

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Melissa Deffer, Zoning Clerk
Teresa Bakner, Attorney
Jonathan Lack, Vice Chair Member



Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Caitlin Mattos, Board member

**Town of Duanesburg
Zoning Board of Appeals
June 16th, 2026**

AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE

The Town of Duanesburg is offering the public the ability to attend the ZBA meeting via Teams if participants cannot attend in person.

Please be advised this is for viewing purposes only:

**Join Microsoft Teams Meeting
Meeting ID: 221 276 151 959 25
Passcode: FF3HJoL**

INTRODUCTION BY CHAIRPERSON NELSON GAGE

OPEN FORUM:

PUBLIC HEARINGS:

#26-04 Herath, William: SBL#35.09-1-6.12(L-1) Located at 457 Batter St is seeking a area variance needed to construct a new home on a preexisting undersized lot. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 7.1.5(1)0 minimum lot sizes "minimum land area shall be 43.560 Sq feet".
Comments:

Approved: Yes _____ No _____

#26-05 Needham, Lewis: SBL#35.09-2-12.11(L-1) Located at 712 S. Shore Rd is seeking an area variance to separate one main lot and creating 2 non-conforming lots. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 7.1.5(1)0 minimum lot sizes "minimum land area shall be 43.560 Sq feet".
Comments:

Approved: Yes _____ No _____

OLD BUSINESS: NONE.

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Melissa Deffer, Zoning Clerk
Teresa Bakner, Attorney
Jonathan Lack, Vice Chair Member



Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Caitlin Mattos, Board member

NEW BUSINESS:

#26-06 Harrison, Daniel: SBL#45.00-2-4.1(R-1) Located at 583 Lake Rd is seeking a front and side yard variance to construct a shed. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 8.6(1) and (2) "minimum building setback dimension, minimum front setback shall be 80 ft and minimum side setback shall be 40 ft from property line.

Comments:

#26-07 Mohr, Emily: SBL#81.00-3-5.15(R-2) Located at 207 Salsburg Rd would like to build a new barn to replace an existing unsafe barn to house her horse within 200 feet of property lines. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 8.2(1) "Agriculture, provided that domestic farm animals are kept in buildings and structures not less than 200 feet from any neighboring property line".

Comments:

OTHER: NONE.

MINUTE APPROVAL:

MAY 19, 2026, ZONING BOARD OF APPEALS MEETINGS

Comments:

Approved: Yes _____ No _____

ADJOURNMENT: THE NEXT MEETING WILL BE HELD APRIL 21, 2026

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Melissa Deffer, Zoning Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Caitlin Mattos, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING ZONING BOARD TOWN OF DUANESBURG

**PLEASE TAKE NOTICE, THAT THE ZONING BOARD OF APPEALS FOR THE TOWN OF
DUANESBURG, WILL MEET IN THE TOWN BOARD ROOM LOCATED DOWNSTAIRS
AT THE TOWN HALL IN THE TOWN OF DUANESBURG, 5853 WESTERN TURNPIKE,
ON JUNE 16, 2026, AT 7:00 PM FOR THE PURPOSE OF HEARING ALL
PERSONS INTERESTED IN THE
APPLICATION OF:**

#26-04 Herath, William: SBL#35.09-1-6.12(L-1) Located at 457 Batter St is seeking a area
variance needed to construct a new home on a preexisting undersized lot. The Town of
Duaneburg Zoning Ordinance adopted 6/11/15 under section 7.1.5(1)0 minimum lot sizes
"minimum land area shall be 43.560 Sq feet".

**BY ORDER OF THE CHAIRPERSON
ZONING BOARD
TOWN OF DUANESBURG
CHAIRPERSON**

Town of Duaneburg is also providing the meeting via teams if you are unable to attend in
person: (FOR VIEWING ONLY)

**Join Microsoft Teams Meeting:
Meeting ID: 221 276 151 959 25
Passcode: FF3HJoL**

35.09-1-6.12



June 15, 2026

 Parcels

Roads

 County Roads Town Roads

1:2,107

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

New York State, Microsoft, Vantor

No Author

This map and information is provided as is. We make no warranties or guarantees, expressed or implied.







NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 5/14/26

Application of WILLIAM HERATH under section
7.1.5 (1) of the (Village of Delanson / Town of Duanesburg)
ZONING Ordinance.

Applicant WILLIAM HERATH
Address 457 BATTER ST.
SCHENECTADY N.Y.

Phone 518-649-5533 Zoning District L-1 SBL# 35.09-1-6.12

Description of
Project: CONSTRUCT A NEW HOME ON UNDERSIZED LOT

Determination:
AREA VARIANCE NEEDED

Reason supporting determination:
TOWN OF DUANESBURG ZONING ORDINANCE ADOPTED 6/11/15 UNDER
SECTION 7.1.5 (1) MINIMUM LOT SIZES "MINIMUM LAND AREA
SHALL BE 43,560 SQ. FEET"

Action: Refer to <u>ZBA</u>	for the purpose of <u>AREA VARIANCE</u>
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Code Enforcement Officer: Cheryl Pala

Variance Application for The Zoning Board of Appeals

TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040



Date

MM

DD

YY

Application #

Application Type: ☐ Use Variance ☐ Area Variance Zoning District: _____ Tax Map ID#: _____

Applicant's Name: William Herath

Address: P.O. Box 4959 Schenectady NY 12304

Phone: 518 649 5533 E-mail: Mariaville.bill@gmail.com

Property Owner (if different): _____

Address (if different): _____

Signature of Property Owner

(Signature of owner indicates they've reviewed the proposal & give their permission).

Proposal (brief description): Build a new home at 457 Batter st

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Two (2) copies of this application must be reviewed and filed at least ten (10) days prior to the next ZBA meeting.

I CERTIFY THAT THE ABOVE INFORMATION SUBMITTED IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant Date 20

State of New York, county of Schenectady sworn this _____ day of _____, 20____. Notary Public _____
(For Office Use Only)

ALL APPLICATION FEES ARE NON-REFUNDABLE

Application fee paid: \$ _____ ☐ CC ☐ Cash ☐ Check # _____ Date Pd. _____

Reviewed By: _____ 20 _____

Hearing Date: _____ ☐ Approved ☐ Unapproved Approval Date: _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.

Conditions include: _____

ZBA Chairperson

Date 20 _____

Agriculture Data Statement

TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040

Application #

Date

MM

DD

YY

Applicant

Name: William Herath
Address: 457 P.O. Box 4959
Schenectady NY 12304

Owner (if different from Applicant):

Name: _____
Address: _____

1. Application Type: ☐ Special Use Permit ☐ Site Plan Approval ☐ Use Variance ☐ Area Variance ☐ Subdivision Approval
(check all that apply)

2. Description of proposed project: Build a home at 457 Batter st

3. Address of project: _____

Tax Map #: _____

4. Is this parcel within an Agriculture District? ☐ YES ☒ NO (Check with your local assessor if you do not know.)

5. If YES, Agriculture District #: _____

6. Is this parcel actively farmed? ☐ YES ☒ NO

7. List all farm operations within 500ft of your parcel. Attach additional sheet if necessary

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☒ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☒ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☒ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☒ NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Date: 20 _____
Christopher Parslow

