

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
May 19th, 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: 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".
Comments:

#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:

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Melissa Deffer, Zoning Clerk
Terresa 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

#26-06 Harrison, Daniel: SBL#45.00-2-4.1(R-1) Located at 583 Lake Rd 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:

OTHER: NONE.

MINUTE APPROVAL:

MARCH 17, 2026, ZONING BOARD OF APPEALS MEETINGS

Comments:

Approved: Yes _____ No _____

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

Variance Application for The Zoning Board of Appeals

TOWN OF DUANESBURG

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



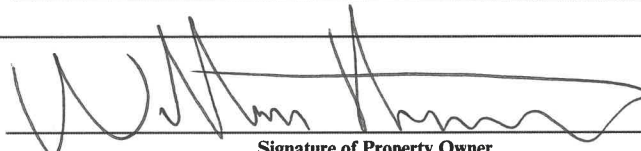
Date
MM DD YY

Application # 26-04

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: 4 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.

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 5/14/20

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 A1 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>

Code Enforcement Officer: Chithi Palu

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Deck

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Anderson 200 - Lerrystone/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

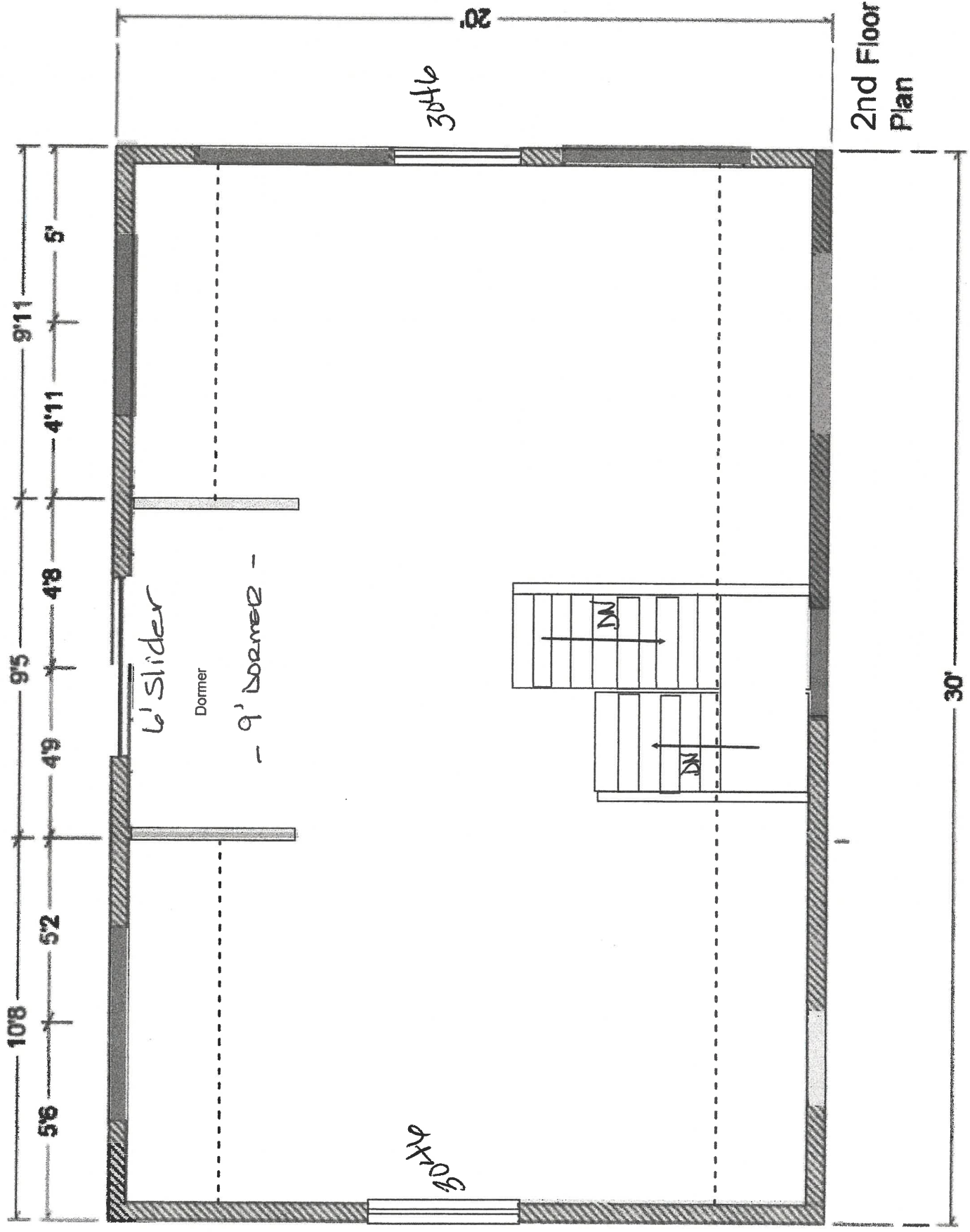
Gambrel
Attic
Truss
For Loft

Main Floor Plan

The plan shows a rectangular house with overall dimensions of 30'0" by 18'4". The layout includes:

- Front Porch:** 6'0" wide slider door, 9'5" wide, 4'9" deep.
- Living Area:** 30'4" wide, 15' deep, featuring a fireplace (3046-2) and a large window (3046-2).
- Bedroom:** 10' x 10', containing a bed (3046-2) and a closet (3046).
- Bathroom:** 5' x 10', containing a tub, toilet, sink, and a "Full height storage" cabinet.
- Kitchen:** 5'5" wide, 15' deep, containing a stove (3030), sink, and cabinets (3068).
- Stairs:** A central staircase with "UP" and "DN" directions.
- Dimensions:**
 - Overall width: 30'0"
 - Overall depth: 18'4"
 - Front porch width: 6'0"
 - Living area width: 30'4"
 - Bedroom width: 10'0"
 - Bathroom width: 5'0"
 - Kitchen width: 5'5"

William Heath



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: 20
Date

☐ 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

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

Owner (if different from Applicant):

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 & I across the street where the garages are.

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 Yawler
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.

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 5/14/26

Application of LEWIS NEEDHAM
CHIEF SUPERVISOR 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: Chiefta Pelt



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

Carla Saglimbenti
Deputy County Clerks

Cara M. Ackerley
County Clerk

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
SEC. 35
R.P.T.S.A.
EXCAP IDENT.
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."

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

[illegible]

712 S Shore

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.

