

**TOWN OF PLATTEKILL
ZONING BOARD OF APPEALS
P.O. BOX 45
MODENA, N.Y. 12548**

JULY 10, 2014

THE MEETING FOR THE ZONING BOARD OF APPEALS OPENED WITH A SALUTE TO THE FLAG BY CHAIRMAN, WILFRIDO CASTILLO AT 8:00 P.M.

ROLL CALL: Chairman, Wilfrido Castillo, Bruce Jantzi, Pearl Morse, Lawrence Keeno, Lawrence Lindenauer , George Hickey, Joseph Egan

MINUTES

January 23, 2014

MOTION: Mr. Hickey made a motion to move the minutes to the end of the meeting with Mr. Jantzi seconding the motion. On the vote: Mr. Castillo-aye Mr. Jantzi-aye Mr. Lindenauer-aye Mrs. Morse-aye Mr. Keeno-aye Mr. Hickey-aye Mr. Egan-aye

NEW BUSINESS

Trans-Hudson Management Corp. Variance SBL#101.1-1-11

Mr. Castillo-(to Mr. Dates) would you state your name for the record?

Mr. Justin Dates-My name is Justin Dates with Maser Consulting and we are the representatives for Trans-Hudson Management Corporation, the contract purchaser of the property (located at 2067 Route 32). Do you want me to go over the plan?

Mr. Castillo-Yes, basically

Mr. Dates-The site is the current Babba Louie facility which is across the street from Hannaford. What is out there right now, is the existing building is over 1200 square feet. They are looking to construct a Dunkin Donuts which is about 1406 square feet, so slightly larger. They are using the existing footprint but there are three areas that need expansion. They are going out the back, and a cold storage would be in this area (showing on the map). They are doing a bump out for the drive-thru, so that is not flush up against the building. The third piece going out toward Route 32, is a vestibule.

Mr. Castillo-That is basically why you are coming before us, because of the area in the front.

Mr. Dates-That is correct. So, the existing building and overhang is already 20.05 feet from the front property line. With the proposed vestibule bump out, we are at 20 feet. We are in

the BD 40- zone, so the front yard setback is 35 feet. That is a 15 foot variance, but with pre-existing conditions, we are at about one foot. Otherwise we are looking to more or less stay within or reduce the paved areas for the site. We have our parking which meets code. We have dumpster and loading areas in the back of the site. We would be looking to using the exist well and septic. We are working with the Ulster County Health Department on that.

Mr. Castillo-By having the double doors in the front, it makes it easier accessibility for handicapped access. Does anyone else have any questions?

Mrs. Morse-I just have a concern about the septic, because what is there now, is half in the building and half out, the empty part is inside that little back shed.

Mr. Dates-We know we have to work with the Health Department.

Mr. Castillo-The other thing is that when it comes in front of the Zoning Board, it is the front of the building. Everything else would be reviewed by the Planning Board.

Mr. Jantzi-The building as it exists is going to be totally demolished?

Mr. Dates-Yes. They will look to utilize part of the foundation, and use what they can.

Mr. Jantzi-How far out from the building is the vestibule?

Mr. Dates-It is five feet.

Mr. Lindenauer-There is an existing bump out right now.

Mr. Castillo-Yes, but there are no footings.

Mr. Hickey-(To Mr. Dates) where are you locating the septic tank?

Mr. Dates-The septic tank right now is roughly in this corner (showing on the map), the tank will have to be H2O loading so they can have cars driven over it. We have some investigation to do on the existing conditions of the septic, and right now we are talking with the Ulster County Health Department, to confirm what permitting requirements they are going to need.

Mr. Castillo-Does anybody else have any questions?

MOTION: Mrs. Morse made a motion to set this application up for a public hearing for August 14th. with Mr. Hickey seconding the motion. On the vote: Mr. Castillo-aye Mr. Jantzi-aye Mrs. Morse-aye Mr. Keeno-aye Mr. Lindenauer-aye Mr. Hickey-aye Mr. Egan-aye.

MINUTES

January 23, 2014

MOTION: Mrs. Morse made a motion to accept the January 23, 2014 minutes as written with Mr. Jantzi seconding the motion. On the vote: Mr. Castillo-aye Mr. Jantzi-aye Mrs. Morse-aye Mr. Keeno-aye Mr. Lindenauer-aye Mr. Hickey-aye Mr. Egan-aye.

ADJOURMENT

MOTION: Mr. Egan made a motion to adjourn with Mr. Jantzi seconding the motion. On the vote: On the vote: Mr. Castillo-aye Mr. Jantzi-aye Mrs. Morse-aye Mr. Keeno-aye Mr. Lindenauer-aye Mr. Hickey-aye Mr. Egan-aye.

The meeting adjourned at 8:20 p.m.

Respectfully submitted by Susan Bolde, Zoning Board Clerk