Revised 1/14/25

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

1. 10

32

26

OH

39

← H8 →

QEK

Deck

10

33 ft

482

5

五

15

2

3

2

5

I

ACCEPTED

1000

2

10

 $42\frac{1}{2}$ ft

Anderson 200 - Lerritone/Pine

Windows

- (2) DH 3030
- (4) DH 3046
- (2) DH 3046-2
- 2) FWG 6068

Doors

- (1) 3068 S210

INT Doors

6 panel Pine

- 1x4 Casing Common
- 1x6 Base Common



William Herath
Batter St. #457
Marionville Lake, NY

2x10 FR Joists

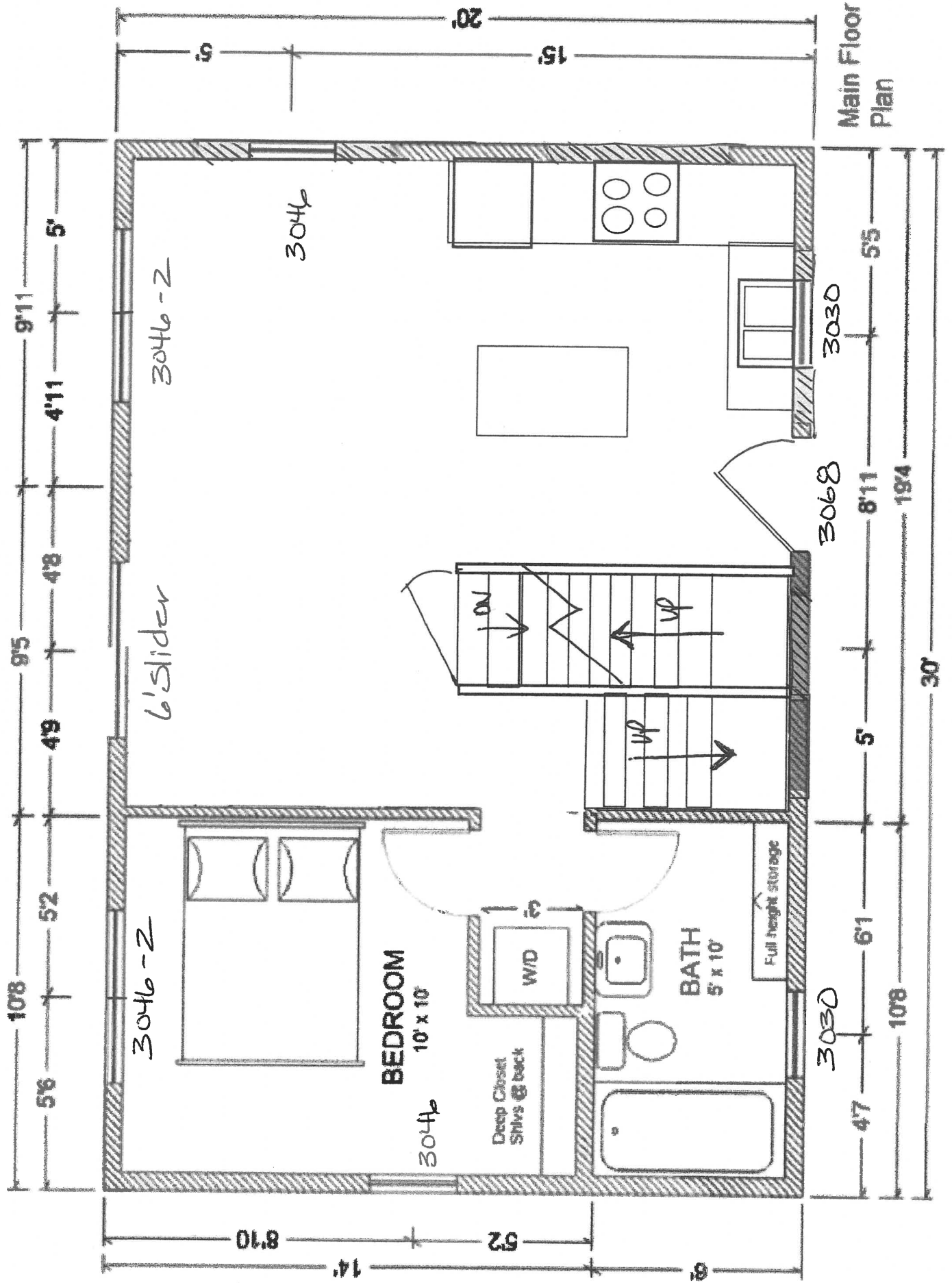
5' crawlspace
Access Under
Stairs

no porch roof

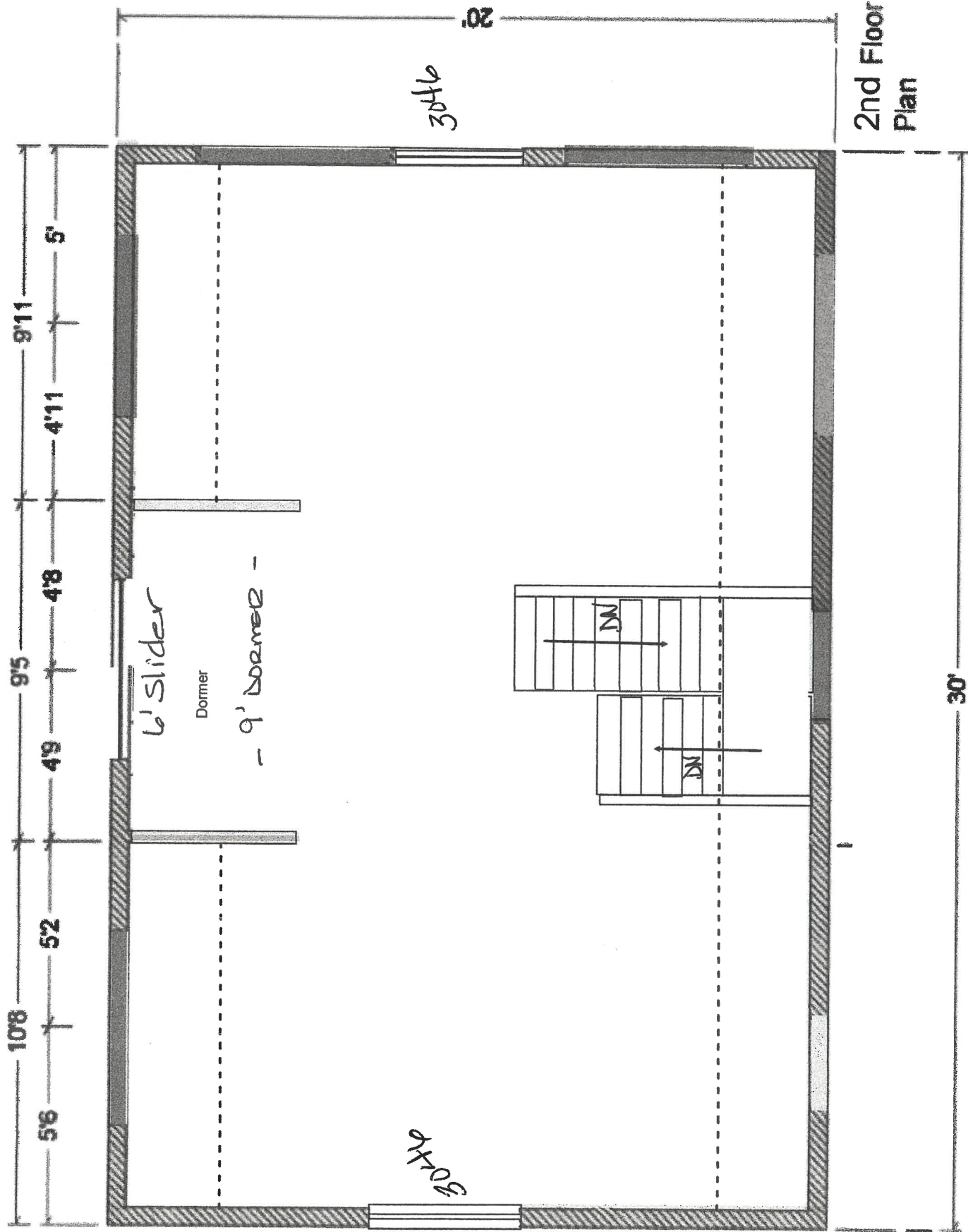
7/16 zip wall
5/8 zip roof

Gambrel
Attic
Truss
For Loft

William Heath



William H. H. H.



Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Melissa Deffer , Zoning Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Caitlin Mattos, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING ZONING BOARD TOWN OF DUANESBURG

**PLEASE TAKE NOTICE, THAT THE ZONING BOARD OF APPEALS FOR THE TOWN OF
DUANESBURG, WILL MEET IN THE TOWN BOARD ROOM LOCATED DOWNSTAIRS
AT THE TOWN HALL IN THE TOWN OF DUANESBURG, 5853 WESTERN TURNPIKE,**

ON JUNE 16, 2026, AT 7:00 PM FOR THE PURPOSE OF HEARING ALL

PERSONS INTERESTED IN THE

APPLICATION OF:

#26-05 Needham, Lewis: SBL#35.09-2-12.11(L-1) Located at 712 S. Shore Rd is seeking an area variance to separate one main lot and creating 2 non-conforming lots. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 7.1.5(1)0 minimum lot sizes "minimum land area shall be 43.560 Sq feet".

BY ORDER OF THE CHAIRPERSON

ZONING BOARD

TOWN OF DUANESBURG

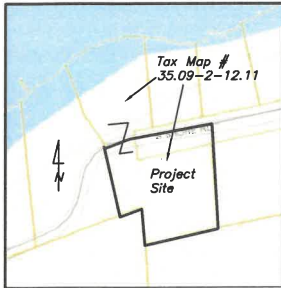
CHAIRPERSON

Town of Duanesburg is also providing the meeting via teams if you are unable to attend in person: (FOR VIEWING ONLY)

Join Microsoft Teams Meeting:

Meeting ID: 221 276 151 959 25

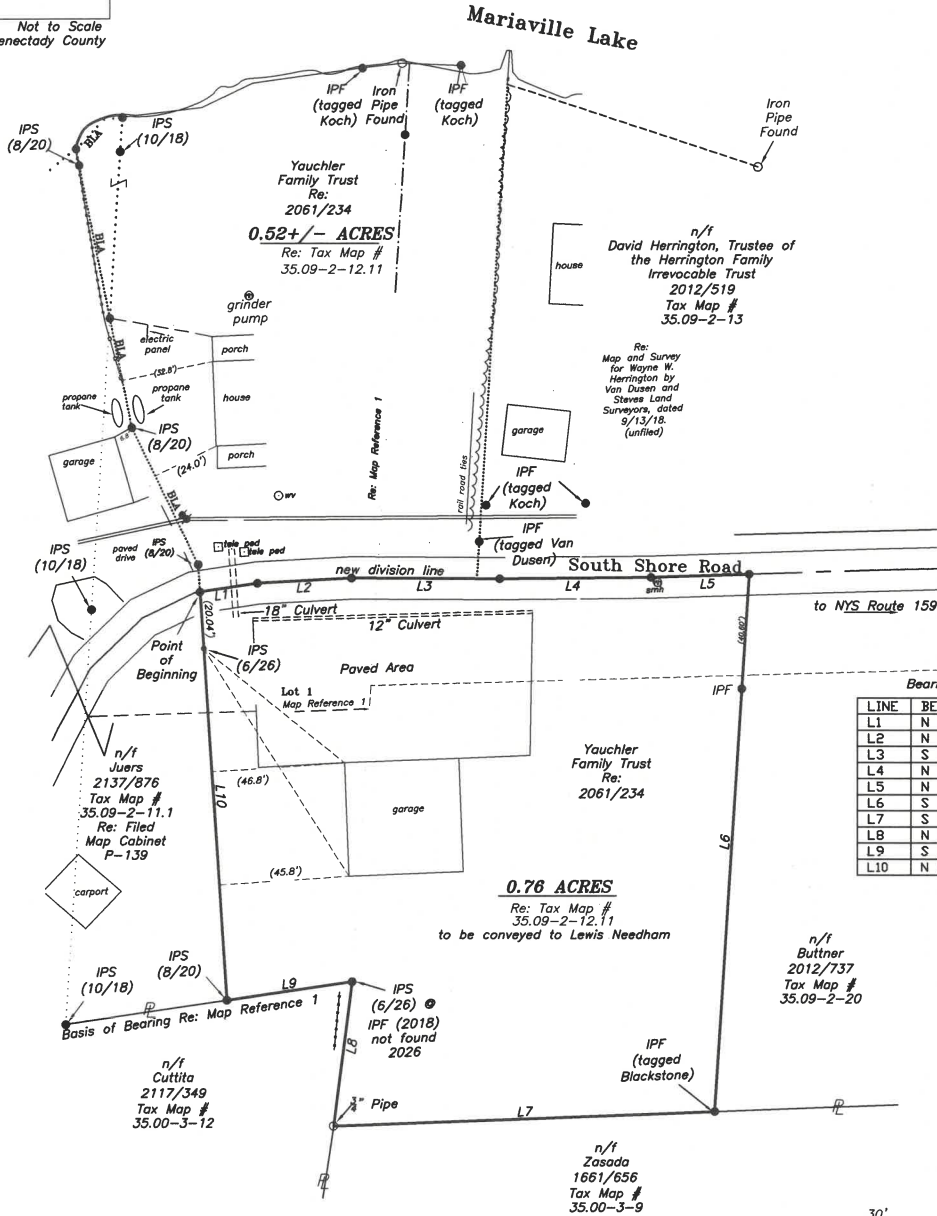
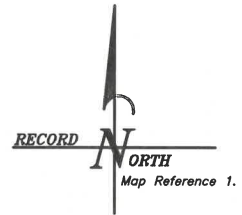
Passcode: FF3HJoL



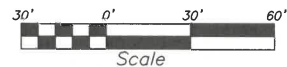
Site Map Not to Scale
Town of Duaneburg Schenectady County

Map Reference:

1. "Map of Lots belonging to Emma Bradshaw ET.AL." situate in the Town of Duaneburg, Schenectady County by E. Prentice, Surveyor bearing date Sept. 1910, being Filed Map 782.



LINE	BEARING	DISTANCE
L1	N 81°22' E	20.55'
L2	N 86°54' E	33.14'
L3	S 89°40' E	52.35'
L4	N 89°31' E	53.43'
L5	N 88°17' E	34.82'
L6	S 03°39' W	190.53'
L7	S 87°53' W	134.65'
L8	N 07°09' E	51.51'
L9	S 81°35' W	44.52'
L10	N 03°50' W	144.79'



NOTE

A portion of the lands of Gene P. Yauchler and Judith Yauchler, as Trustees of the Yauchler Family Trust Recorded in Book 2061 of Deeds at Page 234 to be conveyed to Lewis Needham.

0.76 ACRES

* Subject to any & all rights & privileges to the lands lying within the right of way of South Shore Road as the same may exist and as the same may apply.

* Subject to any & all rights & privileges granted to utility companies as the same may exist and as the same may apply.

* Including and subject to any and all rights, privileges, easements, restrictions, conditions or covenants of record as the same may exist and as the same may apply.

LEGEND

- IPS Iron Pin Set, a 5/8" x 30" steel rod with yellow cap tagged "J.D. CRUM"
- IPF Iron Pin Found
- Centerline
- Utility Pole & Lines
- Wire Fence
- Water Valve
- Sanitary Man Hole
- Approximate Property Line
- Hedgerow
- Privacy Fence
- Boundary Line Agreement

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7208 (2) OF THE NEW YORK STATE EDUCATION LAW.
JOANNE DARCY CRUM, L.S.

A Subdivision Survey for
**Lewis Needham &
Yauchler Family Trust**
Town of Duaneburg
County of Schenectady State of New York
Scale 1" = 30.00' 02 June 2026
Joanne Darcy Crum, L.S. 49673
Cableskill, New York 12043

Map A/13/26

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 5/14/26

Application of LEWIS NEEDHAM
ONE SPARACON under section
7.1.5 (1) of the (Village of Delanson Town of Duanesburg)
ZONING Ordinance.

Applicant LEWIS NEEDHAM
Address 712 S. SHORE
DELANSON N.Y. 12053

Phone 518-283-9682 Zoning District L-1 SBL# 35.09-2-12.11

Description of
Project: SEPERATE ONE MAIN LOT CREATING 2 NON-CONFORMING
LOTS

Determination:
VARIANCE NEEDED

Reason supporting determination:
TOWN OF DUANESBURG ZONING ORDINANCE ADOPTED 6/11/15 UNDER
SECTION 7.1.5(1) MINIMUM LOT SIZES "MINIMUM LAND AREA SHALL
BE 43,560 SQUARE FEET"

Action: Refer to <u>ZBA</u> for the purpose of <u>AREA VARIANCE</u>

Code Enforcement Officer: Chiph Pelt

Application for The Planning Board TOWN OF DUANESBURG

5853 Western Turnpike, Duanesburg, NY 12056
Building Department 518-895-2040



Date
MM DD YY

Application #

Application Type: ☐ Major Subdv. ☐ Minor Subdv. ☐ Special Use Permit ☐ Site/ Sketch Plan Review ☒ Lot Line Adjust.

Proposal: Proposed lot line adjustment to convey a
portion of land containing an existing garage from
neighboring parcel to adjoining property owner Section of the Ordinance.
No new development proposed to be determined by planning board

Owner (AS APPEARS ON DEED): Eugene Yauchler Family Trust
Address: 712 S Shore Rd
Delanson, NY 12053 Phone: 727-415-9300

Applicant's Name (if different): Lewis P. Needham
Location of Property (if different from owners): 712 S. Shore Rd. Delanson, NY 12053
Zoning District:
Phone: 518-253-9682 Tax Map #: 35.09-2-12.11

Signature of Owner(s) if different from Applicant (AS APPEARS ON DEED)

LANDS CONVEYED TO (REQUIRED FOR MERGERS): Portion of parcel containing existing garage to
be conveyed to adjoining parcel.

Signature of receiving Owner(s) if different from Applicant (AS APPEARS ON DEED)

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. The Applicant hereby certifies that he/she is the owner of the above property or has duly authorized, in writing, by the owner of record to make this application. Further, by signing this application, the owner gives permission for a representative(s) of the Town of Duanesburg to walk the property for the purposes of conducting a site review.

