

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

**Minutes of June 27, 2019**

**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 Jr., Pearl Morse, Bruce Jantzi, Larry Lindenauer  
Joe Egan, George Hickey

**EXCUSED absence:** Judi Loertscher

***MINUTES***

June 27, 2019

**MOTION:**

**Mr. Hickey made a motion to move the minutes from November 9, 2018 to the end of the meeting with Mr. Joe Egan seconding the motion. On the vote: Wilfrido Castillo-aye, Bruce Jantzi-aye, Larry Lindenauer-aye, George Hickey-aye, Pearl Morse-aye. Joe Egan-aye**

**NEW BUSINESS:**

Brodhead Solar, LLC  
State Route 32, Modena NY

SBL#101.1-5-111  
Proposing: Use Variance

Mr. Gourley, (Project Developer) was present to represent Brodhead Solar, LLC (Cypress Creek). Brodhead Solar is looking for a use variance from the Town of Plattekill Zoning Board of Appeals to permit a Large-Scale Solar Energy System ("Facility"). Mr. Gourley stated there is 8 solar projects in the State and they hope to have 15-20 more this year. Mr. Gourley proceeded to give a brief description on the proposal of the site.

Mr. Gillespie, son of the owners of the property, was present to give a brief description of the property. Mr. Gillespie stated that in the 90's his parents owned their own business and purchased the property and dreamed of developing the land "Reflecting Estates". Due to the wet lands on the property they would only be able to develop 23 parcels, each located on "about 2 acers" of land. Mr. and Mrs. Gillespie decided at that time to proceed with building their business and putting "Reflecting Estates" on hold. Cypress Creek contacted the owners in regards to putting a solar farm on the property.

Ms. Morse asked Mr. Gillespie, since there is an entrance to the property from the park will there be a fence?

Mr. Castello stated that these types of questions will be asked at the public hearing.

Ms. Morse stated that she did have one other question. Ms. Morse questioned if this project went through, would the three (3) local fire departments have accurate training? Mr. Gourley stated that this was one of the Zoning Processes to have accurate training for the local fire departments.

Mr. Hickey asked in regards to the dirt road (location: Plattekill Town Park) if it would be upgraded at all for the emergency vehicles. Mr. Castello stated that this would have to be addressed, by the Highway Superintendent in the future.

A Public Hearing is to be set up for July 11, 2019

Zelenak, Orin  
44 Old East Road, Wallkill

SBL# 108.3-2-8

Mr. Charlie Brown, with Talcott Engineering, was present to represent Mr. Orin Zelenak. They are proposing a two lot subdivision of a 51.65 Acre Parcel in the M-3 district which currently contains two, single family residences.

Mr. Mandoske, Code Enforcement Officer, sent a letter to the Zoning Board of Appeals for Interpretation. After reviewing the project a question on the road frontage needs to be interpreted by the ZBA. Mr. Mandoske would like to know if the proposed lot meets the criteria for square footage, width, depth and setbacks

but has little or no frontage but has access to the roadway through easement does it meet the town code?

Mr. Castillo stated that the property will have a 50ft. frontage and addressed the board to a pole to determine their thoughts.

Pole:

Ms. Morse: aye

Mr. Lindenauer: aye

Mr. Egan: aye

Mr. Hickey: aye

Mr. Jantzi: aye

Mr. Castillo: aye

**MOTION:**

Ms. Morse made a motion that until the code is changed it will be determined on a case to case basis with Mr. Jantzi seconding the motion.

On the vote:

Wilfrido Castillo Jr. - aye, Pearl Morse - aye, George Hickey - aye,

Joe Egan- aye, Larry Lindenauer - aye, Bruce Jantzi- aye

The motion was approved.

**DISSCUSSION:**

**MINUTES:**

**MOTION:**

Ms. Morse made a motion to approve the minutes of November 9, 2018 with Mr. Jantzi seconding the motion.

On the vote:

Wilfrido Castillo Jr. - aye, Pearl Morse - aye, George Hickey - aye,

Joe Egan- aye, Larry Lindenauer - aye, Bruce Jantzi- aye

The motion was approved.

***ADJOURNMENT:***

**MOTION:**

Ms. Morse made a motion to adjourn with Mr. Egan seconding the meeting.  
On the vote: Wilfrido Castillo Jr. - aye, George Hickey - aye, Larry  
Lindenauer- aye, Bruce Jantzi - aye, Pearl Morse – aye, Joe Egan - aye

The meeting adjourned at 9:16 p.m.

Respectfully submitted by  
Janice Stryker, Zoning Board Clerk

