

Nelson Gage, Zoning Board Chair
Dale Warner, Town Planner
Jennifer Friello, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Kathleen Kosinski, Vice Chair Member
Robert Payst, Board Member
William Wenzel, Board Member
Jonathan Lack, Board Member
Dianne Grant, Board Member
Link Pettit, Board Member

Town of Duanesburg
Zoning Board Minutes
February 21, 2017
Final Copy

MEMBERS PRESENT: Nelson Gage Chairperson, Kathleen Kosinski, William Wenzel, Jonathan Lack, Dianne Grant, Link Pettit and Jennifer Friello, Clerk.

INTRODUCTION:

Nelson opened the meeting at 6:59 pm. Nelson welcomed everyone to tonight's meeting.

OPEN FORUM:

Open Forum closed at 7:00pm.

PUBLIC HEARINGS:

None

OLD BUSINESS:

None

NEW BUSINESS:

#17-02 Whittaker, Lisa: SBL# 75.00-3-11.3, (R-2) located at 10534 Duanesburg Rd is seeking an area Variance from sewer connection requirement under section 14.3 of the Town of Duanesburg Zoning Ordinance. Lisa Whittaker gave her presentation to the Board requesting exemption variance from the sewer connection for the reconstruction of a garage on the opposite side of her property from her current sewer connection. The Board has asked Ms. Whittaker to complete the short environmental assessment form, and provide dimensions and locations of current structures at least 10 days before the March 21, 2017 Board meeting. Board had a brief discussion about applicant's future plans to convert barn into apartment. Board conveyed to applicant that the only application being considered at this time is an area variance for the barn renovation. Any plans to convert the barn into an apartment will require additional permitting from the Building

Department and/ or additional review by the Planning or Zoning Boards, depending on the application made.

Gage read the SEQRA Statement declaring the Zoning Board of Appeals Lead Agency.

Gage/Grant made a motion to approve holding a Public Hearing for the Whittaker, Lisa application on the condition that applicant timely submits the additional information.

Gage aye, Grant aye, Pettit aye, Lack aye, Wenzel aye, Kosinski aye. **Approved**

#17-01 Dunn Home Development: SBL# 77.00-1-3.122, (R-2) located at 1653 Schoharie Turnpike. Applicant is seeking a variance under section 14.4 (4) of the Town of Duaneburg Zoning Ordinance. Applicant gave her presentation to the Board, she is requesting a temporary living trailer to be placed on the property during construction of the single family residence.

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

Gage yes, Lack yes, Wenzel yes, Kosinski yes, Grant aye, Pettit yes. **Approved.**

Gage read the SEQRA Statement declaring application to be a Type II action under SEQRA requiring no environmental reviews as it is a request for an area variance.

Kosinski/Grant made a motion to schedule a Public Hearing for the Dunn Home Development application.

Kosinski aye, Grant aye, Pettit aye, Lack aye, Wenzel aye, Gage aye. **Approved**

OTHER:

None

MINUTES APPROVAL:

Lack/Wenzel made a motion to Approve the December 20, 2016 Zoning Board Meeting minutes.

Lack aye, Wenzel aye, Gage aye, Kosinski aye, Grant aye, Pettit aye. **Approved**

ADJOURNMENT:

Kosinski/Gage made a motion to adjourn at 8:03 pm.

Kosinski aye, Gage aye, Wenzel aye, Lack aye, Pettit aye, Grant aye. **Approved.**