

Nelson Gage, Zoning Board Chair  
Dale Warner, Town Planner  
Jennifer Friello, 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  
October 16, 2018  
**Final Copy**

**MEMBERS PRESENT:** Nelson Gage Chairman, William Wenzel Vice Chairperson, Robert Payst, Jonathan Lack, Dianne Grant, Link Pettit, Daniel Boggs, Attorney Teresa Bakner and Jennifer Friello Clerk.

**INTRODUCTION:**

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

**OPEN FORUM:**

Open Forum closed at 7:01 pm with no public comment.

**OLD BUSINESS:**

**#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 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.

**Lack/Boggs made the motion to declare the Zoning Board of Appeals as the lead agency for the SEQRA review.**

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

**Lack/Pettit** made a motion to schedule a **Public Hearing for the Kiernan, Owen application** on November 20, 2018.

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

#### **PUBLIC HEARINGS:**

**#18-09 Papa, Daniel:** SBL# 35.10-2-3, (L-1) located at 228 Lake Ave is seeking a Variance under section **14.5.2 (B)** of the Town of Duaneburg Zoning Ordinance. Ms. Phillips gave the presentation to the public, and is requesting an area variance along with a 13 foot front yard variance to construct a 24 X 24 foot garage.

Public hearing opened at 7:16 with public comment.

The Board received a written letter from Gerald Carvin of 208 Lake Ave shared his concerns that the old camp noted on the plat will be demolition as stated.

Public hearing was closed at 7:23pm.

Lack declared **SEQRA to be satisfied** requiring no environmental review Type II action.

**Lack/Grant** made a motion to approve the **Papa, Daniel** application with the contingency that a Building permit is obtained within six (6) months.

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

#### **OLD BUSINESS:**

**#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.

**Lack/Pettit** made the motion to **declare the Zoning Board of Appeals as the lead agency for the SEQRA review.**

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

**Gage/Wenzel** made a motion to schedule a **Public Hearing for the Carson, Lowell application** on November 20, 2018.

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

#### **NEW BUSINESS:**

**None**

**OTHER:**

**None**

**MINUTES APPROVAL:**

**Payst/Boggs made a motion to Approve the September 18, 2018 Zoning Board Meeting minutes with corrections.**

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

**ADJOURNMENT:**

**Grant/Pettit made a motion to adjourn at 8:19 pm.**

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