

Nelson Gage, Zoning Board Chair  
Dale Warner, Town Planner  
Melissa Deffer, Clerk  
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG  
SCHENECTADY COUNTY

William Wenzel, Vice Chair person  
Jonathan Lack, 2<sup>nd</sup> Vice Chairperson  
Robert Payst, Board Member  
Dianne Grant, Board Member  
Link Pettit, Board Member  
Daniel Boggs, Board Member  
Kathleen Kosinski, Alternate Member

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Town of Duanesburg  
Zoning Board Minutes  
November 20<sup>th</sup>, 2018  
**Final Copy**

**MEMBERS PRESENT:** Nelson Gage Chairman, William Wenzel Vice Chairperson, Jonathan Lack, Dianne Grant, Daniel Boggs, and Robert Payst

**INTRODUCTION:**

Chairman Gage opened the meeting at 7:00 pm. Nelson welcomed everyone to tonight's meeting.

**OPEN FORUM:**

Opened the floor at 7:01 pm.

Nobody wished to comment.

Closed the floor at 7:01

**Public Hearing:**

Public hearing opened at 7:04 pm without any public comments.

Public hearing closed at 7:06pm

**#18-07 Kiernan, Owen:** SBL# 67.05-1-22, (H) located at 6744 Duanesburg Rd is seeking a Variance under section 14.5.2 (b) of the Town of Duanesburg Zoning Ordinance. Land Surveyor Joanne Darcy Crum gave the presentation on behalf of Mr. Kiernan. The application was referred to the Zoning Board by the Planning Board for an Area Variance due to the undersize pre existing lot. The applicant wishes to subdivide a 1 acre parcel connected to the new Sewer District 3 into two lots, lot 1 consisting of 19,000 sq feet with a single family dwelling and Lot 2 consisting of 28, 000 sq feet with a multifamily dwelling. Per Board Attorney Bakner the Zoning Board has the authority to continue with the

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application and request for an Area Variance of a 5 foot front yard setback for lot #1 and a 15,246 sq ft area variance for lot #2.

**Gage** opened the floor for the public hearing at 7:03

Nobody wished to comment.

**Gage** closed the floor for the public hearing at 7:03

County referral was for local consideration.

**Gage** stated there were some notes from the county concerning the common driveway and any easements that need to be identified. This matter will be addressed when they go before the planning board and the deeds and the map will be filed at the county upon compilation of the purposed subdivision.

There were questions from the board regarding the sewer easement. The Sewer runs through the back of purposed lot number 2.

It's a type II action.

**Lack/Boggs** made the motion to reaffirm it's a type II action and no SEQRA review is required.

Lack aye, Boggs aye, Grant aye, Wenzel aye, Gage aye. Payst abstained

**Gage** went over the factors that went into consideration.

**Boggs/Grant** made the motion to approve a 5 foot front yard setback section 9.6.1 lot 1 and granted 15,246 SQ Ft from section 9.8.

Public hearing opened at 7:20pm without public comment.

Public hearing closed at 7:22pm.

**#18-08 Carson, Lowell:** SBL#68.00-3-31, (C-1) located at 2002 Western Tpke is seeking a Home Occupation permit under section 11.3 (12) of the Town of Duaneburg Zoning Ordinance. Mr. Carson gave his presentation to the Board requesting a Home Occupation Permit for a taxidermy business from his garage. Mr. Carson will advertise through an existing business and current customer base and will have pickup and drop off by appointment only. The Board received Mr. Carson's business narrative outlining the details of the business and Board member Gage conducted a site visit to the location. Mr. Carson confirmed that the by-product waste will be disposed of on a yearly basis, and that a ventilation system will be utilized to prevent odors.

All the processing is going to be done at his place of business not at his residence.

Town of Duanesburg Zoning Board declared themselves as lead agent for SEQRA review.

It's a type II action no further review required.

**Wenzel/Lack** reaffirm that it is a Type II action.

Wenzel aye, Lack aye, Boggs aye, Grant aye, gage aye, and Payst aye.

**Lack/Wenzel** motioned for approval of a home occupancy with the condition of 6 months provided that all other aspects of the ordinance should be followed.

Lack aye, Wenzel aye, Boggs aye, Gage aye, Grant aye, and Payst aye. **Approved.**

**Other:**

**Gage** reported that the G.E Municipal Solar project is on hold.

**MINUTES APPROVAL:**

**Gage/Wenzel** Made a motion to reprove the amended minutes for the September 18, 2018 meeting.

Gage aye, Wenzel aye, Grant aye, payst aye, Boggs aye, and lack abstained. **Approved.**

**Lack/Grant** made a motion to approve the October 16<sup>th</sup>, 2018 Zoning Board Meeting minutes with corrections.

Lack aye, Grant aye, Gage aye, Wenzel, Boggs aye, and Payst aye. **Approved.**

**ADJOURNMENT:**

**Grant/Wenzel** made a motion **to adjourn at 7:41 pm.**

Grant aye, Wenzel aye, Lack aye, Payst aye, Gage aye, Boggs aye. **Approved.**