

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

SEPTEMBER 25, 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 28, 2014

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

NEW BUSINESS

Edward Perry 95.1-7-3 variance

Mr. Castillo-(to Mr. Perry) would you explain what you would like to do. We have a map, but the map is kind of confusing.

Mr. Perry-Sure. The map you have is part of the actual survey and the other map is from another addition. (Mr. Perry presented another map to the ZBA members to review). This is Crow Hill Road right here, and this is the Easterly property.

Mr. Castillo-Basically, on the map, I didn't see a road.

Mr. Perry-It is a faint line on the survey map.

Mrs. Morse-(to Mr. Perry) you are the house with all the additions on it?

Mr. Perry-Yes. This is the existing house right here. This is an existing garage

right here. My property is on both sides of the street. The proposed addition is in green, and what I want to do is demolish the existing garages that are there now, and put in this new proposed garage.

Mr. Castillo-If the proposed garage wasn't attached to the house, it wouldn't need a variance, but since it will be attached to the house, you will need a variance.

Mr. Perry-That's right.

Mr. Jantzi-Will this be on a slab?

Mr. Perry-Right. I brought some pictures. (Mr. Perry showed the board pictures of the existing structures and the road).

Mr. Jantzi-(looking at the pictures) This is the old garage that is twenty-nine feet, and when it's gone it is going to be forty five feet.

Mr. Perry-Right. We will improve the setback in the front, and the side yard is going to go from forty- eight feet to thirty feet. It is less than fifty percent of the new structure. It is forty-one feet at the Northeast corner and thirty feet on the Southeast corner of the new proposed building.

Mr. Keeno-(to Mr. Perry) do you have plans for this already?

Mr. Perry-No. I wanted to get approval before I spend thousands of dollars on an architect.

Mr. Keeno-It is definitely going to be two stories?

Mr. Perry-I am going to put storage up on the top of the garage, but it is a two car garage in the front, and my workshop will be in the back.

Mr. Castillo-How many bedrooms is it now?

Mr. Perry-There is no impact on bedrooms, but right now it is three bedrooms.

Mr. Castillo-Only because I want to make sure you don't plan to put a bedroom

there in the future.

Mr. Perry-No. I need an office and storage and a workshop that is heated. The current garage is below the surface of the road. Water runs down the driveway and runs through the garage.

Mr. Castillo-You are not putting a bathroom there?

Mr. Perry-No.

Mr. Hickey-There is no plumbing there whatsoever, right?

Mr. Perry-I currently have water there, and I need water so that I can wash my hands, wash the car, that sort of thing.

Mr. Castillo-And where does it drain into?

Mr. Perry-Right now, it drains onto the ground.

Mr. Castillo-It is exterior, no problem. Does anyone else have any questions?

Mr. Castillo read the letter of determination from the Building Inspector

Mr. Perry-It is also going to be similarly styled, if there are any concerns about it not fitting the area.

Mr. Castillo-Is this for commercial use or private use?

Mr. Perry-My personal use.

Mr. Castillo-Because I wanted to make sure that a business wasn't going in.

Mr. Castillo-We will set you up for a public hearing, does anybody else have any questions on this? The public hearing will be set up for a month from now, October 23rd.

MOTION: Mr. Jantzi made a motion to schedule a public hearing for this application with Mrs. Morse seconding the motion. On the vote

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Mr. Castillo-aye Mr. Hickey-aye Mr. Lindenauer-aye Mr. Jantzi-aye Mr. Keeno-aye Mrs. Morse-aye

Mr. Castillo-See the clerk and she will give you the list.

Mr. Perry-o.k., do you have any other questions?

Mr. Castillo-You answered all the questions, I believe.

Mr. Perry-I have an old house, so I am always making things, and fixing furniture. I own some businesses, so I remodel buildings and houses. I own five companies, so I do work out of my house. Not commercial work, no one is coming in and out of my property. It is not a public place. I have an office and right now I have an office in the basement which is kind of damp and freezing cold in the winter.

Mr. Castillo-If you were going to do something with the public coming in and out it would be a different story. O.k., thank you very much and we will see you in a month.

The applicant will be scheduled for a public hearing for October 23rd. 2014

DISCUSSION

Mr. Castillo-Mr. Richard Hoyt has offered to give us training. His hourly fee has gone up \$5.00, which is not bad. I wanted to make sure that he is certified for training, so that is something we will find out. If we can have him come over for two sessions, we might be able to get the Planning Board to come to a training session and we could share the cost. We would have to get approval of course, from the Town Board.

Mr. Jantzi-What is the budget for education currently?

Mr. Castillo-\$500.00

Mr. Jantzi-We would have to have four hours, so it would be \$680.00 and we could split it.

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Mr. Castillo-Sounds like a good plan. The thing is that if the Planning Board wants to split the cost, then we might have to go to their Tuesday night meeting one night for a training session.

Mr. Castillo-The re-organizational meeting will be on the 23rd. of next month.

Mr. Keeno-I will not be here for the 23rd.

Mr. Hickey-I will also not be here for the 23rd.

Mr. Castillo-o.k., so how about the first meeting in November which would be November 13th.?

Mr. Jantzi-So there will be two missing for the public hearing.

MINUTES

Mr. Castillo-Can I have a motion on the minutes

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

ADJOURNMENT

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

The meeting adjourned at 8:30 p.m.

Respectfully submitted by
Susan Bolde, Zoning Board Clerk