

TOWN OF PLATTEKILL
ZONING BOARD OF APPEALS
P.O. BOX 45
MODENA, N.Y. 12548
Minutes of April 14, 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, Joe Egan, James Fazio, Helene Dembrowski

CONSULTANT: Richard Hoyt, Attorney

EXCUSED ABSENCE: Pearl Morse

MOTION:

Mr. Jantzi made a motion to move the minutes from March 24, 2022 to the end of the meeting seconded by Mr. Egan. All ayes on the vote.

NEW BUSINESS:

Newburgh Fuel Distributor, Inc.
17 North Plank Road

SBL#107.8-6-1.1 & 1.22
Proposed: Variance

Mr. Richard Hoyt read the Resolution (April 14, 2022).

MOTION: Mr. Jantzi made a motion to vote on the variance with Mr. Egan seconding the motion. All ayes on the motion

VOTE:	YAH	NAH
Larry Lindenauer	X	
Bruce Jantzi	X	
Judi Loertscher	X	
Joe Egan	X	
James Fazio	X	
Helene Dembrowski		(Abstained)
Peal Morse		(Absent)
Obstacle Wonderland		SBL# 108.1-1-12.1
New Unionville Road		Proposed: Special Use Variance

Public Hearing Continued: March 24, 2022

Mr. Lindenauer opened the public hearing.

Jeff Pearl: I thought he was not allowed to have an event but he still did. What if Mr. Capobianchi trespasses on someone else’s property what will happen?

Mr. Lindenauer: If Mr. Capobianchi does trespass on someone else’s property it will be up to the homeowner to take action because it is a civil suit. In regards to him having events the Code Enforcement officer Ok’d him having them as long as he is working with the boards.

Mr. Castillo: Mr. Capobianchi was given permission from Mr. Joe Croce (old supervisor) because it was during COVID 19 and the events were outside. The

Town Board did not want to take that away from them as long as he continued to work with the town.

Mr. Egan: The last meeting it was stated that Mr. Capobianchi may need a variance for his drive, since at the last event the fire trucks were not able to get in. Is that still true?

Mr. Capobianchi: After the last meeting he was going to scrap the project and had stopped working with the engineer. He will start working with him again and pursue if a variance if so is needed.

Mr. Lindenauer: When you have events you should notify the Fire and Ambulance Department prior.

Mr. Capobianchi: Yes, I will also make sure to have better signage.

Mr. Castillo: Do you use a sound system?

Mr. Capobianchi: Yes, we have a DJ.

Mr. Capobianchi: You should have a decimal reading test yourself to make sure it is not over barring.

MOTION: Mr. Egan made a motion to close the public hearing with Mr. Jantzi seconding the motion. All ayes on the motion.

MOTION: Mr. Egan made a motion to except March 24, 2022 minutes with corrections with Mr. Jantzi seconding the motion. All ayes on the motion.

MOTION: Mr. Jantzi made a motion to close the meeting at 7:36 p.m. with Mr. Egan seconding the motion. All ayes on the motion.