

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

RECEIVED

MAR 16 2022

TOWN OF DUANESBURG
TOWN CLERK

Town of Duanesburg
Zoning Board Minutes
February 15th, 2022
Final Copy

MEMBERS PRESENT: Nelson Gage Chairman, Jonathan Lack Vice Chairman, Daniel Boggs, Matthew Ganster, Link Pettit. 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 7:02pm.

PUBLIC HEARINGS:

None

OLD BUSINESS:

None

New Business:

None

OTHER:

Mr. Christopher Longo from Empire Engineering who is representing Mr. Eric Dolan for a Special use permit application that is in front of the Planning Board for a Site Plan Review. The Town Planner suggested that they get an Interpretation of Primary Use and Accessory Use from the ZBA. There is a single-family house that is left on the property that is currently being occupied by a student for a couple more months and then she plans on vacating. Mr. Dolan would like to turn the house into a caretaker house for the current property and for a parcel a couple miles away. The caretaker will work roughly 25-30 hours a week at his own pace. Job duties will be to maintain the lawn, storage units, and make sure no unusual activity is going on. The first couple units will be visible from the road. An old farm road is going to be used as the

main entrance into the units. Mr. Longo stated that there use to be two single family homes on the parcel along with a couple barns. One of the single-family homes has been demolished due to being inhabitable along with old barns, pine trees and chicken coops. The Pine Grove Dairy Barn remains on the property. The dairy barn was in operation from 1950-1971. Mr. Longo asked the ZBA if it is okay to switch the house from an accessory use to the barn, which he asserted was the case in the past. to now be considered an accessory use to what will be a self-storage unit operation. This use is currently allowed in the C-1 zoning district with a special use permit. After hearing all comments from the board members, the ZBA recommends the following:

1. The owner submits an "Evaluation of Eligibility" to the State Historic Preservation Office for the house and barn on the premises through the CRIS online submission process for a proper evaluation of these buildings.
2. On the plot plan the house that remains on the property to state it is designated as a "caretakers house".
3. The Planning Board Hold a Public Hearing for the Site Plan Review.

Gage/Lack made a motion that the Zoning Board of Appeals allows for the single-family structure be considered as an accessory use to the self-storage principal use operation as long as the dwelling be part of the business on the site plan. Also, for the Planning Board take into consideration resubmitting the existing barn to SHPO and to hold a public hearing on the site plan review project.

Gage aye, Lack aye, Ganster aye, Pettit aye, Boggs aye. **Approved.**

MINUTES APPROVAL:

Lack/Boggs made a motion to approve the January 18th, 2022, Zoning Board minutes with no corrections.

Lack aye, Boggs aye, Pettit aye, Ganster aye, Gage aye. **Approved.**

Lack/Pettit made a motion to approve the December 21st, 2021, Zoning Board minutes with minor corrections.

Lack aye, Pettit aye, Ganster aye, Gage aye, Boggs aye. **Approved.**

ADJOURNMENT:

Pettit/Ganster made a motion to adjourn at 7:50 pm.

Pettit aye, Ganster aye, Lack aye, Gage aye, Boggs aye. **Approved**