

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, 2nd Vice Chairperson
Robert Payst, Board Member
Dianne Grant, Board Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Kathleen Kosinski, Alternate Member

Town of Duanesburg
Zoning Board Minutes
September 18, 2018
Final Copy

MEMBERS PRESENT: Nelson Gage Chairman, William Wenzel Vice Chairperson, Robert Payst, Link Pettit, Daniel Boggs, and Jennifer Friello Clerk.

INTRODUCTION:

William opened the meeting at 7:02 pm. William welcomed everyone to tonight's meeting.

OPEN FORUM:

Open Forum closed at 7:03 pm.

PUBLIC HEARINGS:

#18-05 Gage, Nelson: SBL# 75.00-2-1.1, (R-2) located at 1386 Turnbull Rd is seeking a Variance under section 8.6 (1) of the Town of Duanesburg Zoning Ordinance. Mr. Gage gave his presentation to the Board. Mr. Gage is requesting a South side variance of 20 feet and a front yard variance of 18 feet to construct a 24 X 20 foot single story garage.

Public hearing opened at 7:04 with no public comment.

Public hearing was closed at 7:06 pm.

Boggs/Pettit made a motion to approve the **Gage, Nelson** application with the contingency that a Building permit is obtained within six (6) months.
Boggs aye, Pettit aye, Wenzel aye, Payst aye. **Approved**

#18-06 Bessette, Emily/ Sopok, Michael: SBL# 44.00-2-45.2, (R-2) located at 2059 Mudge Rd is seeking a Home Occupation permit under section 8.3 (8) of the Town of Duanesburg Zoning Ordinance. Mr. Sopok gave his presentation to the Board. Mr. Sopok would like to conduct a home occupation out of the attached garage consisting of

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gunsmithing and security sales to be done online and expects no more than 2 customers at one time for transfers of fire arms. Nelson and Dan made a site visit to confirm space and parking for Home Occupation.

Public hearing opened at 7:07 with no public comment.

Public hearing was closed at 7:10pm.

Gage/Pettit made a motion to approve the **Bessette, Emily/ Sopok, Michael** application. Gage aye, Pettit aye, Boggs aye, Payst aye, Wenzel aye. **Approved**

OLD BUSINESS:

None

NEW 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 section 13.1.3 of the Zoning law the Board has raised questions with regards to approving a variance for the undersized lot with in the Hamlet District. The Board has determined that consultation with the Town Attorney would be necessary and a recommendation would be requested before proceeding with the application.

#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 Duanesburg 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 requested Mr. Carson submit a business narrative outlying the details of the business for further review.

#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 Duanesburg Zoning Ordinance. Mr. Papa gave his presentation to the Board and is requesting an area variance along with a 13 foot front yard variance to construct a 24 X 24 foot garage.

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

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

Payst/Pettit made a motion to schedule a **Public Hearing for the Papa, Daniel application** on October 16, 2018.

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

OTHER:

GE County Solar Project Review:

1. SBL# 55.00-4-9 384 Park Rd (Closed Landfill)
2. SBL# 66.00-2-26.2 1378 Cole Rd (Water Treatment Plant)
3. SBL# 66.00-2-1 7745 Western Tpke (Village property)
4. SBL# 43.00-2-13 N. Knight Rd (Village Property)
5. SBL# 66.53-1-2 1376 Cole Rd (Access Rd Water Treatment Plant)

The Board reviewed the maps and Code Enforcement determination and will have the Chairman submit a response to the Town Board by their next regularly scheduled meeting.

MINUTES APPROVAL:

Payst/Pettit made a motion to Approve the **August 21, 2018** Zoning Board Meeting minutes.

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

ADJOURNMENT:

Payst/Boggs made a motion **to adjourn at 8:40 pm.**

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