

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  
Robert Payst, Board Member  
Dianne Grant, Board Member  
Link Pettit, Board Member  
Daniel Boggs, Board Member  
Matthew Ganster, Board Member

RECEIVED

Town of Duanesburg  
Zoning Board Minutes  
July 21, 2020  
Final Copy

AUG 19 2020

TOWN OF DUANESBURG  
TOWN CLERK

**MEMBERS PRESENT:** Nelson Gage Chairman, Jonathan Lack Vice Chairman, Robert Payst, Link Pettit, and Daniel Boggs, Matthew Ganster. Also attending Melissa Deffer Clerk.

**INTRODUCTION:**

Nelson Gage opened the meeting at 7:01 pm. Gage welcomed everyone to tonight's meeting.

**Roll Call:** Gage aye, Pettit aye, Boggs aye, Payst aye, Lack aye, Ganster aye. Approved.

**OPEN FORUM:**

Nelson Gage opened the Open Forum at 7:02 pm.  
Nelson Gage closed the Open Forum at 7:03 pm.

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

None

**New Business:**

**#20-01 Stewarts**, SBL#68.00-2-26.1&27, (C-1) Located at 4032 State Highway 30 is seeking a 27-foot front setback variance and a 5 foot height pole sign and two signs under section 11.6(1) or (3) and 13.4.7 of the Town of Duanesburg Zoning Ordinance to permit. Tyler explained to the board they are proposing a new Stewarts on the corner of Route 20 and Route 30. There will be 2 signs on the building and 1 free standing. A sign variance is needed for the free-standing sign of 5 foot as well as a 33 sq. ft variance for the actual size of the sign. Another sign variance is needed for a 3<sup>rd</sup> sign on the building which will need a 3.75 sq. ft sign variance. The canopy in the front will also need a 27-foot front yard setback.

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

**Gage/Payst** made a motion that the ZBA hereby determines that the request for the granting of individual setback and sign variances is an exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c) (12) or (13). **No further action pursuant to SEQRA is required.**

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

**Lack/Boggs** made a motion to set a public hearing for August 18, 2020 at 7pm or there about for **#20-01 Stewarts**, SBL#68.00-2-26.1&27, (C-1) Located at 4032 State Highway 30 for the following variances an additional sign along the side of the building and for it to have a 3.75 sq. foot size variance and for the free standing sign a 5 foot height variance with a 33 sq. ft size variance and also move to have a 27 foot front yard area variance. Lack aye, Boggs aye, Gage aye, Payst aye, Ganster aye, Pettit aye. **Approved.**

**#20-02 Mugits, James**, SBL#35.10-1-5, (L-1) Located at 510 S. Shore Rd is seeking a side yard setback variance under section 7.1.6(2) of the Town of Duanesburg Zoning Ordinance to permit. Mr. Mugits explained to the board that he was looking to get a 10-foot side yard variance for his garage. The lot is 100X210 and it is a preexisting undersized lot. James did speak to his neighbors and they were fine with the building being close. The board determined that because it is a preexisting undersized lot it will have to be a 30-foot side yard variance. The board would like Mr. Mugits to submit for the next meeting a better map of the property and the square footage of the preexisting house on the parcel.

**Gage/Payst** made a motion that the ZBA hereby determines that the request for the granting of a 30- foot side yard variance is an exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c) (12) or (13). **No further action pursuant to SEQRA is required.** Gage aye, Payst aye, Lack aye, Payst aye, Ganster aye. **Approved.**

**Lack/Gage** made a motion to set a public hearing for August 18 2020 at 7 pm or there about for **#20-02 Mugits, James** SBL#35.10-1-5, (L-1) Located at 510 S. Shore Rd for a 30-foot side yard variance.

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

#### **OTHER:**

None

#### **MINUTES APPROVAL:**

**Boggs/Gage** made a motion to approve the January 21<sup>st</sup>, 2020 Zoning Board minutes with no corrections.

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

#### **ADJOURNMENT:**

**Payst/Boggs** made a motion to adjourn at 7:25 pm.

Payst aye, Boggs aye, Gage aye, Lack aye, Ganster aye. **APPROVED.**