

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

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Town of Duanesburg  
Zoning Board Minutes  
March 21, 2017  
**Final Copy**

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

**INTRODUCTION:**

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

**OPEN FORUM:**

Open Forum closed at 7:01pm.

**PUBLIC HEARINGS:**

**#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 Duanesburg 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. The Board inquired how and when the temporary structure will be removed and advised applicant to have a plan. It was explained to Ms. Houlihan that temporary structures must be removed after their time limit expires.

**Gage/Payst** made the motion to **open** the public hearing.

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

**Lack/Kosinski** made a motion to postpone and continue the **Public Hearing for the Dunn Home Development application.**

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

**#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 14.5 2 (b) 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.

Public Hearing closed at 7:33

**Gage/Lack** made a motion **to deem the Whittaker, Lisa application** complete. Gage aye, Lack aye, Grant aye, Kosinski aye, Payst aye, Wenzel aye. **Approved**

Gage/Lack declared **SEQRA to be satisfied** requiring no environmental review Type II action as it is a request for an area variance. Gage aye, Lack aye, Grant aye, Kosinski aye, Payst aye, Wenzel aye. **Approved**

**Kosinski/Gage** made a motion **to approve the Whittaker, Lisa application** for area variance due to unique circumstances, namely that the sewer zone bisects the structure the applicant seeks to improve leaving one half of the barn in the sewer zone and one half out of the sewer zone; that is not feasible for the applicant to connect to the nearest municipal sewer connection as it is more than 300 feet or requires digging under a State highway; and other special circumstances as discussed by the Board. Kosinski aye, Gage aye, Payst aye, Wenzel aye, Lack aye, Grant aye. **Approved**

#### **OLD BUSINESS:**

**#16-13 Nardi, Jared:** SBL# 44.00-2-6.12, (R-2) located at 3359 Lake Rd is seeking a Variance under section 14.5.2 (b) of the Town of Duanesburg Zoning Ordinance. Mr. Nardi gave his presentation to the Board. The applicant presented the Board with the distances of existing structures including driveway and propane tank and the Board recommended reviewing the side yard distance as it appears to be missing critical footage that will benefit the applicant.

**Kosinski/Wenzel** made a motion **to approve holding a Public Hearing for the Nardi, Jared application**. Kosinski aye, Wenzel aye, Payst aye, Gage aye, Grant aye, Lack aye. **Approved**

#### **NEW BUSINESS:**

**#17-04 Obour, Jules:** SBL# 74.00-2-9, (R-2) located at 13998 Duanesburg Rd is seeking a Home Occupation under section 14.5.4 of the Town of Duanesburg Zoning Ordinance. Mr. Jules gave his presentation to the Board. Mr. Jules stated that 10 unregistered vehicles will be stored on the property. The Board informed him that this application would fall within Commercial motor sales not a home occupation and is not a permitted use in the R-2 zoning district. The applicant stated he will seek a zone change from the Town Board.

**OTHER:**

**None**

**MINUTES APPROVAL:**

**Kosinski/Lack made a motion to Approve the February 21, 2017 Zoning Board Meeting minutes with corrections.**

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

**ADJOURNMENT:**

**Gage/Kosinski made a motion to adjourn at 8:54 pm.**

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