

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

**June 22, 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,  
George Hickey, Joe Egan, Judi Loertscher

**EXCUSED ABSENCE:** Larry Lindenauer

***MINUTES***

June 8, 2017

**MOTION:** Mrs. Morse made a motion to move the minutes to the end of the meeting with Mr. Jantzi seconding the motion. On the vote: Wilfrido Castillo-aye, Bruce Jantzi-aye, George Hickey-aye, Pearl Morse-aye, Joe Egan-aye

**ADDITION TO THE AGENDA**

Mr. Castillo added “nominating a Vice-Chairperson” to the agenda

***NEW BUSINESS***

*D. Maynard Jr. & Lois Bartholomew    SBL#107.2-3-13.1        variance*

Mr. Castillo-Mr. & Mrs. Bartholomew would you explain why you are before the Board?

Mrs. Bartholomew-We are here before the Board to seek approval to subdivide 24 and 28 Hoppenstedt Road with the driveways where they currently are located. The driveway for 28 Hoppenstedt Road was built in May of 2005 before the current flag lot law went

into effect. It is in its current position not by choice, but by necessity, since using the other side of the property we would be too close to the garage. The two driveways have been there for over twelve years. The distance between the driveways is about eighty five feet. There is no opportunity for further development on the road for increased traffic, and it is a dead end road. Relocation of the driveway is not practical, as retired senior citizens we have to sell our homes and move to a state where we can afford the taxes. The huge expense of removing one driveway and installing another across the front yard is an unnecessary cost that we are not prepared for. The negative aesthetics would certainly devalue our property when we are trying to sell. It would potentially impact our well and the underground power lines that this driveway would have to cross over. We currently have a buyer for the house in the back and fortunately, they have been very patient with us and we do not want to lose the sale. There is not any other empty lots that anybody would be building on.

Mr. Egan-(To Mrs. Bartholomew) you own both lots, right? So there is no right-of-way?

Mrs. Bartholomew-It's all one lot right now. We are going to subdivide, and give them thirty feet down the side to their property in the back.

Mr. Castillo-Anybody else have any questions?

Mr. Jantzi-I think they laid it out pretty good.

Mr. Castillo-Could I have a motion to set up a public hearing for a month from now.

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

Mrs. Bartholomew-A month before a public hearing? We are worried about the sale of our house.

Mr. Castillo-Normally it is a month because you have to have the registered letters out, and give the property owners enough time to pick them up at the post office. You would have to have them mailed out by this Monday. The next meeting would be July 13<sup>th</sup>.

Mrs. Bartholomew-I could have them out by this Monday.

Mr. Castillo- (to the Board members) does anyone have any objections to that?

Mr. Jantzi-If they can get everything rolling by that timeframe. If they do get the notices out by tomorrow, it will almost be three weeks.

Mrs. Bartholomew-I am trying to get a timeframe to see what I need to do.

Mr. Castillo-I could poll the board to see whether they are in favor or not, this way it gives you more of an idea.

Mr. Hickey-In a non-official capacity, I don't see an issue here. It would be a little premature to say that the Board has come to a decision one way or another.

Mr. Egan-As long as it is stated as such that this is a separation of properties.

Ms. Loertscher-I don't see an issue.

Mr. Jantzi-I'm o.k. with it.

Mrs. Morse-I don't see an issue.

Mr. Castillo-And I don't see an issue. This is the first time in eight years that I have asked for a poll, but did this knowing your circumstances.

Mr. Hickey-Who is taking Lead Agency on SEQRA?

Mr. Castillo-The Planning Board. It will be going back to them for the subdivision.

Mrs. Bartholomew-So at the July 13<sup>th</sup>. Hearing if there are no problems, we go back to the Planning Board?

Mr. Castillo-Yes.

Mr. Jantzi-The results of our meeting will be forwarded to the Planning Board.

### ***DISCUSSION***

Mr. Castillo-Welcomed new Zoning Board member, Ms. Judi Leortscher, to the Board.

### ***TRAINING OPPORTUNITY***

The Zoning Board members reviewed the Association of Towns training information on the 2017 Planning and Zoning Summer Schools.

### ***VICE-CHAIRPERSON APPOINTMENT***

**MOTION:** Mr. Egan nominated Mrs. Pearl Morse for the Vice-Chairperson position with Mr. Hickey seconding the motion. On the vote; Mr. Castillo-aye Mr. Hickey-aye Ms. Loertscher-aye Mr. Jantzi-aye. Mr. Egan-aye. Mrs. Morse abstained.

### **MINUTES**

June 8, 2017

**MOTION:** Mr. Hickey made a motion to approve the minutes as written with Mr. Jantzi seconding the motion. On the vote; Mr. Castillo-aye Mr. Hickey-aye Mr. Jantzi-aye Mr. Egan-aye Mrs. Morse-aye. Ms. Loertscher abstained from the vote.

### ***ADJOURNMENT***

**MOTION:** Mr. Hickey made a motion to adjourn with Mr. Egan seconding the motion. On the vote; Mr. Castillo-aye Mr. Hickey-aye Ms. Loertscher-aye Mr. Egan-aye Mr. Jantzi-aye Mrs. Morse-aye.

The meeting adjourned at 8:20 p.m.

Respectfully submitted by  
Susan Bolde, Zoning Board Clerk