Date _____ Date _____
Signature of Owner(s) and/or Applicant

(For Office Use Only)

ALL APPLICATION FEES ARE NON-REFUNDABLE

Application fee paid: \$ _____ ☐ CC ☐ Cash ☐ Check # _____ Date Pd. _____

Reviewed By: _____ Date _____ 20 _____

☐ Approved ☐ Unapproved ☐ Refer to Code Enforcement Section _____ of the _____ Ordinance.

Planning Commission Comments _____

Agriculture Data Statement

TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040

Application #

Date

MM

DD

YY

Applicant

Owner (if different from Applicant):

Name: Lewis Needham
Address: 648 S Shore Rd
Delanson, NY 12053

Name: Eugene Yachler
Address: 712 S Shore Rd
Delanson, NY 12053

1. Application Type: ☐ Special Use Permit ☐ Site Plan Approval ☐ Use Variance ☐ Area Variance ☒ Subdivision Approval
(check all that apply)

2. Description of proposed project: Lot line adjustment to transfer garage
and associated land from one parcel to adjoining parcel

3. Address of project: 712 S. Shore Rd Delanson, NY 12053
Tax Map #: 35.09-2-12.11

4. Is this parcel within an Agriculture District? ☐ YES ☒ NO (Check with your local assessor if you do not know.)

5. If YES, Agriculture District #: _____

6. Is this parcel actively farmed? ☐ YES ☒ NO

7. List all farm operations within 500ft of your parcel. Attach additional sheet if necessary

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Eugene Yachler

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Date: 20 _____
Christopher Parslow

Revised 1/14/25

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Agriculture Data Statement

TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040

Application #

26-05

Date

MM

DD

YY

Applicant

Name: _____

Address: _____

Owner (if different from Applicant):

Name: _____

Address: _____

1. Application Type: ☐ Special Use Permit ☐ Site Plan Approval ☐ Use Variance ☐ Area Variance ☐ Subdivision Approval
(check all that apply)

2. Description of proposed project: TO create a separate Prop. 1 on the Lake
side & 1 across the street where the garages.

3. Address of project: 712 S shore Rd, Pelham NY 12053
Tax Map #: _____

4. Is this parcel within an Agriculture District? ☐ YES ☒ NO (Check with your local assessor if you do not know.)

5. If YES, Agriculture District #: _____

6. Is this parcel actively farmed? ☐ YES ☒ NO

7. List all farm operations within 500ft of your parcel. Attach additional sheet if necessary

Name: _____

Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____

Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____

Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____

Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Gene Yaw
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Date 20 _____
Christopher Parslow

Revised 1/14/25

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.



OFFICE OF THE SCHENECTADY COUNTY CLERK

620 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 388-4220
FAX (518) 388-4224

Maryellen Brehm

Alicia Godlewski

Jeffrey Morrette

Cara M. Ackerley
County Clerk

Carla Saglimbeni
Deputy County Clerks

Instrument Number - 202128872

Recorded On 6/21/2021 At 2:47:54 PM

* Instrument Type - DEED

* Book/Page - DEED/2061/234

* Total Pages - 5

Invoice Number - 1087325

User ID: TMH

* Document Number - 2021-2888

* Grantor - ISING THOMAS G

ISING JANET F

* Grantee - YAUCHLER FAMILY TRUST
YAUCHLER GENE P

***RETURN DOCUMENT TO:**

JOANNE DARCY CRUM ESQ
479 WEST MAIN STREET
COBLESKILL, NY 12043

*** FEES**

NY REALTY TRANSFER TAX	\$102.00
NY LAND SUR	\$4.75
NY E & A FEES	\$116.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$50.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
CONVEYANCE NOTIFICATION	\$10.00
TOTAL PAID	\$307.00

TRANSFER TAX

Real Estate Transfer Tax Num - 4433
Transfer Tax Amount - \$ 102.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

C. Ackerley
Cara M. Ackerley

Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 202128872



QUITCLAIM DEED

This Indenture is made the 28th day of May, 2021 between:

THOMAS G. ISING and JANET F. ISING, with an address of 722 South Shore Road, Delanson, New York 12053, ("Grantor 1"), and

GENE P. YAUCHLER and JUDITH YAUCHLER, AS TRUSTEES OF THE YAUCHLER FAMILY TRUST, dated the 30th day of November 1994, an address of 712 South Shore Road, Delanson, New York 12053 ("Grantor 2"),

And

GENE P. YAUCHLER and JUDITH YAUCHLER, AS TRUSTEES OF THE YAUCHLER FAMILY TRUST, dated the 30th day of November 1994, an address of 712 South Shore Road, Delanson, New York 12053, ("Grantee")

WITNESSETH that the Grantors, in consideration of One and 00/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantees, does hereby release and quitclaim unto the Grantee and their assigns forever, the following real property (the "Premises"):

Grantor 1 conveys to the Grantee PARCEL I described in SCHEDULE A attached hereto.

Being a portion of the lands conveyed by Gregory R. Way and Diane M. Way to Thomas G. Ising and Janet F. Ising by deed dated August 2, 2015 recorded in the Schenectady County Clerk's Office on August 28, 2015 in Book 1921 of Deeds at Page 92.

Grantor 2 conveys to the Grantee PARCEL II, being the remaining lands conveyed by Myron P. Dytiuk and Areta Piedwerbetsky to Gene P. Yauchler and Judith Yauchler, Trustees of the Yauchler Family Trust, dated the 30th day of November 1994, by deed dated June 13, 2018, recorded in the Schenectady County Clerk's Office on June 21, 2018 in Book 1989 of Deeds at Page 780, excepting and reserving those lands conveyed by Boundary Line Agreement to Thomas F. Ising and Janet F. Ising by deed bearing even date herewith.

PURSUANT to a Lot Line Adjustment approved by the Town of Duanesburg, Zoning Board of Appeals resolution dated Jan 19, 2021 and the Town of Duanesburg Planning Board Resolution, dated May 25, 2021, and shown on a Map entitled "A Boundary Line Agreement for Thomas G. and Janet F. Ising and Yauchler Family Trust" dated October 12, 2018, last revised October 21, 2020, filed at the Schenectady County Clerk's Office on June 14, 2021 as Filed Map P-139 are

①
35.000
R.P.T.S.A.
EXCAP IDENT.
SEC. 2
BLK 2
LOT 11

to be combined by this deed so as to destroy the individual character of each parcel so that hereafter one tax bill shall be issued for the combined parcels. The purpose of this deed is to combine the parcels of the Grantee into one parcel in one deed. Gene P. Yauchler and Judith Yauchler as Trustees of the Yauchler Family Trust have signed this deed to acknowledge their consent to consolidation of PARCEL I and PARCEL II into one parcel, and agree that no future subdivision shall occur unless first approved by the Town of Duanesburg Planning Board.

THE GRANTORS do hereby convey, release and quitclaim all of the Grantors' right, title and interest in and to the above described premises to the Grantees and to the Grantees' heirs and assigns forever.

SUBJECT TO AND INCLUDING all covenants, conditions, easements and restrictions of record;

SUBJECT TO any rights or restrictions of record that an updated Abstract of Title may disclose;

SUBJECT TO any state of facts a current inspection or a survey of the Premises would reveal;

TOGETHER with all right, title and interest, if any, of the parties in and to any streets and roads abutting the above described premises to the centerline thereof;

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Premises;

IN WITNESS WHEREOF, the Grantors and the Grantee have duly executed this deed the day and year first above written.

IN PRESENCE OF

Grantor 1:

Thomas G. Ising
THOMAS G. ISING

Janet F. Ising
JANET F. ISING

Grantor 2 and Grantee:

Gene P. Yauchler Judith Yauchler
GENE P. YAUCHLER and JUDITH YAUCHLER, AS TRUSTEES OF THE YAUCHLER
FAMILY TRUST, dated the 30th day of November 1994

State of New York)
County of Schoharie) ss.:

On the 28th day of May, 2021, before me, the undersigned, personally appeared **THOMAS G. ISING** and **JANET F. ISING**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

JOANNE DARCY CRUM
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02CR6267311
QUALIFIED IN SCHOHARIE COUNTY
COMMISSION EXPIRES AUGUST 13, 2024

Joanne Darcy Crum
Notary Public
My commission expires:

State of New York)
County of Schoharie) ss.:

On the 28th day of May, 2021, before me, the undersigned, personally appeared **GENE P. YAUCHLER** and **JUDITH YAUCHLER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

JOANNE DARCY CRUM
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02CR6267311
QUALIFIED IN SCHOHARIE COUNTY
COMMISSION EXPIRES AUGUST 13, 2024

Joanne Darcy Crum
Notary Public
My commission expires:

Record & Return to:
Joanne Darcy Crum, Esq.
479 West Main Street
Cobleskill, NY 12043

SCHEDULE A

Ising to Yauchler Trust

All that certain lot, piece or parcel of land lying situate and being on the southerly side of Mariaville Lake and being northerly of South Shore Road in the Town of Duanesburg, County of Schenectady, State of New York bounded and described as follows:

Commencing at a point on the easterly line of the said Ising and the westerly line of the said Yauchler Family Trust; said point being N 85°39' E 25.1' from the northeasterly corner of the easterly deck on the house of the said Ising and N 79°45' W 36.8' from the northwesterly corner of the northerly porch on the house of the said Yauchler Family Trust; **Said Point being the Point of Beginning** of the lands herein described; thence leaving said point

North 11°27' West 61.12 Feet along the said Boundary Line Agreement passing through an iron pin set 8/20 at a distance of 55.15' to a point on the southerly side of the said Mariaville Lake at the northwesterly corner of the lands herein described; thence leaving said point and running northeasterly along the southerly side thereof for a distance of approximately 20.9' to a point on the said shore at the northeasterly corner of the lands herein described; said point being N 03°30' E 12.25' from an iron pin set in the ground 10/18 on the easterly line of the lands herein described; thence leaving said point

South 03°30' West 71.10 Feet along lands now or formerly of Yauchler Family Trust 1989/780 passing through the above mentioned pin set at a distance of 12.25', said pin being N 72°07'55" E 15.28' from the first above mentioned pin, to the point or place of beginning containing **587.7 square feet or 0.01 Acres** of land be the same more or less according to a survey run in the field by Joanne Darcy Crum, L.S. 49673 of Cobleskill, New York 12043. All bearings based on Record North Re: "Map of Lots belonging to Emma Bradshaw ET.AL." by E. Prentice, Surveyor, bearing date Sept. 1910, being Filed Map 782.

Subject to any & all rights & privileges granted to utility companies as the same may exist and as the same may apply.

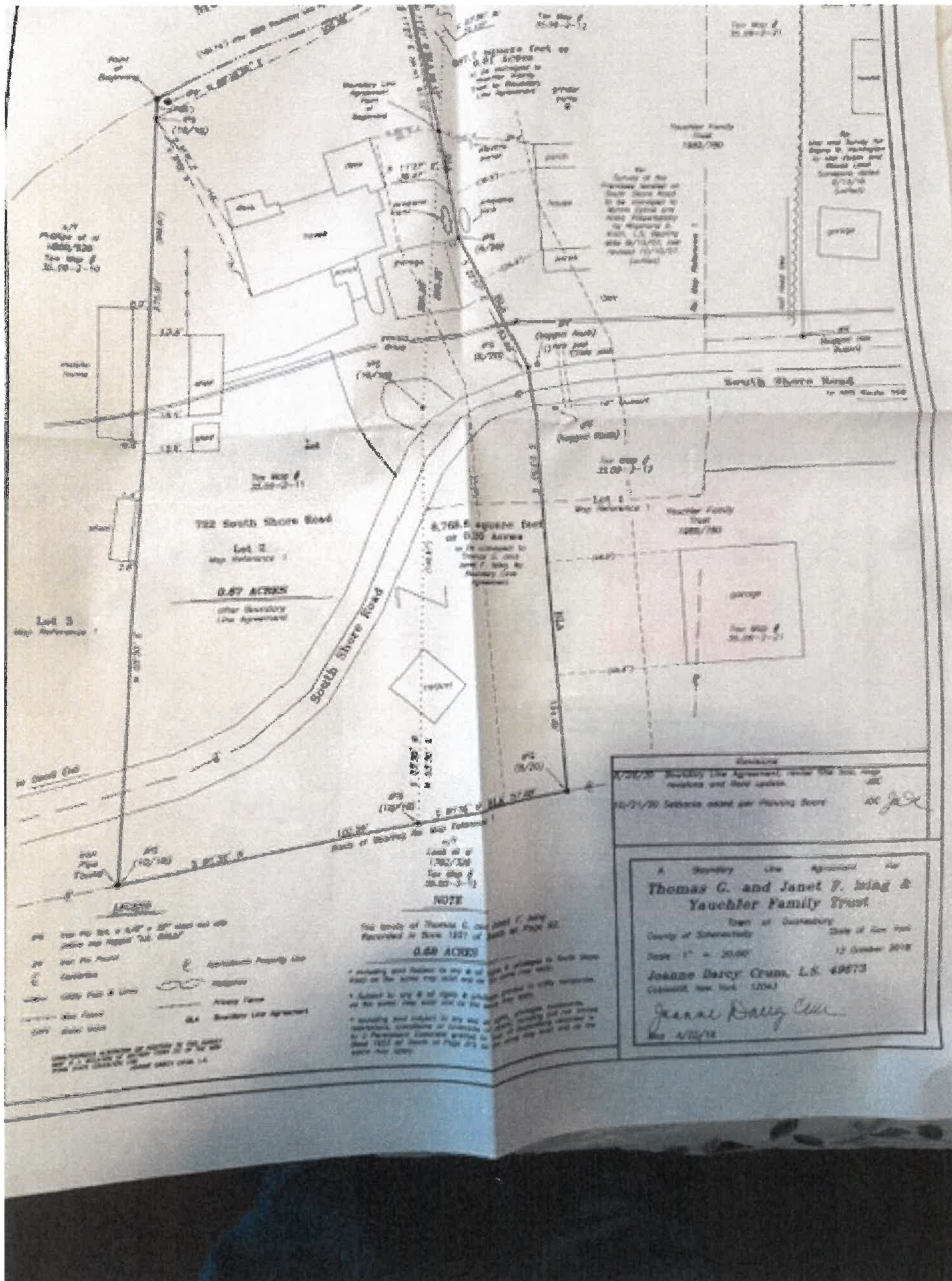
Including and Subject to any and all rights, privileges, easements, restrictions, conditions, or covenants of record, as the same may exist and as the same may apply.

