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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

March 21st, 2023

**Final Copy**

**MEMBERS PRESENT:** Nelson Gage- Chairperson, Matthew Ganster, Charles Leoni, Caitlin Mattos.

**INTRODUCTION:**

Chairperson Gage opened the meeting at 7:00 pm. Chairperson Gage welcomed everyone to tonight’s meeting. Chairperson Gage introduces Chris Parslow, the new Building Inspector, Code Enforcement, Town Planner and Carol Sowycz, Planning & Zoning Clerk as well as new Board Member Caitlin Mattos.

**OPEN FORUM:**

Chairperson Gage opened the open forum at 7:01pm.

Lynne Bruning located at 13388 Duanesburg Rd (**Please See Attachment**)

Chairperson Gage closed the open forum.

**PUBLIC HEARINGS:**

**#22-11 McKinley/Proctor:** SBL# 68.00-3-30.111, (C-1) located at 1896 Western Turnpike is seeking a side yard variance under section 11.6(2) of the Town of Duanesburg Zoning Ordinance. Deanna Proctor has provided the board with a new survey map showing where the lot lines of the property are located, as the map that was provided at a prior meeting was not accurate. Chairperson Gage ask the applicant:

* Is Route 20 considered the front of the property?
* Is this parcel zoned commercial?

Deanna Proctor states yes to both questions. Chairperson Gage states that an area variance and two side yard variances are needed. The zoning board can do this as a whole package and they don’t need to do one meeting per variance.

**Gage/Ganster** made a motion to open the public hearing regarding the three variances that they identified.

Gage aye, Ganster aye, Leoni aye, Mattos aye. **Approved**

No public comment was made.

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

Gage aye, Leoni aye, Ganster aye, Mattos aye. **Approved.**

**Gage/Leoni** made a motion to grant Proctor/McKinley, 1896 Western Turnpike, SBL#68.00-3-30-111 an east side yard variance of 22 feet, a west side yard variance of 18 feet, and an area variance of 7,653 square feet.

Gage aye, Leoni aye, Ganster aye, Mattos aye. **Approved.**

**New Business:**

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

Is seeking an area variance under section 8.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Govel states that the line in question is on the eastern side of his property. His intention is to build a 30x50 feet garage for vehicles, etc. He is asking to build 15 feet from the eastern border, which is where the variance comes in. The bordering property is owned by the Ostrander family, which is woods in that area, towards the back its open fields, so there is no building or structure on that side. The variance is essentially that he would prefer to build 15 feet from the property line. Chairperson Gage asked what the distance between the proposed building and the corner of the house is. Mr. Govel says approximately 65 feet. He explains why he wants to put the structure in that location, needing access to the rear of the property without going through the yard. Chairperson Gage states that this lot line variance is an exempt type 2 action and no further action is required.

**Ganster/Leoni** make a motion to set a public hearing on April 18, 7:00PM for George Govel, 3000 Western Turnpike, Duanesburg, SBL#68.00-1-14.1 seeking a 20 feet side yard variance under section 8.6(2) of the Town of Duanesburg Zoning ordinance.

Ganster 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 a area variance under section 7.1.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Bushnell is representing his wife and himself. Mr. Bushnell states that their property is located on Mariaville Lake. He wants to build an attached garage with storage above it. Chairperson Gage states that this property is a preexisting undersized lot and therefore they would have to prorate the setbacks. He asked the resident to draw something out other than the map that was given to the board showing the dimensions and property lines that would be more precise than what was provided. ZBA determines that the lot line variances are an exempt type 2 action and no SEQRA is required.

**Ganster/Gage** make a motion to set a public hearing, April 18th, 2023 at 7:00 P.M. for Elizabeth Bushnell on Spring Road Delanson, SBL# 35.06-5-26 for a side, front and an area variance.

Ganster aye, Gage aye, Leoni aye, Mattos aye. **Approved.**

**Minutes Approval** – January 17, 2023

Leoni/Ganster make a motion to approve January 17, 2023 Zoning Board minutes at 8:22 PM.

Leoni aye, Ganster aye, Mattos aye, Gage aye. **Approved.**

**Mattos/Ganster** makes a motion to adjourn the meeting. 8:22PM.

Mattos aye, Ganster aye, Gage aye, Leoni aye.