

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

**MAY 14, 2015**

**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, Pearl Morse, Larry Lindenauer, George Hickey

Absent: Joe Egan

***MINUTES***

April 23, 2015

**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 Mrs. Morse-aye Mr. Lindenauer-aye , Mr. Hickey-aye

**OLD BUSINESS**

*Trans-Hudson Management Corporation for Dunkin Donuts 101.1-1-11 Variance*

Mr. Justin Dates was present to represent Trans-Management Corporation

Mr. Castillo-(to Mr. Dates) so what happened at the Planning Board this past Tuesday?

Mr. Dates-Tuesday, we met with the Planning Board regarding the project and we went over the variances again with them. Their engineer was there and we went over several scenarios and no other variances came out of that meeting.

Mr. Castillo-Was there anybody there from the public to ask questions.

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Mr. Dates-Mr. Wilkin just mentioned that he was here last time and wanted to coordinate with the two boards.

Mr. Castillo-When you were here for the first variance there were a couple people from the public and it was brought up about the lighting and the voice box from the sign and that Baba Louis was supposed to put up a fence. Did Planning bring that up at all?

Mr. Dates-That was not brought up. Actually, this gentleman in the audience is the neighbor.

Mr. Castillo-This is handled at the Planning Board. But since this is a discussion, I told them that I would discuss this. There is a gentleman in the audience that has a question regarding fencing.

Mr. Christopher Dean Gay-We had spoken before about a fence going up. I'm just here wondering how I should go about asking to have one put up.

Mr. Castillo-That is actually the Planning Board. They normally look at the landscaping and screening. We just deal with the variances.

Mr. Gay-I wanted to attend the meeting and kind of get my bearings.

Mr. Dates-And I have notes about his concern.

Mr. Castillo-What are your concerns about the fence?

Mr. Gay-There is going to be a parking lot there, and people could be walking around there and in my back property.

Mr. Castillo-So you are looking for some sort of solid fence.

Mrs. Morse-And it would be some sort of a sound barrier.

Mr. Castillo-That is your concern and it is understandable.

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Mr. Lindenaur-Have you folks entertained any sort of fence prior to this discussion?

Mr. Dates-To this date, we have not proposed anything

Mr. Egan-What are the hours of operation?

Mr. Dates-5:00 a.m. to 11:00 p.m.

Mr. Dates-We are surrounded by residential houses so we have to be sensitive to that.

Mr. Castillo-If the lighting is shining out from the building, that is a concern too.

Mr. Dates-We talked a little about lighting at the Planning Board meeting. We would be using full cut-off fixtures, all LED lighting, you can direct it out and away. I would also be looking to keeping them at a relatively low height on the poles to light the parking lot.

Mr. Castillo-(to Mr. Dates) would you show the Board what was discussed at the Planning Board meeting.

Mr. Dates-There were items that were addressed with the Planning Board and some of the changes that were made from a site visit with the D.O.T. were changing the driveway from 20 in width, down to 16 feet, so as part of our highway work permit we will correct that so it meets their requirements.. The other item was that we have a drive-thru lane and had a narrower bypass lane around the drive-thru lane about ten feet as well and the Planning Board Engineer was looking for a full 12 foot driveway thru lane.

Mr. Lindenauer-It makes it all the way around the dumpster?

Mr. Dates-Yes. Making that 12 feet drove the variance that we are looking for on the loading area dimensions which by code is 60' x 12' and the loading area for the project is proposed at 58.5' x 8'.

Mr. Castillo-You had to amend that from what it was originally?

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Mr. Dates-No, all the variances from the last meeting are consistent with what is being presented.

Mr. Castillo-Does anybody else have any questions on this?

Mr. Dates-No food production takes place at any of the Dunkin Donuts anymore. It is all brought in.

Mr. Castillo-Nothing has changed from the last presentation, so we will make a motion to set this up for a public hearing.

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

Mr. Castillo-The date will be June 25<sup>th</sup>.

Mr. Lindenauer-Did the Planning Board address the little strip on Molson Boulevard?

Mr. Dates-It will be in an amended deed that we file with the County.

Mr. Lindenauer-You will have that at the time of the public hearing

Mr. Dates-No, we will have that as part of the Planning Board approval.

Mr. Castillo-If there are no further questions, we will move on to the minutes

### ***MINUTES***

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

Mrs. Morse-aye  
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Mr. Castillo-The training is June 11<sup>th</sup>. Which for us is a regular meeting night.  
After we have this training, we are going to try to set something up  
from AG & Markets.

***ADJOURNMENT***

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

The meeting adjourned at 8:50 p.m.

Respectfully submitted by  
Susan Bolde, Zoning Board Clerk