All iron pins set being 5/8"x30" steel rod with yellow capped "J.D.Crum, L.S."

Lewis Needham

From: lewis Needham <lewis.p.needham@gmail.com>
Sent: Friday, April 17, 2026 11:35 AM
To: Lewis Needham

ALERT : This message originated outside of the Fortinet network. BE CAUTIOUS before clicking any link or opening an attachment.



Sent from my iPhone

Lewis Needham

From: lewis Needham <lewis.p.needham@gmail.com>
Sent: Friday, April 17, 2026 11:35 AM
To: Lewis Needham

ALERT : This message originated outside of the Fortinet network. BE CAUTIOUS before clicking any link or opening an attachment.

Wednesday, October 08, 2024

Tech Valley Real Estate
Shawn Pepe
Broker/Owner
Cell: 518-428-0712
Shawn@TechValleyRE.com
www.TechValleyRE.com
BUY - SELL - INVEST

Property Report for ParcelTax ID 422089 35-09-2-12-11

712 S Shore Rd
Delanson, NY 12053-4418
Schenectady County, NY

PARCEL INFORMATION
ID 422089 35-09-2-12-11
422089
Duanesburg
422901
2023

PROPERTY SUMMARY
Property Type Residential
Land Use Single Family Residential
Improvement Type Colonial
Square Feet 3348

CURRENT OWNER
Name Eupene Yachler Family Trust Trustee Judith Yachler Trustee
Mailing Address 712 S Shore Rd
Delanson, NY 12053-4418

SCHOOL ZONE INFORMATION
Marleville Elementary School 0.7 mi
Distance
Elementary: Pre K to 5
Schalmont Middle School 6.5 mi
Distance
Primary Middle: 5 to 8
Schalmont High School 6.5 mi
Distance
High: 9 to 12

THROUGH 09/25/2024

Count	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Part Or Document
00	Ising Thomas G & Ising Janet F	Yachler Gene P & Yachler Judith	Quit Claim W/ Arms Length Transaction		2061/24 202128

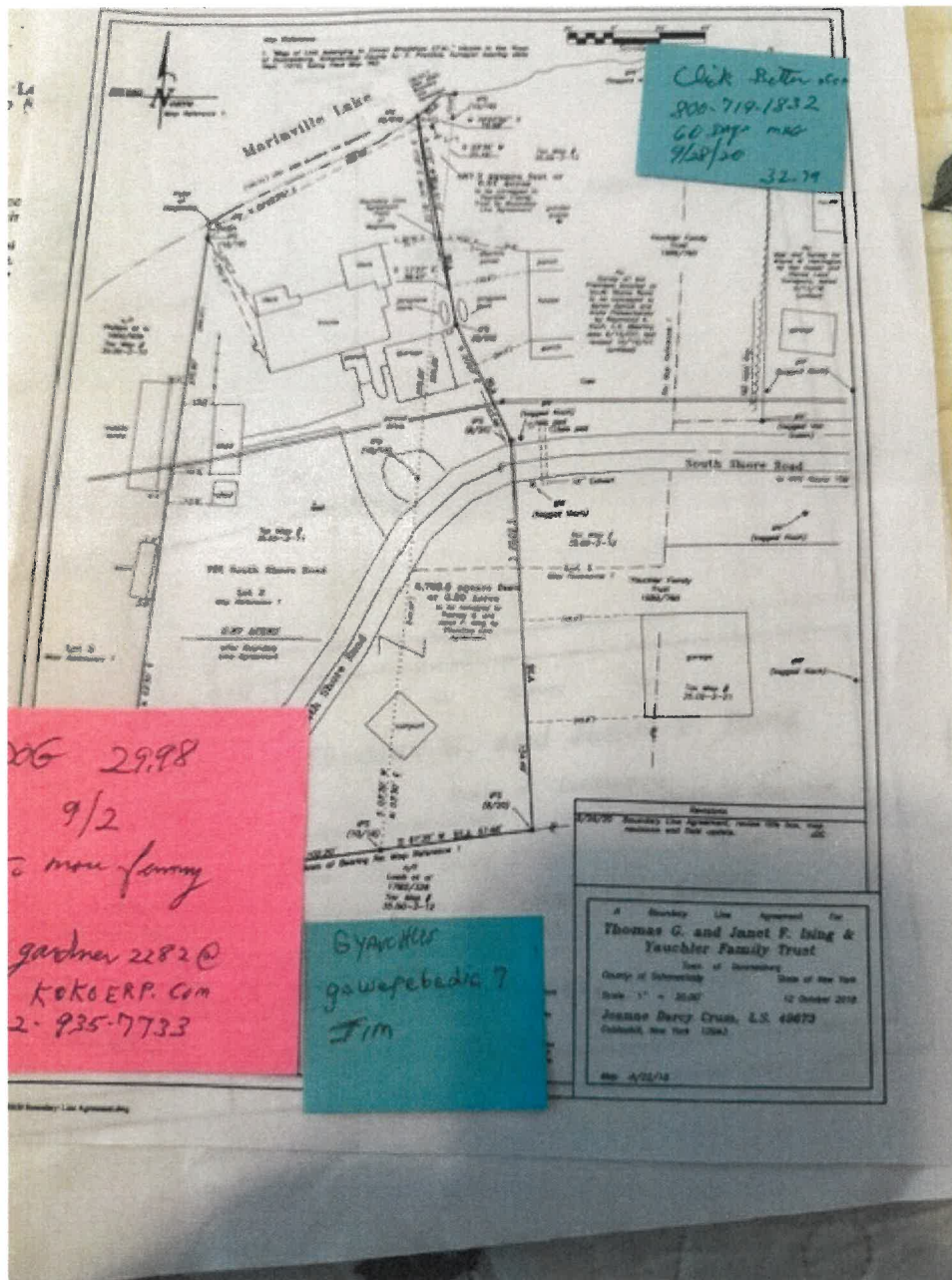
2023	Change (%)	2022
\$55,000.00		\$55,000.00
\$82,500.00		\$82,500.00
\$137,500.00		\$137,500.00

Sent from my iPhone

Lewis Needham

From: lewis Needham <lewis.p.needham@gmail.com>
Sent: Friday, April 17, 2026 11:34 AM
To: Lewis Needham

ALERT : This message originated outside of the Fortinet network. BE CAUTIOUS before clicking any link or opening an attachment.

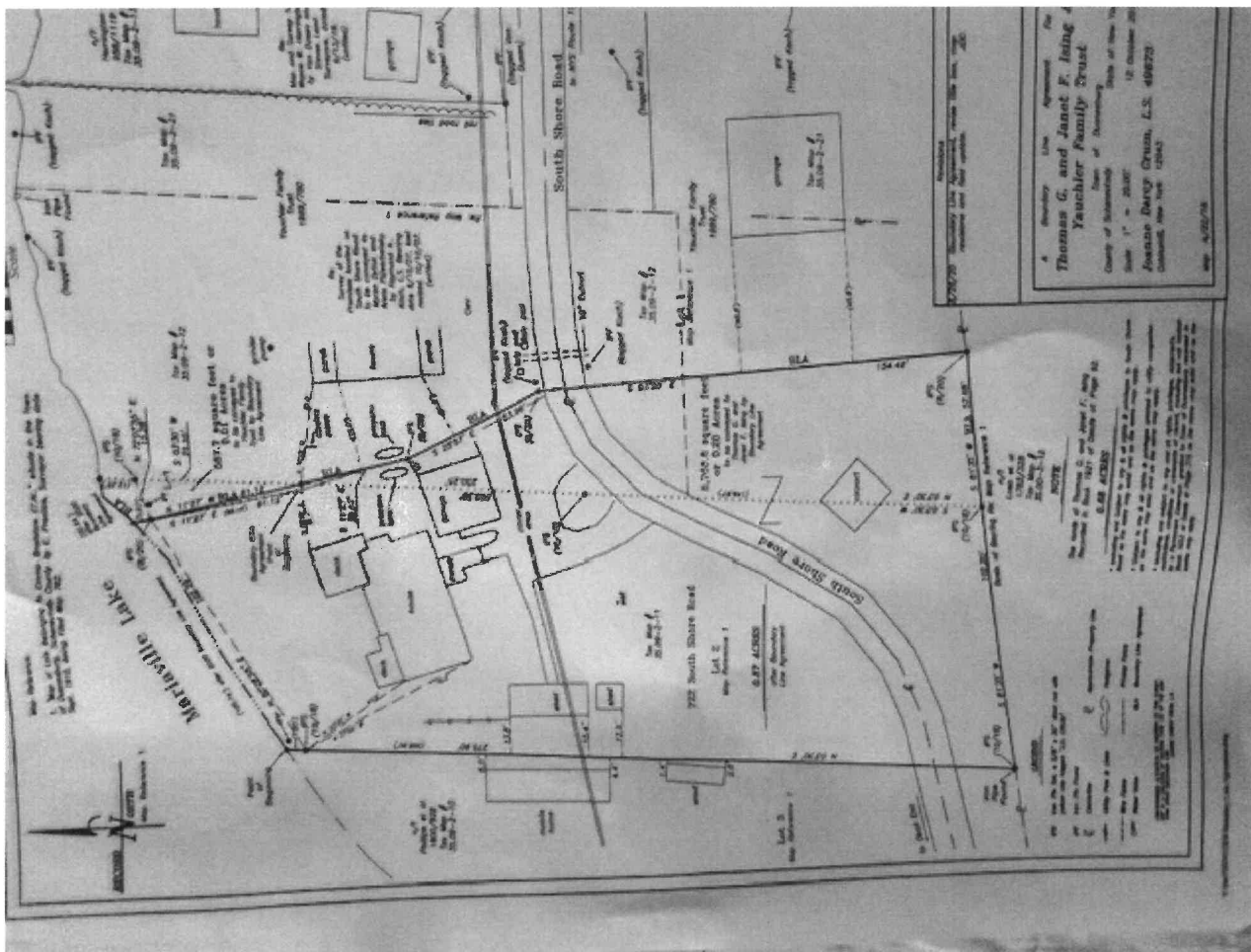


Sent from my iPhone

Lewis Needham

From: lewis Needham <lewis.p.needham@gmail.com>
Sent: Friday, April 17, 2026 11:34 AM
To: Lewis Needham

ALERT : This message originated outside of the Fortinet network. BE CAUTIOUS before clicking any link or opening an attachment.



Sent from my iPhone

Lewis Needham

From: lewis Needham <lewis.p.needham@gmail.com>
Sent: Monday, April 20, 2026 11:13 AM
To: Lewis Needham

ALERT : This message originated outside of the Fortinet network. BE CAUTIOUS before clicking any link or opening an attachment.

5. Closing Date
Closing shall take place on or before July 31 2026 or SOONER unless otherwise agreed in writing by both parties.

6. Condition of Property
The Buyer accepts the property in its current "as-is" condition unless otherwise specified here:

7. Title
Seller agrees to provide clear and marketable title to the property, free of all liens and encumbrances, except as otherwise noted.

8. Default
If either party fails to perform under this Agreement, the non-defaulting party may pursue any legal remedies available.

9. Entire Agreement
This document constitutes the entire agreement between the parties and supersedes any prior discussions or agreements.