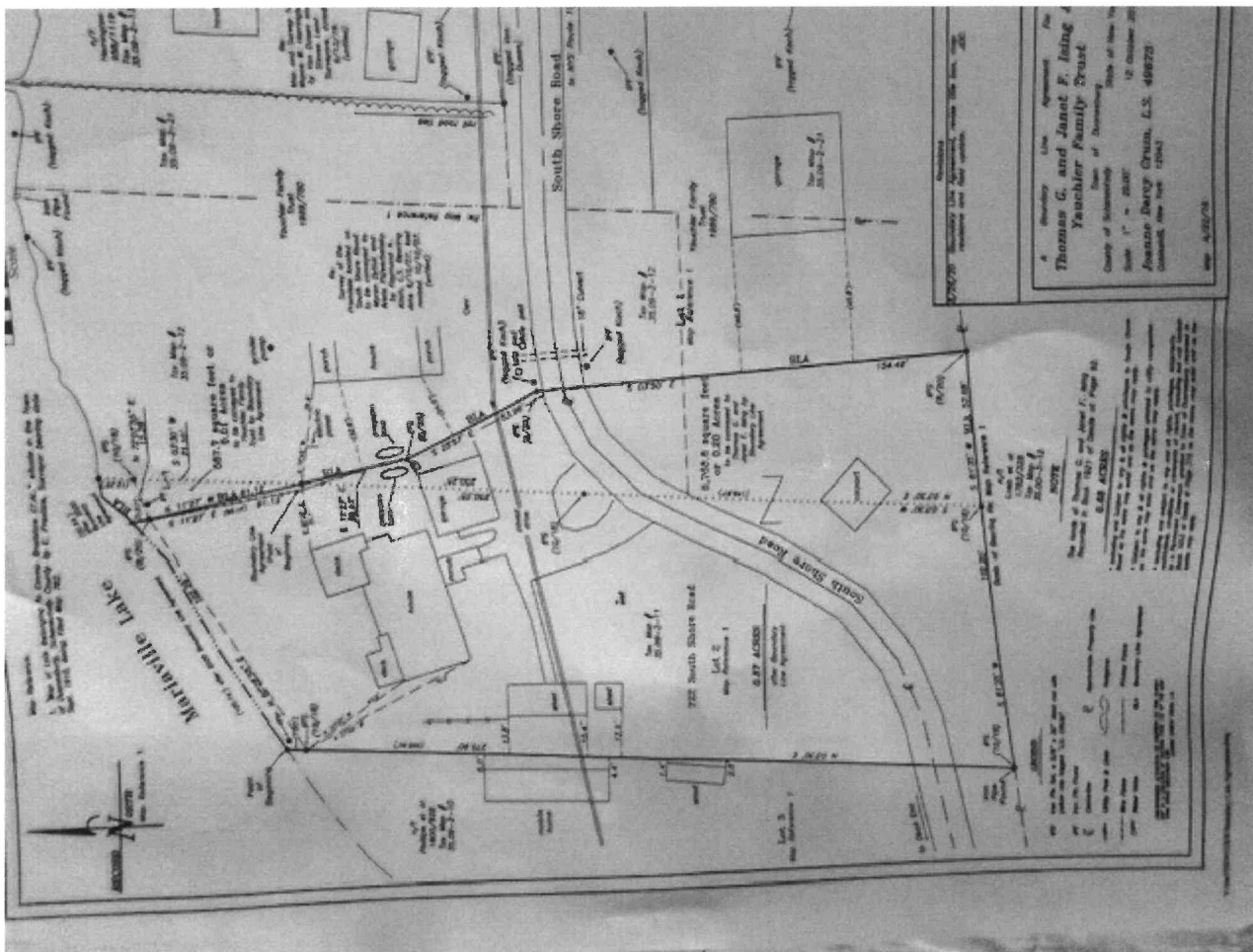


Sent from my iPhone

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.

