

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

December 14, 2017

**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: Wilfrido Castillo, Bruce Jantzi, Pearl Morse,
Judi Loertscher , Larry Lindenauer, Joe Egan

EXCUSED absence: George Hickey

MINUTES

November 9, 2017

MOTION: Pearl Morse made a motion to move the minutes to the end of the meeting with Larry Lindenauer seconding the motion. On the vote: Wilfrido Castillo-aye, Bruce Jantzi-aye, Judi Loertscher-aye, Joe Egan-aye

PUBLIC HEARING

Diana E. Pauli Area Variance 2 lot Sub Division SBL#101.3-5-6.12

Mr. Jantzi - Read the public hearing notice

Mr. Castillo – (to Ms. Brooks) did you hand in all of the registered letters?

Ms. Brooks – Yes

Mr. Jantzi reviewed the mailing for the certified letters which were sent to property owners within five hundred feet of the property.

Mr. Jantzi – Thirty Two were sent out, and Thirty were received.

Mr. Castillo – What was the date that they were sent?

Ms. Brooks – December 1, 2017

Ms. Brooks, who was representing the Diana E. Pauli Sub Division, proceeded to give an explanation of the area variance that they are requesting for the two-lot subdivision. In order to meet the provisions of her mother's Will, the mobile home park along with the house are to be combined as one parcel (4.89 acres home and 3.7 acres for mobile home park = 8.59 acres). The other house will remain on lot #2 (2.87 acres). Two – 8 ft. variances' are being requested for where the property lines meet. With the variance being requested this will be more conforming for the mobile home park.

Questions (previously) submitted:

Existing dwellings – How many trailers included, and how many trailers on property? One appears unoccupied.
Estate (mother home - unoccupied) to be put on the market
(8) Mobile Homes

What's Ms. Pauli's purpose/reason?
To Clear the Estate

Will more homes be built on current property if variances granted?
New Lot purposed for the front of the property but has nothing to do with variance

What is current property acreage?

Lot #1	1.01
Lot #2	2.87
Lot #3	8.59

Is there any intent to sub-divide total property into building lots?
No – Ultimate development - property cannot be subdivided any more

What happens to trailers on property?
The mobile home numbers will stay the same

Concerns: Water shortage

In 1973 a well was divined and services all of the eight (8) mobile homes and house. The public water supplied System Ulster County Board of Health monitors on a regular bases. There is no proposal of new wells that would cause potential negative impact to any of the adjoining owners.

MOTION:

Ms. Morse made a motion to close the public hearing with Mr. Egan seconding the motion. On the vote: Wilfrido Castillo – aye, Bruce Jantzi – aye, Pearl Morse – aye, Judi Loertscher – aye, Larry Lindenaier – aye, Joe Egan – aye

**ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION**

APPLICANT:

Diana E. Pauli SBL#101-3-5-6.12 Area Variance 2 lot Sub Division

FACTORS CONSIDERED:

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

WC	GH	JE	BJ	JL	PM
YES		YES	YES	YES	YES

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

WC	GH	JE	BJ	JL	PM
NO		NO	NO	NO	NO

3. Whether the requested variance is substantial;

WC	GH	JE	BJ	JL	PM
NO		NO	NO	NO	NO

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

WC	GH	JE	BJ	JL	PM
NO		NO	NO	NO	NO

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

WC	GH	JE	BJ	JL	PM
NO		NO	YES	NO	NO

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

WC	GH	JE	BJ	JL	PM
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MOTION:

Proof to grant the minimum variance necessary may impose minimum conditions if necessary

For the Record: Planning Board is Lead Agency on SEQR

On the vote:	AYE	NAY
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Chairman: Wilfrido Castillo	X
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Vice-Chairperson: Pearl Morse	X
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Bruce Jantzi	X
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Joseph Egan	X
Judi Loertscher	X
Larry Lindenauer	X

The motion passed. December 14, 2017

MINUTES:

MOTION:

Mr. Jantzi made a motion to approve the minutes of September 28, 2017 with Mr. Lindenauer seconding the motion.

On the vote:

Wilfrido Castillo - aye, Pearl Morse - aye, Mr. Bruce Jantzi - aye,

Judi Loertscher - aye, Larry Lindenauer – aye, Joe Egan - aye

The motion was approved.

ADJOURNMENT:

MOTION:

Pearl Morse made a motion to adjourn with Joe Egan seconding the meeting.

On the vote: Wilfrido Castillo - aye, Bruce Jantzi - aye, Judi Loertscher -

aye, Larry Lindenauer – aye, Pearl Morse – aye, Joe Egan - aye

The meeting adjourned at 8:20 p.m.

Respectfully submitted by
Janice Stryker, Zoning Board Clerk