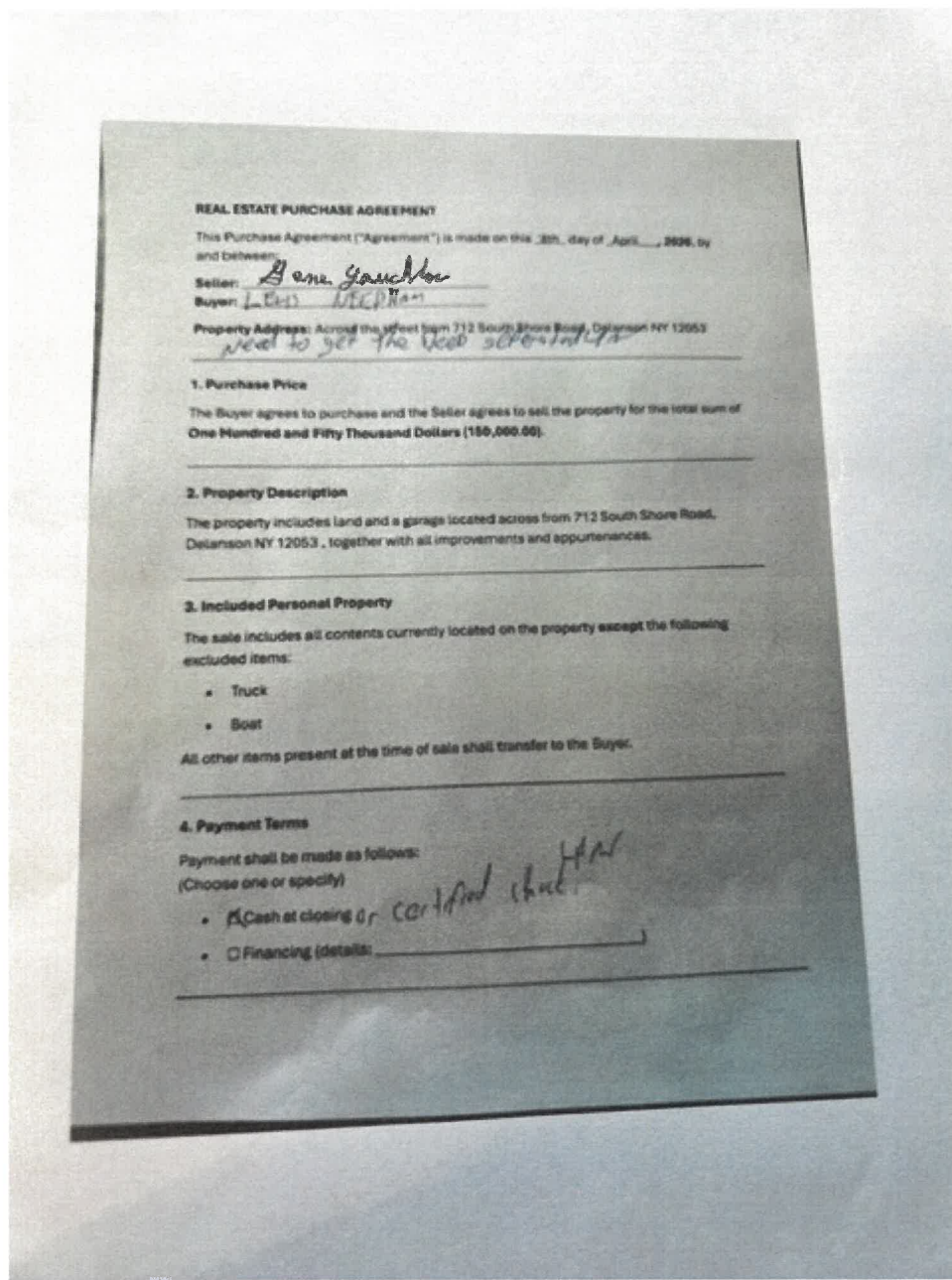
10. Signatures
Seller Signature: Hene Gauchon Date: 4/9/26
Buyer Signature: [Signature] Date: 4/8/26

Sent from my iPhone

Lewis Needham

From: lewis Needham <lewis.p.needham@gmail.com>
Sent: Monday, April 20, 2026 11:14 AM
To: Lewis Needham

ALERT : This message originated outside of the Fortinet network. BE CAUTIOUS before clicking any link or opening an attachment.



Sent from my iPhone

Variance Application for The Zoning Board of Appeals

TOWN OF DUANESBURG

5853 Western Turnpike, Duanesburg, NY 12056
Building Department 518-895-2040



Date 5 7 2026
MM DD YY

Application # 2608

Application Type: ☐ Use Variance ☒ Area Variance Zoning District: _____ Tax Map ID#: 45.66-2-41

Applicant's Name: DANIEL HARRISON

Address: 583 LAKE RD
DELANSON NY 12053

Phone: 518 801-6063 E-mail: MARIAVILLEDAN@GMAIL.COM

Property Owner (if different): _____

Address (if different): _____

Signature of Property Owner

(Signature of owner indicates they've reviewed the proposal & give their permission).

Proposal (brief description): STEEL 14' X 20' SHED NEAR PROPERTY LINE
AND BY DRIVEWAY ON A LEGACY UNDERSIDE HOME LOT.
SHED SECURED WITH AUGER ANCHORS, NO CONCRETE POURS.

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Two (2) copies of this application must be reviewed and filed at least ten (10) days prior to the next ZBA meeting.

I CERTIFY THAT THE ABOVE INFORMATION SUBMITTED IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Daniel Harrison 5-07-2026
Applicant Date

JENNIFER M. HOWE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6351801
Qualified In Schenectady County
My Commission Expires 12/10/2028

State of New York, county of Schenectady sworn this 12th day of may 2026 Notary Public [Signature]
(For Office Use Only)

Receipt		Date	<u>5/10/2026</u>
Received from		<u>\$ 150.00</u>	
		Dollars	
☐ For Rent			
☐ For			
ACCOUNT		☐ CASH	
PAYMENT	<u>150.00</u>	☒ CHECK	
BAL DUE		☐ MONEY ORDER	
		☐ CREDIT CARD	
		From	To
		By	

Agriculture Data Statement

TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040

Application #

Date

5
MM

7
DD

2026
YY

Applicant

Name: DANIEL HARRISON
Address: 583 LAKE RD.
DELANSON NY 12053

Owner (if different from Applicant):

Name: _____
Address: _____

1. Application Type: ☐ Special Use Permit ☐ Site Plan Approval ☐ Use Variance ☒ Area Variance ☐ Subdivision Approval
(check all that apply)

2. Description of proposed project: STEEL 14'X20' SHED NEAR PROPERTY LINE AND BY
DRIVEWAY ON A LEGACY UNDERSIZE HOME LOT. SHED SECURED
WITH RUBBER ANCHORS, NO CONCRETE FOUNDS.

3. Address of project: 583 LAKE RD DELANSON NY 12053

Tax Map #: _____

4. Is this parcel within an Agriculture District? ☐ YES ☐ NO (Check with your local assessor if you do not know.)

5. If YES, Agriculture District #: _____

6. Is this parcel actively farmed? ☐ YES ☒ NO

7. List all farm operations within 500ft of your parcel. Attach additional sheet if necessary

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO

Name: _____
Address: _____

Is this parcel actively farmed? ☐ YES ☐ NO



Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ Date: 20 _____
Christopher Parslow

Revised 1/14/25

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 5/14/26

Application of DANIEL HARRISON under section
8.6 (1) (2) of the (Village of Delanson Town of Duanesburg)
ZONING Ordinance.

Applicant DANIEL HARRISON
Address 583 LAKE RD
DELANSON NY 12053

Phone 518-801-6063 Zoning District R-2 SBL# 45.00-2-4.1

Description of
Project: LOCATE A SHED WITHIN SETBACKS (14X20 SHED)

Determination:
VARIANCE FOR FRONT YARD AND SIDE YARD

Reason supporting determination:
TOWN OF DUANESBURG ZONING ORDINANCE ADOPTED 6/11/15 UNDER
SECTION 8.6 (1) (2) "MINIMUM BUILDING SETBACK DIMENSION - MINIMUM FRONT
SETBACK SHALL BE 80 FEET AND MINIMUM SIDE SETBACK SHALL BE
40 FEET FROM PROPERTY LINE.

Action: Refer to <u>ZBA</u>	for the purpose of <u>VARIANCE</u>
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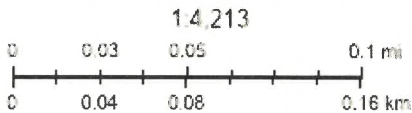
Code Enforcement Officer: Christy Palu

45.00-2-4.1



June 15, 2026

- Parcels
- Roads
 - County Roads
 - Town Roads



New York State, Vanport

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.





265' deep well

82' to 265' deep well

22' to road edge, 49' to road center

14'

20'

