

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  
Charles Leoni, Board Member

Town of Duanesburg  
Zoning Board Minutes  
November 15<sup>th</sup>, 2022  
**Final Copy**

RECEIVED  
DEC 28 2022  
TOWN OF DUANESBURG  
TOWN CLERK

**MEMBERS PRESENT:** Nelson Gage- Chairperson, Jonathan Lack- Vice Chairperson, Matthew Ganster, Charles Leoni, and 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.

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

Nelson Gage closed the open forum.

**PUBLIC HEARINGS:**

**#22-09 Ferri, Matthew:** SBL#65.00-2-5.1, (R-2) located at 243 Knight Rd is seeking a Side Yard Variance on a preexisting undersized lot in a R-2 Zoning District under section 8.6(2) of the Town of Duanesburg Zoning Ordinance.

Mr. Ferri gave his presentation to the public.

**Gage/Lack** made a motion to open the public hearing for the **#22-09 Ferri, Matthew** application.

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

Emma Mullen located at 438 Knight Rd expressed that as a neighbor she supports the Ferri application.

**Gage/Leoni** made a motion to close the public hearing for the **#22-09 Ferri, Matthew** application.

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

**Ganster/Pettit** made a motion to grant **#22-09 Ferri, Matthew:** SBL#65.00-2-5.1, (R-2) located at 243 Knight Rd a 57,500 sq ft area variance, 12 ft side yard variance to construct a 24X32 single story detached garage on a preexisting undersized lot under sections under section 14.5.2(B) of the Town of Duanesburg Zoning Ordinance providing a building

permit but obtained within 6 months and all other aspects of the Zoning Ordinance be followed.

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

**New Business:**

**#22-10 Beliveau, Matt:** SBL#35.06-2-9, (R-1) located at Hillside Rd is seeking an Area Variance and a Side Yard Variance under sections 6.6(2);6.5(1) of the Town of Duanesburg Zoning Ordinance. Both Matt Beliveau and Luigi Palleschi from ABD Engineering were present at the meeting via zoom. Mr. Palleschi who is representing Mr. Beliveau explained that a 1 story single-family home with an attached side load garage is being purposed to be built on a preexisting under sized lot. The house will be roughly 10ft away from the east side of the property. There is an existing home to the west side of the property. The Neighboring property to the east side has a tree line buffer so Mr. Beliveau would like to be closer to the buffer and meet the 40ft distance from the west side yard line. The Parcel is in sewer district 2, and Mr. Beliveau plans on hooking into the sewer. For the next meeting the Board would like to see the following:

1. Add the distance to the house on the east side
2. Show the tree line to the east side and label the type of trees

**Gage/Lack** made a motion that the **#22-10 Beliveau, Matt** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

**No further action pursuant to SEQRA is required.**

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

**Lack/Pettit** made a motion to set a public hearing for December 20<sup>th</sup>, 2022, at 7pm, or there about for the application of **#22-10 Beliveau, Matt** located at 2157 West Old St Rd Altamont NY for his property on Hillside Rd: SBL#35.06-2-9 seeking an Area Variance and an East Side Yard Variance on a preexisting undersized lot in a R-1 Zoning District under sections 6.6(2);6.5(1) of the Town of Duanesburg Zoning Ordinance.

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

**OLD BUSINESS:**

None

**OTHER:**

**#22-06 Callahan, Paul:** SBL#67.00-2-11.41, (R-2) located at 646 W Duane Lake Rd is seeking an Area Variance to sell an existing undersize lot as a building lot in a R-2 Zoning District under section 8.5(1) of the Town of Duanesburg Zoning Ordinance. Mr. Callahan was not in attendance and no new information was submitted to the Board.

**Lack/Gage** made a motion to deny the **#22-06 Callahan, Paul** application and if Mr. Callahan decides to resubmit another application that includes the information the Zoning Board has requested previously to be provided the fee be waived.

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

Chairperson Gage would like the Board Members to have their annual training to be done by the next ZBA meeting on December 20<sup>th</sup>, 2022.

**MINUTES APPROVAL:**

**Lack/Ganster** made a motion to approve the October 18<sup>th</sup>, 2022, Zoning Board minutes with no corrections.

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

**ADJOURNMENT:**

**Pettit/Leoni** made a motion **to adjourn at 8:00 pm.**

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

PO Box 160  
Quaker Street, NY 12141

Nelson Gage, Chair  
Zoning Board  
Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

Transmitted via email: [jhowe@duanesburg.net](mailto:jhowe@duanesburg.net)

November 15, 2022

Re: Privilege of the Floor November 15, 2022 Zoning Board Meeting

Dear Nelson Gage,

Thank you for posting tonight's zoom meeting login information on the town website homepage [duanesburg.net](http://duanesburg.net). Having the zoom link on the home page allows concerned citizens to log into the meetings with one click. It is consistent with how town board meetings are posted. Providing zoning board meetings on zoom increases the towns accountability and transparency with the taxpayers.

Thank you for your time and service to the town.

I would like to wish the board a Happy Thanksgiving.

Respectfully,  
Lynne Bruning  
720-272-0956  
[lynnebruning@gmail.com](mailto:lynnebruning@gmail.com)

Enc: Figure 1 Screenshot [duanesburg.net](http://duanesburg.net) home page  
Figure 2 Screenshot zoning board zoom log on information

**Notice of Remote Access for Zoning Board Meeting on November 15, 2022 at 7:00 p.m. at Duanesburg Town Hall**

**Topic: Zoning Board Meeting**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82525905610?pwd=WG1BUUYybDIzZDFTUm5CdldCc0pGUtO9>

Meeting ID: 825 2590 5610

Passcode: 262480

## One tap mobile

+16465588656,, 82525905610#,,,, \*262480# US (New York)

+16469313860,,82525905610#,,,,\*262480# US



**Duanesburg**  
NEW YORK

5853 Western Turnpike, Duaneburg, New York 12056 | Phone: (518) 895-8920

**Summer Hours: Monday - Thursday: 8am to 4pm (\*closed: 12pm to 1pm) Friday - 8:00am to 12pm.**

**Login**