

Nelson Gage, Chairperson  
Chris Parslow, Town Planner  
Carol Sowycz, 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  
Charles Leoni, Board Member  
Caitlin Mattos, Board Member

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Town of Duanesburg  
Zoning Board Minutes  
June 20, 2023  
**Final Copy**

**MEMBERS PRESENT:** Nelson Gage- Chairman, Jonathan Lack -Vice Chairperson, Charles Leoni, Daniel Boggs, Matthew Ganster, Clerk Carol Sowycz.

**INTRODUCTION:**

Chairman Gage welcomed everyone to the June 20<sup>th</sup> ZBA meeting.

**OPEN FORUM:**

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

**PUBLIC HEARINGS:**

**#23-09 Nichols, Kevin:** SBL#75.00-2-14, (R-2) located at 11560 Duanesburg Road is seeking a front yard variance under Section 8.6(1) of the Town of Duanesburg Zoning Ordinance. Mr. Nichols stated that he is requesting a 40-foot front yard variance to put up a 32x48 foot garage. He stated that the garage would be a post and beam construction. Mr. Nichols made his presentation to the public.

**Gage/Leoni** made a motion to open the public hearing regarding the variance request. Gage aye, Leoni aye, Ganster aye, Boggs aye, Lack aye. **Approved.**  
No comment made.

**Gage/Lack** made a motion to close the public hearing for the Nichols application. Gage aye, Lack aye, Ganster aye, Boggs aye, Leoni aye. **Approved.**

**Lack/Boggs** made a motion to grant Kevin Nichols a 40 feet front yard variance under Section 8.6(1) to build a 32-foot x 48-foot pole barn/ garage. Lack aye, Boggs aye, Leoni aye, Ganster aye, Gage aye. **Approved.**

### **New Business:**

**#23-11 Gervasio, Peter:** SBL#34.00-2-24, (R-2) located at 2503 Batter St. is seeking a front yard variance under Section #8.6.1 of the Town of Duanesburg Zoning Ordinance. Mr. & Mrs. Gervasio detailed that they are looking to build a 24x24 foot garage to the left side of their house, that the 40-foot front yard variance will allow them to place the garage in line with their 200-year-old house.

**Gage/Ganster** made a motion for the purpose of the SEQRA that this request for an individual setback is a Type 2 action and that no further action is required.

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

**Boggs/Lack** made a motion to set the public hearing on July 18<sup>th</sup>, 2023, for Peter Gervasio at 2503 Batter St. is seeking a front yard variance of 40 feet under section 8.6.1 of the Town of Duanesburg zoning ordinance.

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

**#23-10 Bartoszek, Stephen:** SBL# 65.00-1-31-132, (R-2) located at 690 Gage Road Is seeking a 25-foot side yard variance under Section 8.6.1 of the Town of Duanesburg Zoning Ordinance. Mr. Bartoszek indicated that he is looking for a side yard variance to build a 24x40 foot pole barn, 15 feet from the property line. Chairman Gage asked Mr. Bartoszek if there is a reason why he would like to place the pole barn that close to the property line. Mr. Bartoszek stated that there was once a small shed there and they have grown accustomed to that location, it lines up well, the grade is good. Chairman Gage stated that the ZBA would be more inclined to give a 20-foot variance. Mr. Bartoszek agrees with the 20-foot variance.

**Gage/ Lack** made a motion that the ZBA determines that this setback is an exempt Type 2 action, and no further action is required.

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

**Lack/Gage** made a motion to set a public hearing for Stephen Bartoszek of 690 Gage Rd. for a 20-foot side yard variance for the construction of a 20x40 feet pole barn on July 18<sup>th</sup> at 7:00PM.

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

**#23-12 Bollentin, Robert:** SBL#67.04-1-21, (R) located at 604 Duane Lake Road is seeking a front yard and side yard variance under section 7.2.6(1) & 7.2.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Bollentin stated that he is seeking the variance to build a 24x24 foot, 2 story, standalone garage on his property, the location was selected based on the 100-year-old pine trees and roots that are on the property, as well as the lake lot size.

**Gage/Boggs** made a motion that the ZBA determines that the request is for two individual setbacks variances and are an exempt Type 2 action, no further action is required.

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

**Ganster/Lack** made a motion to set a public hearing for July 18, 2023, at 7:00PM for Robert & Susan Bollentin of 6040 Duane Lake Rd. seeking a 25-foot side yard variance and a 25-foot front yard variance under Section 7.2.6(1) & 7.2.6(2).

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

**Lack/Leoni** made a motion to approve the minutes from the May 16<sup>th</sup>, 2023, meeting.  
Lack aye, Leoni aye, Boggs aye, Ganster aye. **Approved.**

**Lack/ Ganster** made a motion to adjourn tonight's meeting. 8:00PM  
Lack aye, Ganster aye, Leoni aye, Boggs aye, Gage aye. **Approved.**