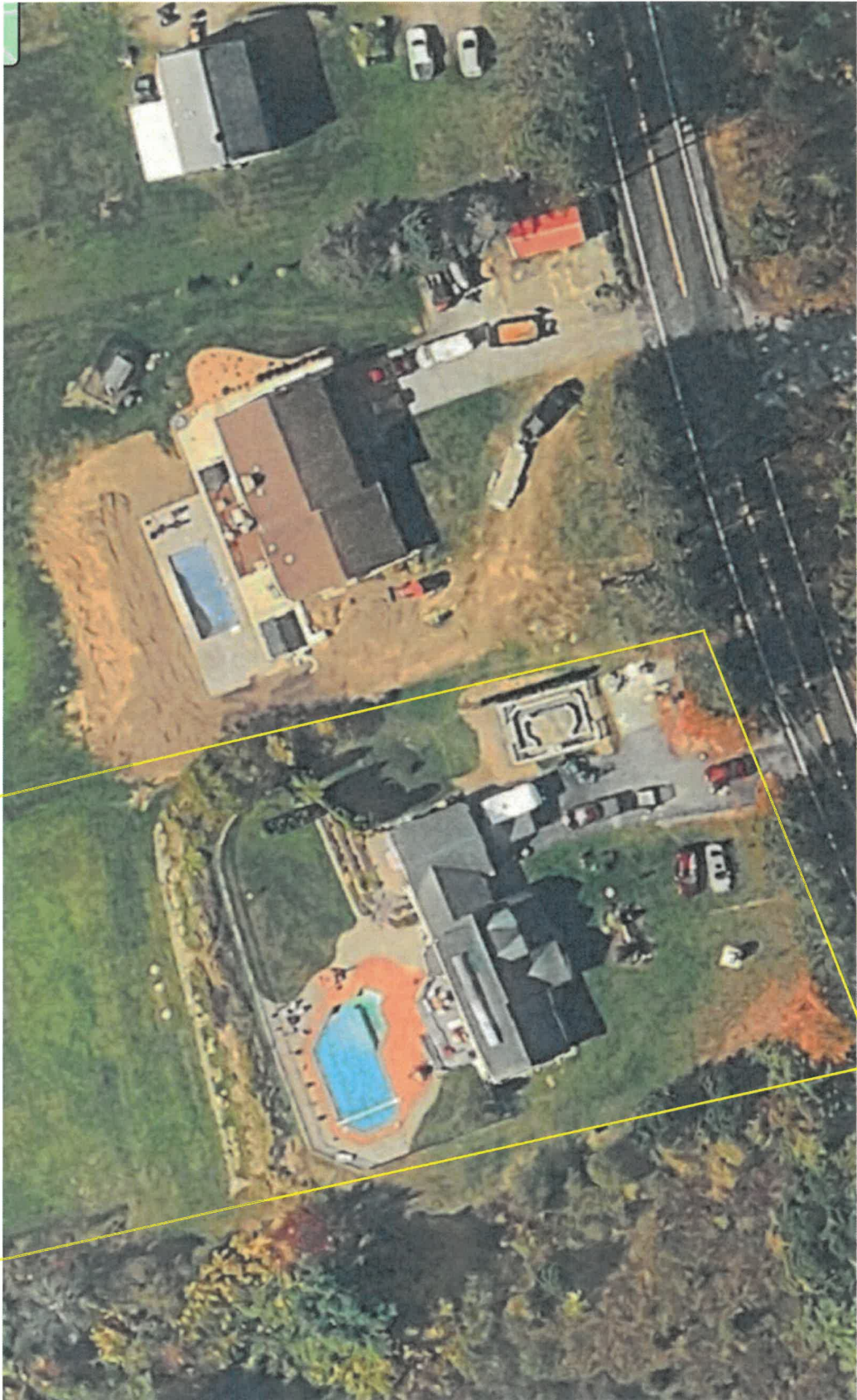
Shed

Property line

3' from shed to line

5.5' from shed to line

57' to neighbor's 260' deep well



1.82 Acre parcel at **583 Lake Rd**, Delanson NY

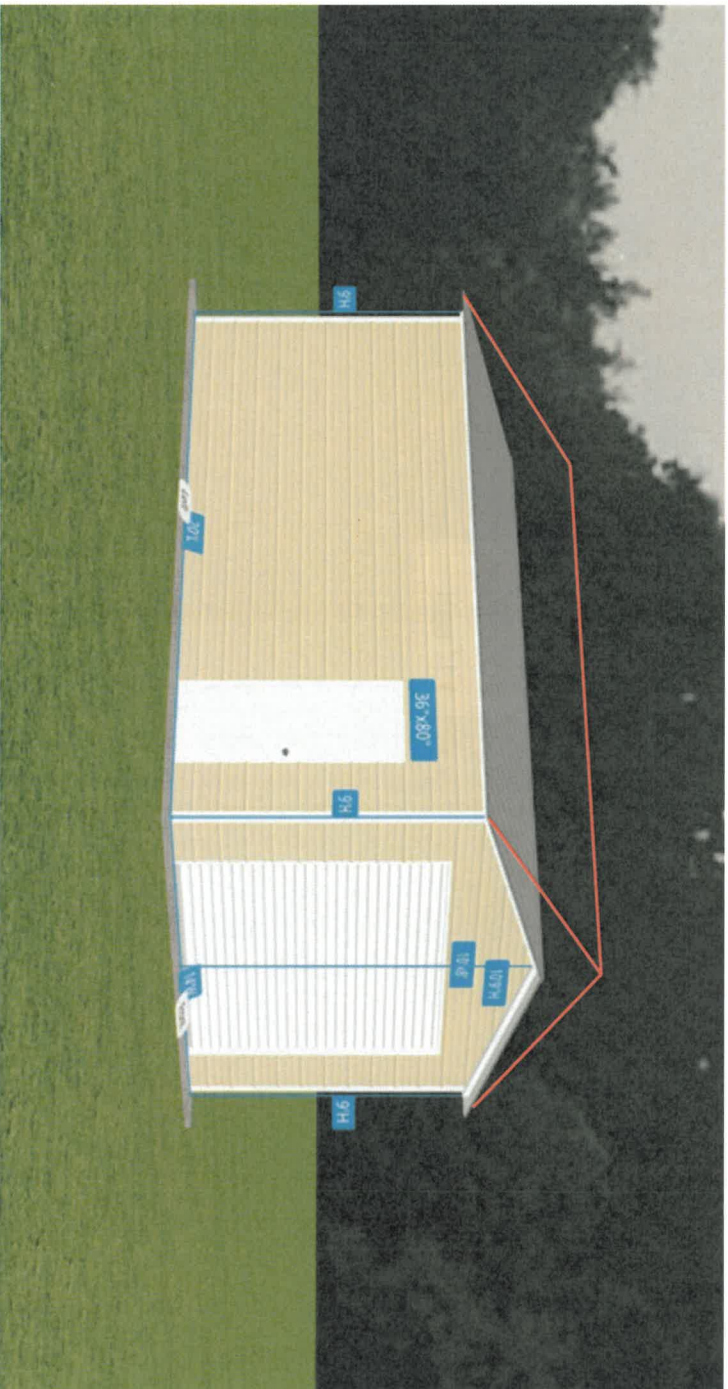


Daniel Harrison
583 Lake Rd
Delanson, NY 12053
Cell: 518 801 6063



Shed:
14' wide
20' deep
11' tall

Next Day Metal Buildings: 14' by 20' with side door and 5/12 or 10/12 roof pitch.



STATE OF NEW YORK	2015	TENTATIVE	ASSESSMENT	EXEMPTION CODE	TOWN	SCHOOL
COUNTY - Schenectady	TAXABLE SECTION OF THE ROLL - 1	UNIFORM PERCENT OF VALUE IS 0.35.60	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE	ACCOUNT NO.
SWIS - 422089	OWNERS NAME SEQUENCE					
TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TOWN	SCHOOL	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DISTRICT			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE	ACCOUNT NO.	
	583 Lake Rd					
45.00-2-4	210 1 Family Res	5,000	STAR 41854	0	0	10,480
Walden, Alan H	Schalmont Cntrl 422801	5,000	COUNTY TAXABLE VALUE		90,000	
Walden, Alan H	ACRES 1.03	90,000	TOWN TAXABLE VALUE		79,320	
639 Lake Rd	EAST-0595115 NRTN-1449050		SCHOOL TAXABLE VALUE		90,000 TO M	
DeLanison, NY 12053	DEED BOOK 1208 PG-0150		FP002 Fire Protection 2			
	FULL MARKET VALUE	261,628				
	639 Lake Rd					
45.00-2-2	220 2 Family Res	4,400	STAR 41854	0	0	10,480
Walden, Alan H	Schalmont Cntrl 422801	4,400	COUNTY TAXABLE VALUE		56,400	
Wilson Sharon L	FRNT 105.00 DPTH 301.00	56,400	TOWN TAXABLE VALUE		56,400	
639 Lake Rd	EAST-0595061 BANK 144891		SCHOOL TAXABLE VALUE		45,720	
DeLanison, NY 12053	DEED BOOK 919 PG-280		FP002 Fire Protection 2		56,400 TO M	
	FULL MARKET VALUE	163,953				
	615 Lake Rd					
45.00-2-3	210 1 Family Res	5,000	STAR 41854	0	0	10,480
Jeffrey, Muscannell Leanna	Schalmont Cntrl 422801	5,000	COUNTY TAXABLE VALUE		80,000	
DeLanison, NY 12053	ACRES 1.03 BANK 210	80,000	TOWN TAXABLE VALUE		80,000	
	EAST-0595173 NRTN-1448993		SCHOOL TAXABLE VALUE		69,320	
	DEED BOOK 1789 PG-544		FP002 Fire Protection 2		80,000 TO M	
	FULL MARKET VALUE	232,558				
	311 Res vac land					
45.00-2-5.2	Schalmont Cntrl 422801	16,000	COUNTY TAXABLE VALUE		16,000	
Walden, Eric K	Waddington Family Trust	16,000	TOWN TAXABLE VALUE		16,000	
Waddington Patricia R	Life Estate		SCHOOL TAXABLE VALUE		16,000 TO M	
2359 Pine Ave	Carol A McIntosh, Trustee		FP002 Fire Protection 2			
Schenectady, NY 12304	EAST-0595491 NRTN-1449038					
	DEED BOOK 1822 PG-191					
	FULL MARKET VALUE	46,512				
	309					
45.00-2-5.12	210 1 Family Res	16,000	COUNTY TAXABLE VALUE		100,000	
Waddington Eric K	Schalmont Cntrl 422801	16,000	TOWN TAXABLE VALUE		100,000	
Waddington Patricia R	Waddington Family Trust	100,000	SCHOOL TAXABLE VALUE		100,000	
2359 Pine Ave	Life Estate		FP002 Fire Protection 2		100,000 TO M	
Schenectady, NY 12304	Carol A McIntosh, Trustee					
	EAST-0595698 NRTN-1449155					
	DEED BOOK 1822 PG-191					
	FULL MARKET VALUE	290,698				
	311 Res vac land					
45.00-2-4.7	Schalmont Cntrl 422801	10,000	COUNTY TAXABLE VALUE		10,000	
Walden, Eric K	Waddington Family Trust	10,000	TOWN TAXABLE VALUE		10,000	
Waddington Patricia R	Life Estate		SCHOOL TAXABLE VALUE		10,000	
2359 Pine Ave	Carol A McIntosh, Trustee		FP002 Fire Protection 2		10,000 TO M	
Schenectady, NY 12304	ACRES 1.00					
	EAST-0595886 NRTN-1449294					
	DEED BOOK 1822 PG-191					
	FULL MARKET VALUE	29,070				

Application for Change of Zoning Map - ZBA

TOWN OF DUANESBURG

5853 Western Turnpike, Duanesburg, NY 12056
Building Department 518-895-2040



Date 6 2 26
MM DD YY

Application # 26-07

Zoning District: R-2

Tax Map ID#: 81.00-3-5.15

Applicant's Name: Emily Mohr

Address: 207 Salisbury Road Delson NY 12053

Phone: 518-258-4362

E-mail: Emmmohrlee706@gmail.com

Property Owner (if different): _____

Address (if different): _____

Emily Mohr
Signature of Property Owner

(Signature of owner indicates they've reviewed the proposal & give their permission).

Proposal (brief description):

Barn to house Horse - Replacing
Pre existing barn

The Property Hereinafter Described, Located at _____

Respectfully Petition(s) the Town Board to Change by Resolution, Pursuant to the Zoning Ordinance, the "Zoning Plan and Map of the Town of Duanesburg," as established by Ordinance Adopted May 31, 1984 and amended Dec. 13, 2001, as to Change of Zone Form _____ to _____.

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Two (2) copies of this application must be reviewed and filed at least ten (10) days prior to the next ZBA meeting.

I CERTIFY THAT THE ABOVE INFORMATION SUBMITTED IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Emily Mohr
Applicant

6/2 20 26
Date

State of New York, county of Schenectady sworn this _____ day of _____, 20____. Notary Public _____

(For Office Use Only)

ALL APPLICATION FEES ARE NON-REFUNDABLE

Application fee paid: \$ _____ ☐ CC ☐ Cash ☐ Check # _____ Date Pd. _____

Reviewed By: _____ 20 _____

Hearing Date: _____ ☐ Approved ☐ Unapproved Approval Date: _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.

Conditions include: _____

ZBA Chairperson

Date 20 _____

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 6/10/26

Application of EMILY MOHR under section
8.2(1) of the (Village of Delanson/Town of Duanesburg)
ZONING Ordinance.

Applicant EMILY MOHR
Address 207 SALSBURY RD
DELANSON NY 12053

Phone 518-258-4362 Zoning District R-2 SBL# 81.00-3-5.5

Description of

Project: BUILD NEW BARN TO REPLACE EXISTING UNSAFE BARN
TO HOUSE HORSE WITHIN 200' OF PROPERTY LINES

Determination:

VARIANCE NEEDED

Reason supporting determination:

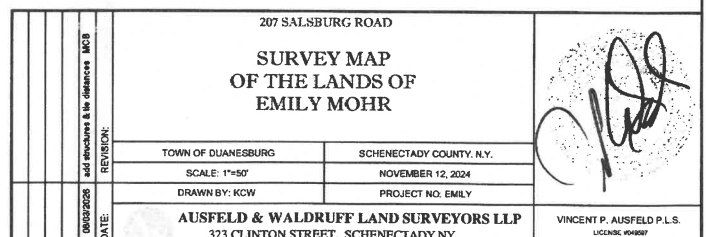
TOWN of DUANESBURG ZONING ORDINANCE ADOPTED 6/11/15 SECTION
8.2(1) "AGRICULTURE, PROVIDED THAT DOMESTIC FARM ANIMALS
ARE KEPT IN BUILDINGS AND STRUCTURES NOT LESS THAN 200 FEET
FROM ANY NEIGHBORING PROPERTY LINE.

