

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

November 9, 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

EXCUSED absence: George Hickey, Joe Egan

MINUTES

September 28, 2017

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

Public Notice

None

MOTION:

September 28, 2017 Zoning Board minutes

Chairman: Mr. Castillo	AYE
Vice-Chairperson: Mrs. Pearl Morse	AYE
Mr. Bruce Jantzi	AYE
Ms. Judi Loertscher	AYE
Mr. Larry Lindenauer	AYE

The motion was approved.

DISCUSSION

Ms. Patricia Brooks was in front of the Zoning Board of Appeals representing the estate of Diana E. Pauli. Ms. Brooks proposed an area variance and lot line revision for the property located at 1006 and 1004 Route 44-55 SBL#95.3-2-1&2. The property was purchased in 1970 by the father, grandmother and mother of Ms. Brooks. In 1971 both lots were signed over to Diana E. Pauli and a manufacturing housing community was conformed. The first lot partial is 2.489 and the second lot partial is 7.575 acres. In 2014 Ms. Pauli passed away leaving the manufactured housing community to her four children. The brother of the siblings has lived and will continue living in the existing house while taking care of the manufactured housing community. Currently the existing well is used to support the house and the eight manufactured homes. The septic is shared among the eight manufactured homes as the house has its own. Ms. Brooks and her siblings have unanimously agreed to allow the brother to stay in the house and deed it over to him while making a lot revision to add a division partial. The distance between the two dwellings is 44 ft. Ms. Brooks proposed to the board to split the lot down the middle 22.1 and 22.2 feet off from the house. There are currently two driveways due to insurance reasons; the park drive way will continue to be mainly used and they will keep the second driveway maintained.

Ms. Brooks is the professional who will be drawing up the maps. Due to this fact Ms. Brooks and her three siblings will sign off on the maps so no issues will arise in the future. It was unanimously agreed upon by the board members to have a public hearing on this property December 14, 2017.

Motion: Was made to have a public hearing on December 14, 2017 for Diana E. Pauli SBL#95.3-2-1&2.

On the Vote:

Wilfrido Castillo	AYE
Pearl Morse	AYE
Bruce Jantzi	AYE
Judi Loertscher	AYE
Larry Lindenauer	AYE

Ms. Brooks was hired by Mandia to do the lot line revisions. Mr. Castillo informed her that they are going to send the information to the Town Attorney to

review the paper work since it is an estate. Looking to put it on the agenda for January.

Reorganization was discussed:
Chairman: Wilfrido Castillo
Vice Chairperson: Pearl Morse
Secretary: Bruce Jantzi

ADJOURNMENT

MOTION: Wilfrido Castillo made a motion to adjourn with Pearl Morse seconding the meeting. On the vote; Wilfrido Castillo-aye, Bruce Jantzi-aye, Judi Loertscher-aye, Pearl Morse-aye

The meeting adjourned at 8:20 p.m.

Respectfully submitted by Janice Stryker, Zoning Board Clerk