

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

**FEBRUARY 23, 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, Larry Keeno, Pearl Morse,  
George Hickey, Joe Egan

Excused absence: Larry Lindenauer

***MINUTES***

January 12, 2017

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

***OLD BUSINESS***

**Cafarella**                                  **side/front yard variances**                                  **SBL#101.4-5-28**

Mr. Castillo-I will not have to recuse myself. The clerk checked with the Association of Towns.

Mr. Cafarella-First we had the septic checked. We had Dawes Septic over, and it is a 1,000 gallon tank. And it is listed as a three bedroom now, and with the addition as it's drawn up right here, it is going to stay that way. We didn't get an actual survey done, but we got the original deed and basically it is 100 feet across.

Mr. Castillo-I want to make a copy of this information for the Board members and the file.

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Mr. Cafarella-So the one side as you go out will have approximately twenty seven feet after the addition, but we don't have a problem going on the other side.

Mr. Hickey-We will need a copy of that for the file, stating it is a 1,000 gallon tank.

*The ZBA Members reviewed the drawing.*

Mr. Cafarella-I drew a map to where the septic is.

Mr. Castillo-The last time there wasn't a drawing breaking down the addition.

Mr. Cafarella-We broke it down to a little bathroom and a little mud room in the entrance.

Mr. Castillo-The setback from the front should be 50 feet, and you are asking for a five foot front yard variance. One thing you were talking about before is moving the bump out on the addition to the other side of the house. Which side do you want it on?

Mr. Cafarella-It doesn't matter, but the only thing is that the oil tank is sitting on the outside on that side of the house.

Mr. Hickey-I think it would be better for the emergency services as well.

Mr. Jantzi-(to Mr. Cafarella) are you going to reposition the septic?

Mr. Keeno-The septic is in the back.

Mr. Cafarella-The tank is outside anyway, so we could just move it.

Mr. Keeno-As long as the oil company can get to it.

*The Zoning Board members and Mr. Cafarella reviewed the plan for the variances that would be required.*

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Mr. Cafarella-We were talking to a builder, and would it be okay to have twenty two feet instead of twenty feet? (for the proposed addition).

Mr. Castillo-Well, that's a different variance then.

Mr. Egan-(to Mr. Cafarella) you are still going to need a variance in the front.

Mr. Cafarella-Yes. We'll go four feet in the front.

Mr. Castillo-Well, you are going to have to clean up the drawing.

Mr. Cafarella-And we would like to put in a basement, would that be alright?

Mr. Castillo-That's not a problem. So the front yard is nine foot, and then eighteen feet and twenty seven on the right.

Mr. Jantzi-That is not going to add up to the one hundred feet.

Mr. Cafarella-So we will stay at seven then.

Mr. Castillo-So we will have a seventeen foot variance on the left side. The right will be thirteen feet and the front will be nine feet. This has to be right to put it in the newspaper.

*There was discussion concerning putting the oil tank in the basement.*

Mrs. Morse-(to Mr. Cafarella) when you do your drawing show your entrance doors and exit doors.

Mr. Hickey-(to Mr. Cafarella) if you are putting in a basement are you putting in a bulkhead?

Mr. Cafarella-Yes, I think so.

Mr. Hickey-Then mark out where the bulkhead is going.

Mr. Castillo-Let's set this up for a public hearing in a month from now.

Clerk-March 23 rd. I can mail the addresses and legal notice with instructions.

Mr. Cafarella-O.K. what about the new drawings. Do I bring that with me to the public hearing?

Mr. Castillo-We would like to see that before the public hearing, so if you could bring it to the clerk before that would be good.

Mr. Cafarella-Thank you.

Mr. Castillo-We will go over SEQRA.

Mr. Keeno-Read the SEQRA Resolution as follows;

Whereas, the Plattekill Zoning Board has received an application to review a request for side and front yard variances at 936 South Street, Town of Plattekill, Ulster County, New York; and

Whereas, the Board has examined and reviewed the EAF in order to classify the Project and make a determination to the potential significance of the Project upon the environment pursuant to SEQRA; and

Now therefore, be it hereby resolved by the members of the Plattekill Zoning board, based upon an examination of the EAF prepared by the Applicant, the criteria contained in 6 NYCRR section 617.7 ( c ), and based further on all the representations made by the Applicant in connection with the Project, and such further investigation of the Project and its environmental effects as the Board has deemed appropriate, the Board makes the following findings and determinations:

- ( a ) The Project constitutes an “Unlisted Action” as is defined in SEQRA;
- ( b ) The Board declares itself “Lead Agency” as defined in SEQRA with respect to an uncoordinated review of the Project pursuant to SEQRA; and
- ( c ) The project will not have a significant effect on the environment, and the Board hereby issues a negative declaration for the Project pursuant to SEQRA, which shall be filed in the office of the Board in a file that is readily accessible to the public.

On the roll call vote of the Board the following vote was recorded:

	AYE	NAY	ABSTAIN
Chairman: Mr. Wilfido Castillo	X		
Vice-Chair: Larry Keeno	X		
George Hickey	X		
Joseph Egan	X		
Pearl Morse	X		
Bruce Jantzi	X		

***MINUTES***

**MOTION:** Mr. Egan made a motion to accept the January 12, 2017 minutes as written with Mr. Jantzi seconding the motion. On the vote; Mr. Castillo-aye Mr. Keeno-aye Mr. Hickey-aye Mr. Egan-aye Mr. Jantzi-aye Mrs. Morse-aye.

Mr. Wilkin, Planning Board member passed around information regarding potential changes to SEQRA.

***ADJOURNMENT***

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

The meeting adjourned at 8:30 p.m.

Respectfully submitted by  
Susan Bolde, Zoning Board Clerk