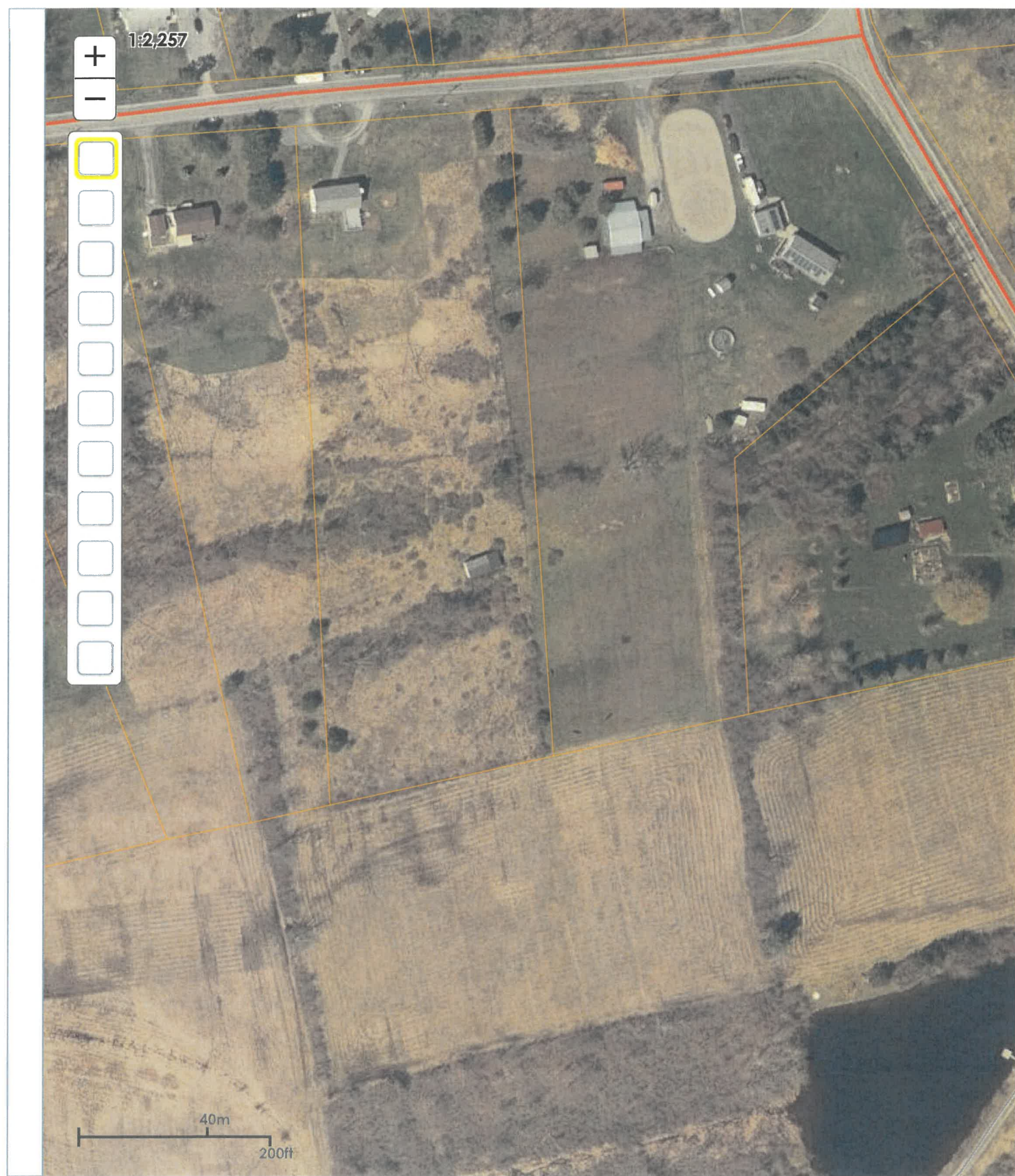
Action: Refer to <u>ZBA</u>	for the purpose of <u>VARIANCE</u>
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Code Enforcement Officer:

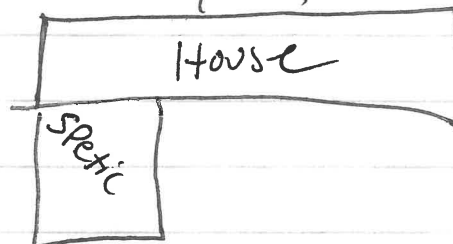
Cheryl Pulow

CRF	○	CAPPED IRON ROD FOUND
CRS	○	CAPPED IRON ROD SET
IRF	○	IRON ROD FOUND
IRP	○	IRON PIPE FOUND
MOF	⊗	MONUMENT FOUND
ELC TRF	□	ELECTRIC TRANSFORMER
LP	○	LIGHT POLE
WV	⊕	WATER VALVE
UP	○	UTILITY POLE
HYD	⊕	HYDRANT
OW	—	OVERHEAD WIRES
EM	○	ELECTRIC METER
GM	○	GAS METER



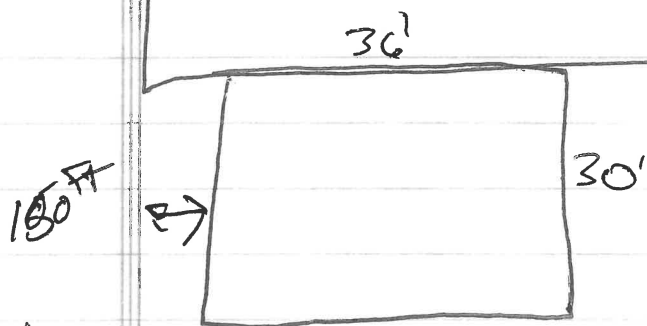


Salsburg Rd



leche Field

1/2 acre Field

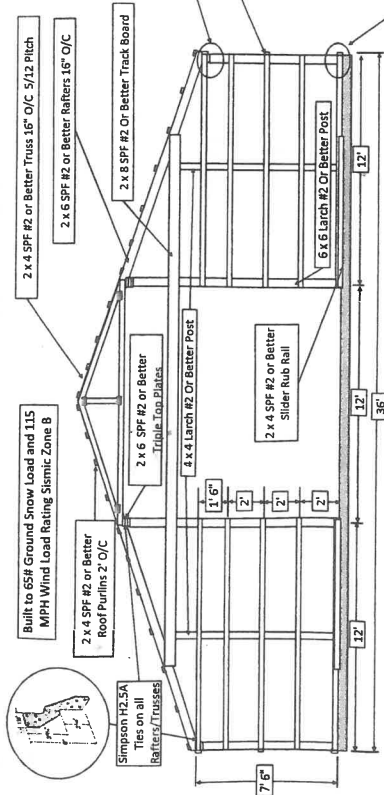


Property line

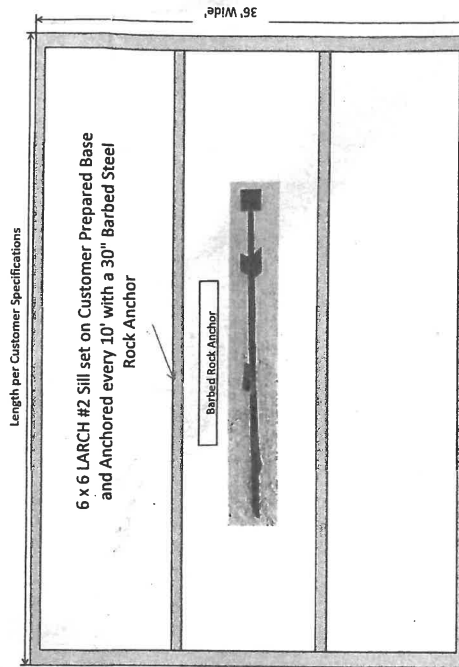
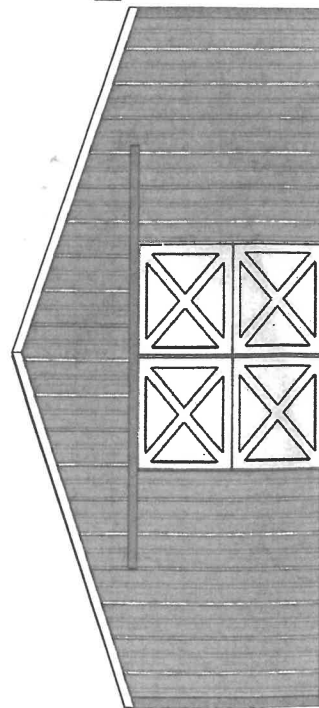
Burn Barn
with Property

Property line

36 WIDE GABLE SIDE 1 & 2 WALL GIRT VIEW



36 WIDE GABLE SIDE 1& 2 ELEVATION



Project For:

2480 State Hwy 30A, Fonda, NY 12068 518-860-0699



SPECIFICATIONS FOR 36' WIDE POST FRAME BARN PACKAGE:

- **MATERIAL PACKAGE**
 - Wood Trusses On Center (5/12 Pitch, 16" OC)
 - 2 x 6 SPF #2 Rattlers on Outside Section (5/12 Pitch, 16" OC)
(Min Spacing Pine Fir With allowable Bending Stress of 575 PSI)
 - Built to Withstand 65lb. Snow Load & 115mph Wind Sismic Zone #2
 - All Built to Roof Connections get Simpson H2.5A Ties
 - 6 x 6 LARCH #2 Eave Posts (8" OC) (Attached to Sill with Simpson Tie 68T)
 - 6 x 6 LARCH #2 Gable Posts (10" OC) (Attached to Sill with Simpson Tie 68T)
 - 4 x 4 LARCH #2 Gable Intermediate Posts (6" OC) (Attached to Sill w/Simpson Tie 68T)
 - SPF #22 x 2 x 6 Foundation Anchored 10" OC W/30" Barbed Roof Anchor
 - 2 x 6 SPF #2 Wall Girts (24" OC) and Roof Purlins (24" OC)
 - 2 x 6 SPF #2 Triple Top Plates
 - 1" x 12" Pine Board & 1" x 2" Batton Siding
 - 23 Ga.Painted Steel Roof
 - No Concrete Provided
 - DO NOT NAIL
 - Two 10" X 8" Solid Siders
- **OPTIONAL OVERHANG ON ALL SIDES**
- **FASTENERS**
 - Galy. Siding Nails
 - 1 1/2 Inch Screw for Steel Roof Panel
 - Galvanized Steel Framing Nails
(For all wood to wood connections)

Application for Building Permit TOWN OF DUANESBURG

5853 Western Turnpike, Duaneburg, NY 12056
Building Department 518-895-2040



Date

5
MM

18
DD

2026
YY

Permit #

2655

Tax Map #: 81.00-3-5.15

Applicant's Name: James Romand

Applicant is (Check one or more): ☒ Owner ☐ Agent ☐ Engineer/Architect ☐ Contractor

☐ Other (Specify):

Address: 207 Salisbury Rd

Zip: 12053

Phone: 518 (257-2944)

Email: JmRomand2@Hotmail.com

Owner's Name: Same

Address:

Zip:

Phone:

Email:

Property Location of Proposed Construction:

Municipality:

Building Setbacks: Please Attach Plot Plan

Zoning District: Lot Size:

Front Yard Depth: Feet

Right Side Yard Width: Feet

Left Side Yard Width: Feet

Rear Yard Depth: Feet

Bldg. Height: Feet Stories

Building Classification: Basn

Floor Area: 36' X 30' 1080 Sq. Ft.

Proposed Building Size:

Proposed Addition Size:

Existing Use of Property:

Explain Proposed Use:

Water Supply: ☐ Municipal ☐ Existing Well ☐ New Well

If a Sanitation Permit is required, it must be obtained prior to issuance of a building permit.

Sanitation Permit #:

Conventional: ☐ Alternative: ☐

Sewer District: Date of Issuance:

Wages are being paid for performance of work: ☐ Yes ☐ No
If yes, provide proof of Workers Compensation:
(Form C-105.2 or CE-200 for Sole Proprietor)

Estimated Cost \$:

35,000

NO BUILDING SHALL BE OCCUPIED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED BY THE BUILDING DEPARTMENT.

Note: THIS BUILDING PERMIT EXPIRES
ONE (1) YEAR FROM DATE OF ISSUANCE.

Signature of Owner, Applicant or Agent

Please see reverse

APPLICATION IS HEREBY MADE to the Building Department for issuance of a Building Permit. The Applicant or Owner agrees to comply with all the applicable laws, ordinance, regulations and all conditions expressed on this application which are part of these requirements and will allow all inspections as required. A BUILDING PERMIT IS REQUIRED BEFORE commencing construction or other improvement, removal, relocation or demolition of any building or structure (including barns, farm residences and other structures) and BEFORE the installation of heating equipment or LP gas and wood burning devices. Undertaking activity that requires a building permit prior to obtaining such permit is prohibited. Once obtained the Building Permit must be made visible from the street and road.

NOTE: Inspections by the Building Department are required as the following schedule (You must call for inspections).

1. Footing Inspection, prior to pouring concrete.
2. Foundation Inspection, prior to pouring concrete.
3. Foundation Inspection, LP or gas prior to backfilling.
4. Framing Inspection, rough plumbing, rough electrical, rough HVAC.
5. Insulation Inspection, prior to enclosing any walls.
6. Final Inspection, when all work has been completed.

* Construction work not in compliance with code provisions shall be required to remain exposed until it has been brought into compliance with the code, been reinspected, and been found satisfactory as completed.

(For Office Use Only)

The above application is hereby (approved) or (disapproved) and permission (granted) or (denied) for the construction, reconstruction or alteration of a building, accessory structure or other work as declared above.

Reason for refusal of permit:

_____ per section _____ of the Town of Duaneburg Zoning Ordinance.
 _____ 5/27/20 20_____
Building & Sanitation Inspector Date

Fee (includes certificated of occupancy)

\$ 345 _____ ☐ Cash ☐ Check # _____ Date Pd. _____

THREE sets of stamped construction documents must be submitted with the application.



**Workers'
Compensation
Board**

Certificate of Attestation of Exemption
from New York State Workers' Compensation and/or
Disability and Paid Family Leave Benefits Insurance Coverage

*****This form cannot be used to waive the workers' compensation rights or obligations of any party.*****

The applicant may use this Certificate of Attestation of Exemption **ONLY** to show a government entity that New York State specific workers' compensation and/or disability and paid family leave benefits insurance is not required. The applicant may **NOT** use this form to show another business or that business's insurance carrier that such insurance is not required. **Please provide this form to the government entity from which you are requesting a permit, license or contract. This Certificate will not be accepted by government officials one year after the date printed on the form.**

**In the Application of
(Legal Entity Name and Address):**

COMMONS ROAD,LLC
DBA: MOHAWK VALLEY SHEDS
2480 STATE HWY 30 A
FONDA, NY 12068
PHONE: 518-212-3131 FEIN: XXXXX6139

**Business Applying For:
Building Permit**

From: TOWN OF DUANESBURG

The location of where work will be performed is
207 SALSBURG RD, DELANSON, NY 12053.

