

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

**September 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,  
George Hickey, Joe Egan, Judi Loertscher

**EXCUSED ABSENCE:** Larry Lindenauer

***MINUTES***

July 13, 2017

**MOTION:** Mrs. Morse made a motion to approve the minutes with Mr. Hickey seconding the motion. On the vote: Wilfrido Castillo-aye, Bruce Jantzi-aye, George Hickey-aye, Judi Loertscher-Aye, Pearl Morse-aye, Joe Egan-aye

***NEW BUSINESS***

*Linda Cunningham      Replacement of a single wide trailer      SBL#101.3-5-6.12*

Mr. Castillo-(to the Zoning Board members)-the applicant has an old decrepit trailer and they want to replace it with a newer single wide(due to a hardship) It would be in the same footprint and the same location. The Code Enforcement Officer has gone out and sees no problem replacing it with the same size single wide trailer. It is pre-existing, non-conforming as far as the well and septic are concerned.

Mr. Hickey-Why is she coming before us?

Mr. Castillo-Because the law says you have to replace a single wide with a double wide trailer, and because of a hardship she needs to replace it with a

Page 2 September 14, 2017 Zoning Board minutes

single wide trailer. You are allowed to replace a single wide once but have to prove a hardship. This falls in that category.

Mr. Hickey-Is that the Zoning Board or a Planning Board issue?

Mr. Castillo-It would be the Zoning Board. I have no problems with it.

Mr. Egan-They would pour the cement for the foundation?

Mr. Castillo-Yes. That would be for the Building Inspector. They are getting the trailer from a local distributor, Darryl Matthews.

Clerk-Do you want me to set up the public hearing for September 28<sup>th</sup>.?

Mr. Castillo-Yes. We will need a copy of the single wide that she wants to replace the old one with.

Ms. Loertscher-Page two, section twelve of the paperwork says "*Does the site contain a structure that is listed on either the State or National Register of Historic Places?*" she has answered "yes". Does anybody know about that?

Mrs. Morse-It could be the cemetery in the back.

Mr. Castillo-Or the railroad.

Mr. Jantzi-Can we do a public hearing without Ms. Cunningham being here?

Mr. Castillo-Yes, it would have been nice if she were here, but she explained the hardship.

Mr. Jantzi-It is well explained.

Mr. Castillo-That is why we can set her up for September 28<sup>th</sup>. for a public hearing. The certified letters should go out by this Monday. Does she have an email?

Clerk-Yes.

Page 3 September 14, 2017 Zoning Board minutes

Mr. Castillo-Send her an email and tell her to have the paperwork for the new mobile home in before the public hearing.

Ms. Loertscher-The SEQRA form wasn't signed.

Clerk-She will have to sign the form when she comes in.

***EDUCATION***

Mr. Castillo-On the education, we would like to have that done by the end of November. So if you could, get that done and get that in.

***BUDGET***

Mr. Castillo-(to clerk) did the Town Board set up any meetings for the budget?

Clerk-Not yet.

***ADJOURNMENT***

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted by  
Susan Bolde, Zoning Board Clerk