

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

Minutes of June 24, 2021

**THE MEETING FOR THE ZONING BOARD OF APPEALS OPENED
WITH A SALUTE TO THE FLAG BY CHAIRMAN WILFRIDO
CASTILLO AT 7:00 P.M**

ROLL CALL: Wilfrido Castillo Jr., Bruce Jantzi, Judi Loertscher, Pearl Morse,
Joe Egan, Larry Lindenauer, George Hickey

PUBLIC HEARING:

Anthony Dirago & Tina Bucci
6 Margaret Lane

Area Variance
SBL# 101.2-1-4 &7

Mr. Bruce Jantzi read the Public Hearing notice:

Mr. Lindenauer: stated that Twenty (20) certified mailings were sent, Eleven (11) were returned, Five (5) were undeliverable and Four (4) were lined out (Dirago).

Mike Lembo: Stated that he has been listening to this for months and although it does not affect his property he understands the emotions but this is a area variance just let the process play itself out.

Phil Atkan: Stated that the Board must decide if this is a proper use for the zoning.

Willie Castillo: Stated that when a code enforcer makes a determination they Do Not have to go to the Planning Board they may go straight to the Zoning Board of Appeals. Right now the only thing that is in front of the board is the variance (in this case 130 ft variance).

Mr. Gordon: Asked Mr. Stenger if a someone can devise a plan to capture the sound issues?

Like a berm or a fence?

Mr. Stenger: Yes a plan will be introduced once we know what the issues are.

Willie Castillo: The Board is making a decision on a 130 ft variance. The berm, fences, etc. will all have to go to the Planning Board.

Mr. Stenger: If he has the time granted that he needs (30 days) to get the reports and review done he will, if not he may not be able to do it.

Willie Castillo: Explained that this Public Hearing has been going on for four months with the Boards Lawyer present. The Board will give till July 1, 2021 to hand in any paper work by a deadline of 3:30 pm and then he will be closing the Public Hearing. This way anything can be sent to the lawyer that night.

Gordon & Svenson LLP: Stated that the Zoning Board needs to take into consideration the Noise factor and the impact on the community and the traffic impact before making this discussion.

MOTION:

Motion: Ms. Pearl Morse made a motion to close the public hearing seconded by Ms. Loerstcher. On the vote: Mr. Castillo-aye Mr. Hickey-aye Mr. Lindenauer-aye Mr. Jantzi-aye Mrs. Morse-aye Ms. Loertscher-aye Mr. Egan-aye.

Mr. Castillo: Stated that within 62 days the Zoning Board would have a determination on the variance.

MOTION:

MOTION: Mr. George Hickey made a motion to approve June 10, 2021 minutes seconded by Mr. Larry Lindenauer. On the vote: Mr. Castillo-aye Mr. Hickey-aye Mr. Lindenauer-aye Mr. Jantzi-aye Mrs. Morse-aye Ms. Loertscher-aye Mr. Egan-aye.

MOTION:

MOTION: Mr. George Hickey made a motion to close the meeting seconded by Mr. Joe Egan. On the vote: Mr. Castillo-aye Mr. Hickey-aye Mr. Lindenauer-aye Mr. Jantzi-aye Mrs. Morse-aye Ms. Loertscher-aye Mr. Egan-aye.

ADJOURNED:

Meeting closed at 8:30 pm