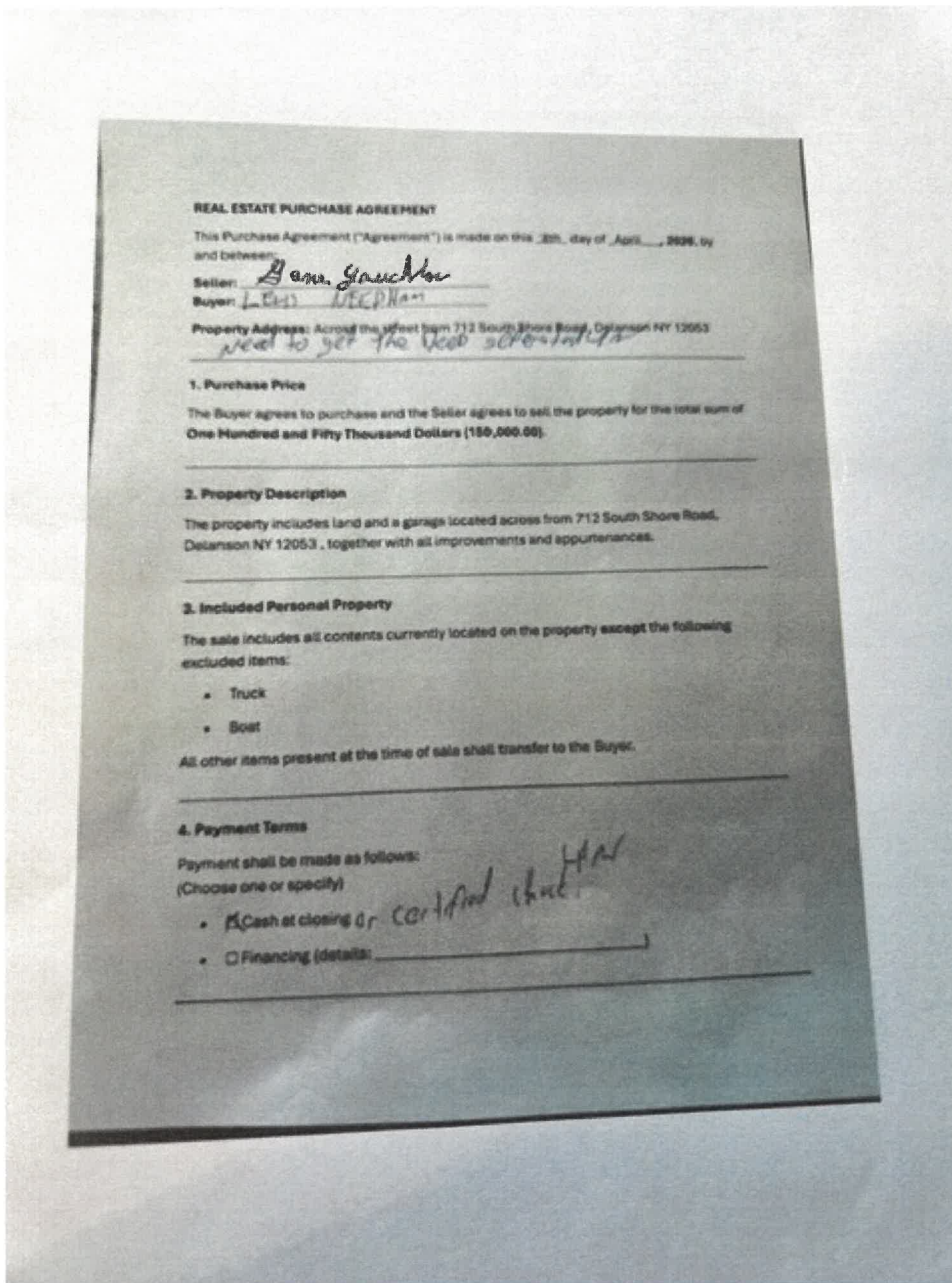
10. Signatures
Seller Signature: Gene Gauch Date: 4/9/26
Buyer Signature: [Signature] Date: 4/8/26

