

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

**AUGUST 28, 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, Lawrence Keeno,  
George Hickey, Pearl Morse, Lawrence Lindenauer

Excused absence: Joseph Egan

***MINUTES***

August 14, 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. Keeno-aye Mr. Hickey-aye Mr. Lindenauer-aye Mrs. Morse-aye

***PUBLIC HEARING continuation***

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

Mr. Castillo-This is a continuation of the public hearing for a Dunkin Donuts for a fifteen foot  
front yard setback variance. Does anyone have any questions?

Mr. Justin Dates-(Representing Trans-Hudson Management Corp.) they are looking to put a  
Dunkin Donuts there, a little over 1,400 square feet. To get to that size there are  
three expansions that will have to go on to the building. One out the west, one  
on the southern end of the building, and the front is for the vestibule. In the  
BD40 zone you have to have a thirty five foot front yard setback. The existing  
building is actually only 20.95 feet and that is from the overhang, so we have to  
go 20.95 feet closer to Route 32, and that would be a fifteen foot reduction.

Mr. Hickey-I have a question, this would be a demolition and new construction, right?

Mr. Dates-What they are going to do is utilize the existing foundation, the interior, pretty much a  
complete demolition. The exterior walls, once they have that opened up, they will see  
what is salvageable.

Mr. Castillo-Any other questions?

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Mr. Lindenauer-Is there any roadside signage, like the existing signs there now?

Mr. Dates-They will be looking to utilize those signs for Dunkin Donuts.

Mr. Lindenauer-They will have a sign on the building?

Mr. Dates-They will have a sign on the building. They also have what is called a ladder sign

Mr. Lindenauer-That will go where Babba Louies sign is now?

Mr. Dates-Yes

Mr. Castillo-Are there any other questions? A motion to close the public hearing

**MOTION:** Mr. Hickey made a motion to close the public hearing with Mrs. Morse seconding the motion. On the vote: Mr. Castillo-aye Mr. Jantzi-aye Mr. Lindenauer-aye Mr. Hickey-aye Mr. Keeno-aye Mrs. Morse-aye

Mr. Jantzi-We were waiting for the County comments

Mr. Castillo-The Ulster County Planning Board didn't send any comments, and nothing was received by the deadline of August 17<sup>th</sup>.

Mr. Jantzi-I believe we are beyond the thirty days

Mr. Castillo-Let's go over the five factors:

## **AREA VARIANCE FINDINGS & DECISION**

**APPLICANT: Trans-Hudson Management Corp.**

**FACTORS CONSIDERED:**

1. Whether the variance will result in an undesirable change in the character of the neighborhood or a detriment to nearby properties;

NO NO NO NO NO NO

WC LL BJ GH LK PM

2. Whether the benefit sought by the applicant can be achieved by some other feasible alternative to the variance:

NO NO YES YES NO NO

WC LL BJ GH LK PM

3. Whether the requested variance is substantial:

NO NO NO NO NO NO

WC LL BJ GH LK PM

4. Whether the variance will have an adverse impact on the physical or environmental conditions in the neighborhood:

NO NO NO NO NO NO

WC LL BJ GH LK PM

5. Whether the alleged difficulty was self-created which will be relevant but not necessarily conclusive on the application for the variance;

YES YES YES YES YES YES

WC LL BJ GH LK PM

Based upon the above, does the benefit to the applicant outweigh the detriment to the community?

YES NO NO NO NO NO

WC LL BJ GH LK PM

**CONDITIONS:** None

**MOTION:** Mr. Jantzi made a motion to grant a fifteen foot front yard setback variance with Mr. Hickey seconding the motion. On the vote:

On the vote:	AYE	NAY	ABSTAIN
Chair: Wilfrido Castillo	X		
Vice-chair: Larry Lindenauer	X		
Bruce Jantzi	X		
Joseph Egan	absent		
George Hickey	X		
Lawrence Keeno	X		
Pearl Morse	X		

Variance approved: August 28, 2014



***MINUTES***

August 14, 2014

**MOTION:** Mr. Jantzi made a motion to approve the minutes as written with Mr. Hickey seconding the motion. On the vote: Mr. Castillo-aye Mr. Lindenauer-aye Mr. Jantzi-aye Mr. Hickey-aye Mr. Keeno-aye Mrs. Morse-aye

***DISCUSSION***

**BUDGET**

Mr. Castillo-We will wait to do the budget until I receive the breakdown on how much was spent from the Bookkeeper.

**TRAINING**

Mr. Castillo-Have we put a memo in to the Town Board on the training for the six month period?

Clerk-We did not send a memo to the Town Board for the attendance, because we had so few meetings, but I will send the Town Board a memo on the status of the training.

Mr. Castillo-So, we will not have another meeting until something comes up.

***ADJOURNMENT***

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted by Susan Bolde, Zoning Board of Appeals Clerk