Estimated dates necessary to complete work associated with the building permit are from **May 18, 2026 to October 1, 2026.**

The estimated dollar amount of project is **\$10,001 - \$25,000**

Workers' Compensation Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE SPECIFIC WORKERS' COMPENSATION INSURANCE COVERAGE** for the following reason:

The business is owned by one individual and is not a corporation. Other than the owner, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors.

Disability and Paid Family Leave Benefits Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE STATUTORY DISABILITY AND PAID FAMILY LEAVE BENEFITS INSURANCE COVERAGE** for the following reason:

The business **MUST** be either: 1) owned by one individual; OR 2) is a partnership (including LLC, LLP, PLLP, RLLP, or LP) under the laws of New York State and is not a corporation; OR 3) is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation (in a two person owned corporation each individual must be an officer and own at least one share of stock); OR 4) is a business with no NYS location. In addition, the business does not require disability and paid family leave benefits coverage at this time since it has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability and Paid Family Leave Benefits Law.)

I, RONALD A. RERA, am the Sole Proprietor with the above-named legal entity. I affirm that due to my position with the above-named business I have the knowledge, information and authority to make this Certificate of Attestation of Exemption. I hereby affirm that the statements made herein are true, that I have not made any materially false statements and I make this Certificate of Attestation of Exemption under the penalties of perjury. I further affirm that I understand that any false statement, representation or concealment will subject me to felony criminal prosecution, including jail and civil liability in accordance with the Workers' Compensation Law and all other New York State laws. By submitting this Certificate of Attestation of Exemption to the government entity listed above I also hereby affirm that if circumstances change so that workers' compensation insurance and/or disability and paid family leave benefits coverage is required, the above-named legal entity will immediately acquire appropriate New York State specific workers' compensation insurance and/or disability and paid family leave benefits coverage and also immediately furnish proof of that coverage on forms approved by the Chair of the Workers' Compensation Board to the government entity listed above.

**SIGN
HERE**

Signature:

Date:

5/18/26

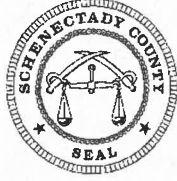
Exemption Certificate Number

2026-040947

Received

May 18, 2026

NYS Workers' Compensation Board



OFFICE OF THE SCHENECTADY COUNTY CLERK

620 STATE STREET
SCHENECTADY, NY 12305-2114
PHONE (518) 388-4220
FAX (518) 388-4224

Cara M. Ackerley
County Clerk

Instrument Number - 202469936

Recorded On 11/19/2024 At 2:12:24 PM

* Instrument Type - DEED

* Book/Page - DEED/2142/340

* Total Pages - 4

Invoice Number - 1234499 User ID: LPD

* Document Number - 2024-4530

* Grantor - TRANSFORMATION PROPERTIES INC

* Grantee - MOHR EMILY MANNING

*RETURN DOCUMENT TO:

SPA CITY TITLE AGENCY LLC

44 HORSESHOE DR

SARATOGA SPRINGS, NY 12866-5050

* FEES

NY REALTY TRANSFER TAX	\$1,260.00
NY LAND SUR	\$4.75
NY E & A FEES	\$116.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$45.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
CONVEYANCE NOTIFICATION	\$10.00
TOTAL PAID	\$1,460.00

TRANSFER TAX

Real Estate Transfer Tax Num - 1378

Transfer Tax Amount - \$ 1,260.00

I hereby CONFIRM that this document is
Recorded in the Schenectady County Clerk's Office
in Schenectady, New York

Cara M. Ackerley
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 202469936



WARRANTY DEED

THIS INDENTURE, made the 12th day of November, 2024

BETWEEN TRANSFORMATION PROPERTIES INC., a New York Corporation with offices located at 60 Glenmere Lane, Coram, New York 11727 (Party of the first part)

and

EMILY MANNING MOHR, residing at 7134 Fuller Station Road, Schenectady, New York 12303 (Party of the second part)

WITNESSETH that the Party of the first part in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration paid by the Party of the second part does hereby grant and release unto the Party of the second part and said Party's heirs and assigns forever,

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, located in the Town of Duaneburg, County of Schenectady and State of New York, bounded and described as follows:

**SAME PREMISES AS DESCRIBED IN SCHEDULE "A" ATTACHED
HERETO AND MADE A PART HEREOF.**

BEING the same premises conveyed by Kelly Mullen, as Administrator of the Estate of Neilene M. Rabideau to Transformation Properties Inc. by deed dated October 27, 2023, recorded in the Schenectady County Clerk's Office on December 18, 2023, as Instrument #202370985.

THIS CONVEYANCE is being made in the ordinary course of business of the grantor and does not constitute all or substantially all of the assets of the corporation.

SUBJECT to all the covenants, conditions, restrictions, easements and assessments of record affecting said premises, if any.

TOGETHER with the appurtenances and all the estate and rights of the Party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Party of the second part, said Party's heirs and assigns forever.

AND the Party of the first part covenant as follows:

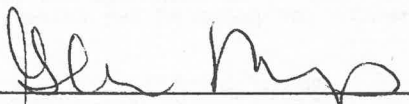
FIRST, that the Party of the second part shall quietly enjoy the said premises;

SECOND, that said Party of the first part will forever WARRANT the title to said premises.

THIRD, that the Party of the first part, in compliance with section 13 of the Lien Law, covenant that the Party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

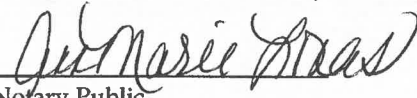
IN WITNESS WHEREOF the Party of the first part has hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF:


GLORIA MARQUES, Vice President
TRANSFORMATION PROPERTIES INC.

State of New York)
 County of Suffolk) ss.:

On the 1st day of November in the year 2024, before me, the undersigned, personally appeared **GLORIA MARQUES**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


 Notary Public

AnnMarie Lonas
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 01L00023667
 QUALIFIED IN SUFFOLK COUNTY
 MY COMMISSION EXPIRES APRIL 17, 2028

Record and Return to:
 Vanessa M. Baer, Esq.
 1412 Route 9P
 Saratoga Springs, NY 12866

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Duaneburg, County of Schenectady, State of New York, bounded and described as follows:

BEGINNING at a point in the southerly line of SALSBURG ROAD at a distance of 569.73 feet easterly from the northeasterly corner of the lands of WEAVER and proceeding thence South 69 degrees, 26 minutes, 24 seconds East and along the southerly line of SALSBURG ROAD, a distance of 210.0 feet to a point; thence South 16 degrees, 29 minutes, 35 seconds West and along the westerly line of the lands of WARDELL a distance of 692.64 feet to a point; thence North 80 degrees, 20 minutes, 00 seconds West and along the northerly line of the lands of JANSEN a distance of 220.0 feet to a point; thence North 17 degrees, 11 minutes, 36 seconds East and through the lands of RYAN a distance of 733.74 feet to the point of beginning.

Nelson Gage, Chairperson
Chris Parslow, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Board Attorney



Jonathan Lack, Vice Chairperson
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Caitlin Mattos, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Zoning Board Minutes
May 19th, 2026
Draft Copy

MEMBERS PRESENT: Chairman Gage, Vice Chairman Lack, Board Member Ganster, and Board Member Leoni. Also attending Melissa Deffer, Planning and Zoning Clerk. Absent: Board Member Link Pettit, Board Member Boggs, Board Member Mattos.

INTRODUCTION: Chairman Gage opened the meeting at 7:01 pm and welcomed everyone.

OPEN FORUM:

Chairman Gage/Vice Chairman Lack made a motion to open the public forum.

Chairman Gage aye, Vice Chairman Lack aye, Board Member Ganster aye, Board Member Leoni aye **Approved.**

Mr. Needham, who is already on the agenda for tonight's meeting, asked for clarification on whether he needed to come to the Planning Board meeting scheduled for this Thursday as the Building Inspector had advised him to do? Vice Chairman Lack explained to Mr. Needham that a Public Hearing will need to be held first for the Zoning Board application and then Mr. Needham could go in front of the Planning Board pending The Zoning Board approvals.

Chairman Gage/Board Member Leoni made a motion to open the public forum.

Chairman Gage aye, Board Member Leoni aye, Vice Chairman Lack aye, Board Member Ganster. **Approved.**

PUBLIC HEARING: NONE.

OLD BUSINESS: NONE.

NEW BUSINESS:

#26-04 Herath, William: SBL#35.09-1-6.12(L-1) Located at 457 Batter St is seeking a area variance needed to construct a new home on a preexisting undersized lot. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 7.1.5(1)0 minimum lot sizes "minimum land area shall be 43.560 Sq feet".

Mr. Herath explained to the Board that a year and a half ago he had an uninhabitable camp torn down, after obtaining a Demolition permit from the Building Department. Mr. Herath would now

Town Hall • 5853 Western Turnpike • Duanesburg, NY 12056 • (518) 895-8920

like to put a new dwelling on the property in the same location, but because it has been a little over a year the Building Inspector had told him he needs to apply for a Variance. The new home is going to be 20x30 (same size as the old camp) and unlike the original camp that was there that was sitting on field stone, the new home will have a slab. The home is going to be his primary home; Mr. Herath will live in year-round. The home is going to be 2 stories, roughly about 10 feet higher than the original Camp, but not over height that is allowed in an L-1 zone. For the next meeting the Board would like Mr. Herath to have a tax map of the parcel with the North arrow labeling the land layout and a copy of the deed.

Chairman Gage/ Vice Chairman Lack made a motion to determine that this project is an exempt type 2 action pursuant to title 6 NYCRR Section 671.5C(16) and no action pursuant to SEQRA is required for this individual setback for a side yard variance of **#26-04 Herath, William**.

Chairman Gage aye, Vice Chairman Lack aye, Board Member Ganster aye, Board Member Leoni aye **Approved**.

Vice Chairman Lack/Chairman Gage made a motion to set the public hearing for the application of **#26-04 Herath, William** current address P.O. Box 4959 Schenectady, the property address of 457 Batter St, SBL#35.09-1-6.12 for a preexisting undersized lot per Duanesburg Zoning Ordinance 7.1.5 and a 15 foot side yard setback under 7.1.602 for the June 16th, 2026, meeting.

Vice Chairman Lack aye, Chairman Gage aye, Board Member Ganster aye, Board Member Leoni aye **Approved**.

#26-05 Needham, Lewis: SBL#35.09-2-12.11(L-1) Located at 712 S. Shore Rd is seeking an area variance to separate one main lot and creating 2 non-conforming lots. The Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 7.1.5(1)0 minimum lot sizes "minimum land area shall be 43.560 Sq feet".

Mr. Needham explained to the Board that he would like to purchase a portion of 712 S. Shore Rd that has a garage preexisting on the parcel that borders Mr. Needham's existing parcel. 712 S. Shore Rd is currently owned by Eugene Yauchler. The parcel in question is split by S. Shore Rd. Chairman Gage expressed his concerns of taking a preexisting undersized lot already consisting of 1.08 acres and making the parcel even more undersized. The ZBA Board agrees with Chairman Gage. Chairman Gage is going to reach out to the Town Attorney for advisement for the next meeting but agreed to move forward with the public hearing as to not to delay the application process.

Vice Chairman Lack/Board Member Ganster made a motion to set the public hearing for the application of **#26-05 Needham, Lewis** current address 648 S. Shore Rd SBL#35.09-2-15, the property address of 712 S. Shore Rd, SBL#35.09-2-12.11 for a potential variance per Duanesburg Zoning Ordinance 7.1.5(1) for a potential purchase of a piece of 712 S. Shore Rd SBL#35.09-2-12.11 to take place at the June 16th, 2026, meeting.

Vice Chairman Lack aye, Board Member Ganster aye, Chairman Gage aye, Board Member Leoni aye **Approved**.

OTHER: NONE.

ZONING BOARD MEETING MINUTES:

Vice Chairman Lack/ Board Member Ganster made a motion to accept the May 19th, 2026, meeting minutes.

Vice Chairman Lack aye, Board Member Ganster aye, Chairman Gage aye, Board Member Leoni aye. **Approved.**

AJOURNMENT:

Board Member Ganster/Board Member Leoni made a motion to adjourn the June 16th, 2026, meeting at 8:06 PM.

Board Member Ganster aye, Board Member Leoni aye, Chairman Gage, Vice Chairman Lack aye. **Approved.**

I, Melissa Deffer, Planning and Zoning Clerk of the Town of Duanesburg, hereby certify that this is a true and accurate transcript of the Zoning Board Meeting held on Tuesday March 17, 2026.