

TOWN OF PLATTEKILL
ZONING BOARD OF APPEALS
P.O. BOX 45
MODENA, N.Y. 12548
Minutes of January 27, 2022

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

ROLL CALL: Larry Lindenauer, Bruce Jantzi, Judi Loertscher, Pearl Morse, George Hickey, Joe Egan, James Fazio

CONSULTANT: Richard Hoyt

EXCUSED ABSENCE:

MOTION:

Mr. Jantiz made a motion to move the minutes from January 13, 2022 to the end of the meeting seconded by Mr. Egan. All eyes on the vote.

PUBLIC HEARING:

Newburgh Fuel Distributor, Inc.

SBL# 107.8-6-1.1 & 1.22

16 & 18 Plattekill-Ardonia Road

Variance: Gas Station Mini Mart

Mr. John Furst, Catania, Mahon & Rider, was present to represent his client. The property, which is located on the South-East corner of Plattekill-Ardonia Road and Huckleberry Turnpike, is currently home to a large, two-story, general store, which is estimated to be 3,500-4,500 sq. ft. with associated parking areas. This

property is zoned BD-40 (Business) . Mr. Furst explained that his client is proposing a convenience store with gas stations. This project will be in the need of area variances.

Variances:	Required	Proposed
Minimum Lot Area	40,000 sq. ft.	19,529 sq. ft.
Front Yard Setback (Plattekill -Ardonia Rd)	35 ft.	5ft.
Front Yard Setback (Huckleberry Tpke.)	35 ft.	5ft.
Rear Yard Setback (gas pump canopy)	25 ft.	10ft.
Minimum Off-Street parking	9 Spaces	8 Spaces

The existing building is proposed to be torn down and a new one-story mini mart (2185 sq. ft.) to be put in its place with gas pumps.

Mr. Lindenauer – Opened the public hearing.

Mr. Jantzi – Read the public hearing notice.

24 mailers were returned and 3 were undeliverable

Mr. Castillo stated that what the proposed project is making this lot more conforming and less nonconforming.

Ms. Ellen Kennedy: Will there be a traffic light put in?

Mr. Lindenauer: This application will be sent to Ulster County and they will look into if a traffic study needs to be done.

Ms. Jackie Fowler: Will this new mini mart be open twenty-four hours?

Mr. Singh (owner): Yes it will be a twenty-four-hour establishment.

Mr. Lindenauer: Due to the limited parking and people coming in and out will you be having for example tables for quick draw where people go in and stay for two hours?

Mr. Singh: No, the building size is too small and prohibits that type of sale.

Ms. Anson: The cemetery is one of the oldest in the County. We are concerned about it being preserved.

Mr. Hoyt: Who actually owns the cemetery?

Ms. Anson: The town owns the cemetery and there are three pages in regards to it in the book, Hollowed Grounds written by Sherley Ansin and Libby Werlau.

Mr. Hoyt: The ZBA should keep this public hearing open until the County's GML 239 reviews has been received and analyzed by the ZBA. If the board chooses to leave the Public Hearing there would not be any notices going out this would be the announcement tonight of the continuation of the public hearing.

MOTION: Ms. Morse made a motion to keep the Public Hearing open till February 24th, 2022 at 7:00 pm with Mr. Egan seconding the motion. All ayes on the vote.

MOTION: Mr. Egan made a motion to approve January 13th, 2022 minutes with corrections, Ms. Morse seconding the motion. All ayes on the vote.

MOTION: Mr. Hickey made a motion to adjourn the meeting at 8:10 pm with Mr. Fazio seconding the motion. All ayes on the vote.