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, Duaneburg, 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#: _____

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 UNDERSIZE 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.

Applicant 5-07-2026
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
(For Office Use Only)

Receipt		Date <u>5/12/26</u>	<u>583851</u>
Received from <u>Daniel Harrison</u>		\$ <u>150.00</u>	
		Dollars	
☐ For Rent			
☐ For <u>Area Variance</u>			
ACCOUNT		☐ CASH	
PAYMENT	<u>150.00</u>	☒ CHECK	
BAL. DUE		☐ MONEY ORDER	
		☐ CREDIT CARD	
		From <u>Jeffrey M. Howe</u>	To <u>Jeffrey M. Howe</u>
		By <u>Jeffrey M. Howe</u>	
		05-15	

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 ADGER 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: _____

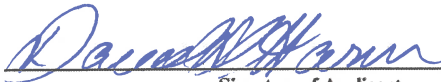
Is this parcel actively farmed? ☐ YES ☐ NO

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>
-----------------------------	------------------------------------

Code Enforcement Officer: Christy Palu





265' deep
well

82' to
265' deep
well

22' to road
edge, 49'
to road
center

14'

20'

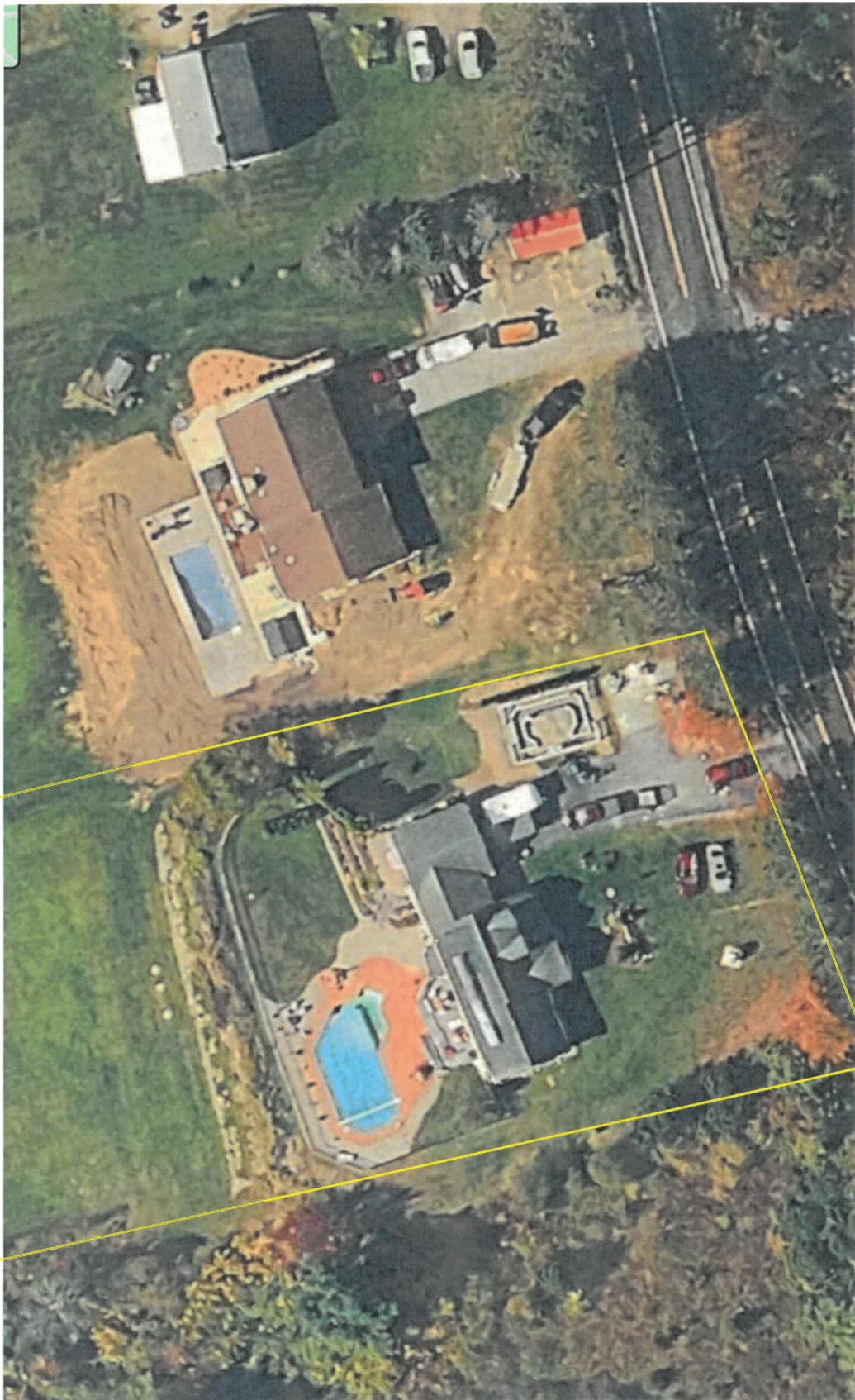
Shed

Property
line

3' from shed
to line

5.5' from
shed to line

57' to
neighbor's
260' deep
well



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

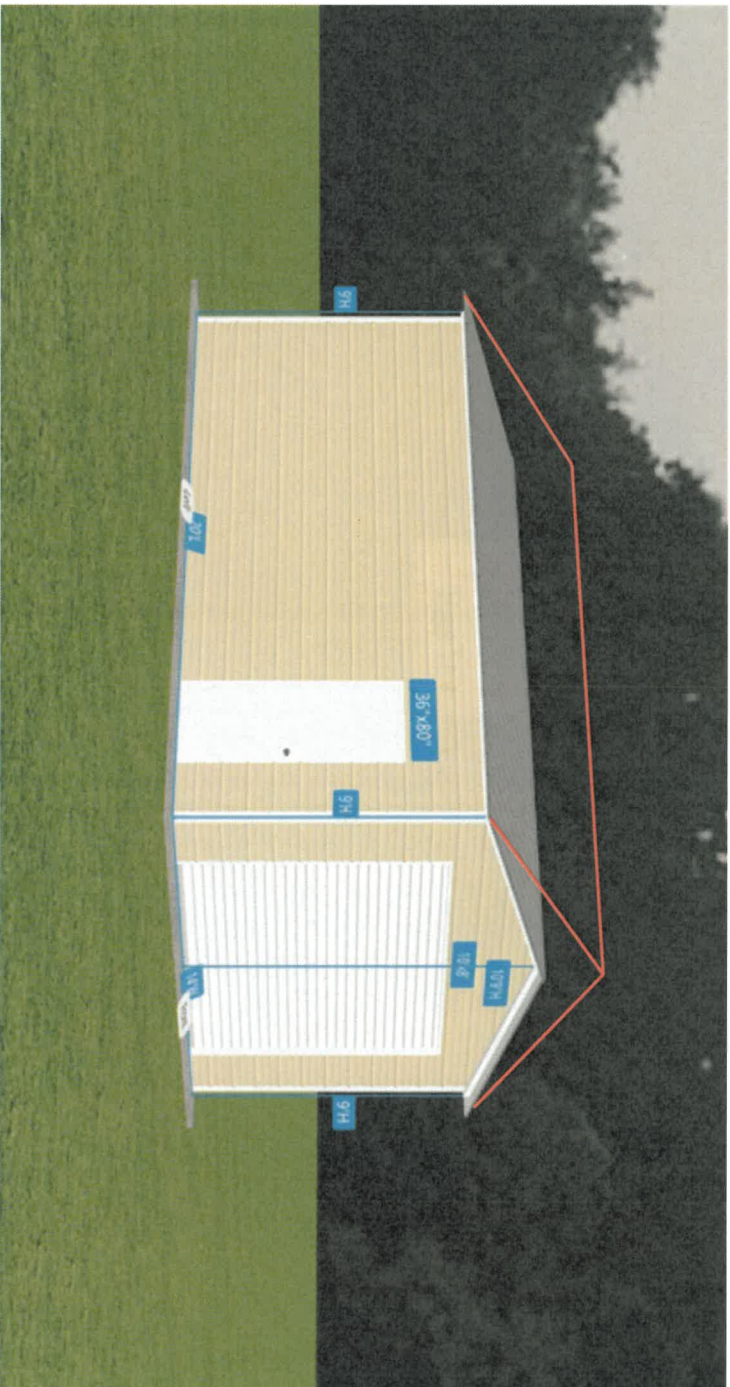
1.82 Acre parcel at **583 Lake Rd**, Delanson NY





