

TOWN OF PLATTEKILL
ZONING BOARD OF APPEALS
P.O. BOX 45
MODENA, N.Y. 12548
Minutes of December 9, 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, George Hickey, Joe Egan

CONSULTANT:

EXCUSED ABSENCE: Mr. Larry Lindenauer

MOTION:

Ms. Morris made a motion to move the minutes from October 17, 2021 to the end of the meeting seconded by Mr. Jantzi. All ayes on the vote.

NEW BUSINESS:

Newburgh Fuel Distributor, Inc.

SBL# 107.8-6-1.1 & 1.22

16 & 18 Plattekill-Ardonia Road

Variance: Gas Station Mini Mart

Mr. Michael Margante, Arden Consulting Engineers, PLLC, was present to represent his client.

The project site is located at 16 & 18 Plattekill-Ardonia Road in the Town of Plattekill at the intersection of Hucklberry Turnpike. The lot 1.1 acre is 0.187

acres and lot 1.22 is 0.261 acres in size. It is proposed to remove the lot line between the two subject parcels as part of this project

The intersection is mostly a commercial area with adjacent properties that include a Post Office, Pizzeria, Dollar General and residential dwellings. The existing building consists of General Hardware Store use with several deficiencies in zoning setbacks for the side, front and rear yard as well as a lot area deficiency.

The proposed project consists of a 2,876 SF mini-mart and associated canopy covered gas pumps and the site is located within the BD-40 Zoning District where Gas Stations and Convenience Stores require a special use permit. There are two proposed gas station entrances located Plattekill-Ardonina road and one additional entrance onto Huckleberry Turnpike for access to the proposed mini-mart. There are eight total parking spaces proposed for the mini mart. The site is not expected to generate significant traffic and the facility will operate 24 hours per day, 7 days per week. The site is also currently served by municipal water and sewer which project will require connection to.

It does not appear that the proposed project will have any adverse impacts on the local aesthetics, it will not generate excessive stormwater runoff and in general appears to conform to the type of existing neighboring uses. The project will not have any impacts on the local school district, it does not require an excessive use of sewer or water capacity nor will it place any excessive burdens on a local service.

A basic engineering soil test has already been completed.

Mr. Castillo asked Mr. Singh if he owns the gas station across the street.

Mr. Singh: Stated No

Mr. Castillo: The maps are still showing Mr. Hoppenstead as the owner.

Mr. Singh: I am the sole owner of the property.

Mr. Castillo: The map will need to be updated with clearing the ownership before a public hearing could be scheduled.

Mr. Castillo: Will you level the property and rebuild?

Mr. Singh: Yes

The proposed applicant proposes to put a retaining wall between the cemetery and the building. The retaining wall will be less than 4ft. tall.

This project has not gone to the County Planning Board for review as of yet because it needed to be addressed via the Zoning Board of Appeals.

MOTION:

Mr. Jantzi made a motion for a Public Hearing January 27, 2022 at 7:00 pm with conditions of new maps submitted with Mr. Egan seconding the motion. On the vote:

Mr. Castillo-aye, Mr. Egan-aye, Mr. Hickey-aye, Mr. Jantzi-aye, Ms. Morse-nay, Ms. Loertscher-nay.

RE-ORG:

Mr. Castillo made a motion to appoint Larry Lindenauer as Chairman with Ms. Morse seconding the vote.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

Mr. Castillo made a motion to appoint Bruce Jantz as Vice Chairman with Mr. Egan seconding the vote.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

Mr. Castillo made a motion to re-appoint Joe Egan as Secretary with Mr. Hickey seconding the motion.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

Mr. Castillo made a motion to re-appoint Janice Stryker as clerk with Mr. Hickey seconding the motion.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

Mr. Castillo made a motion to re-appoint Mr. Richard Hoyt, Attorney at Law as Lawyer with Ms. Morse seconding the motion.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

MOTION:

Mr. Hickey made a motion to approve the October 17, 2021 minutes, seconded by Mr. Egan.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

VOUCHERS:

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| RICHARD W. HOYT ATTORNEY AT LAW | \$2001.70 | Rodriguez Appeal |
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MOTION: Ms. Morse made a motion to pay voucher for Mr. Hoyt, Attorney at Law, with Mr. Hickey seconding the motion.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye, Ms. Loertscher-aye, Mr. Egan-aye.

MOTION:

Ms. Morse made a motion to close the meeting at 7:40 pm seconded by Mr. Jantzi.

On the vote: Mr. Castillo-aye, Mr. Hickey-aye, Mr. Jantzi -aye, Mrs. Morse-aye,
Ms. Loertscher-aye, Mr. Egan-aye.