, Grant yes. **Approved.**

Gage read the SEQRA Statement declaring **SEQRA to be an Exempt negative impact declaration for this Type II action.**

Pettit/Grant made a motion to set a Public Hearing on September 19, 2017.
Pettit aye, Grant aye, Gage aye, Payst aye, Wenzel aye, Lack aye. **Approved**

OTHER:
None

MINUTES APPROVAL:

Nelson tabled the June 20, 2017, July 18, 2017, Zoning Board Meeting minutes for a quorum.

ADJOURNMENT:

Gage/Grant made a motion **to adjourn at 8:33 pm.**
Gage aye, Grant aye, Pettit, Lack, Wenzel aye, Payst aye. **Approved.**

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