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.



[illegible]

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
April 21st, 2026
Draft Copy

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

INTRODUCTION: Chairman Gage opened the meeting at 7:00 pm and welcomed everyone.

OPEN FORUM: NONE.

PUBLIC HEARING:

#26-03 Hickory Hill Smokehouse, LLC: SBL#64.00-1-34.112(C) Located at 3803 State Highway 30 is seeking a variance needed for a sign over the allowed sized. Under The Town of Duanesburg zoning ordinance section 13.4.7 C1 and C2 "sign regulations," sub section 1B.

Chairman Gage took a moment to reiterate that Mr. Alotta looking to increase the size of the sign from 30 square feet, which is currently approved under C1 zoning for commercial signs, and add an additional 6 square feet for a total of 36.

Chairman Gage/Vice Chairman Lack made a motion to open the public hearing of #26-03 Hickory Hill Smokehouse, LLC.

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

No public comment.

Chairman Gage/Board Member Leoni made a motion to close the public hearing of #26-03 Hickory Hill Smokehouse, LLC.

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

Chairman Gage/Vice Chairman Lack made a determination that this is an exempt type two action, and no further action is required for SEQR for the front yard variance of #26-03 Hickory Hill Smokehouse, LLC.

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

Chairman Gage went through the findings with the board. 1. Whether an undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties? No. 2. Whether the benefits sought by the applicant can be achieved by a feasible alternative to the variance? No. 3. Whether the requested variance is substantial? No. 4. Whether the variance would have an adverse impact on the physical or environmental conditions in the neighborhood? No. 5. Was the alleged difficult self-created? Yes.

Vice Chairman Lack/Board Member Leoni made a motion to grant a 6 sq ft sign variance per zoning ordinance 13.4.7 C1 and C2 for the application of **#26-03 Hickory Hill Smokehouse, LLC**, located at 3803 State Highway 30, SBL 64.00-1-34.11 provided the Town Highway superintendent signed off on site, which can be coordinated with the code enforcement office. Vice Chairman Lack aye, Board Member Leoni aye, Chairman Gage aye, Board Member Ganster aye. **Approved.**

OLD BUSINESS: NONE.

NEW BUSINESS: NONE

OTHER: NONE.

ZONING BOARD MEETING MINUTES:

Vice Chairman Lack/ Board Member Ganster made a motion to accept the March 17, 2026, meeting minutes with one correction.

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

AJOURNMENT:

Chairman Gage/Board Member Leoni made a motion to adjourn the April 21st, 2026, meeting at 7:22PM.

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

I, Lindsay Althiser, 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.