

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

Minutes of January 11, 2024

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: Chairman: Larry Lindenauer, Vice Chairman: Helene Dembroski, Joe Egan, Judy Loertscher, Chris Mercier, Bruce Jantzi,

EXCUSED ABSENT:

MOTION:

Mr. Egan made a motion to move the minutes to the end of the meeting with Mr. Jantzi seconding the motion. All ayes on the motion.

NEW BUSINSS:

Barnett, Venita
56 Cotter Road

SBL# 101.4-5-6
Proposed: Side & Rear Variance

Ms. Venita Barnett and Ms. Linda Zwart, Architect were present to represent this application.

Ms. Barnett stated that she has lived at 56 Cotter Road since 1986. Ms. Barnett has Ms. Zwartz architect, also to represent her on the proposed addition.

Ms. Swartz: Ms. Barnett would like to do an addition to the one-story home. It will stay in line with the simple design of the original house. We are looking to put the addition on the back side of the house. This will stay a two-bedroom home except the addition will give it a little more room.

Mr. Lindenauer opened for the board's comments:

Ms. Swart: We set the addition to avoid the septic and Ms. Venita will be able to drive into her driveway and have a back door to enter the house.

Ms. Dembroski: Does the house butt up to the property line?

Ms. Barnett: Yes.

I use the driveway off Carter Road. The private road is a right of way that I do not own. There are (4) four houses on the road.

Mr. Lindenauer: This needs multi variances. The determination from the building inspector shows:

1. Variance will require 40' 3" for the side yard.
2. Variance will require 9' 6" for the rear yard.
3. Variance will require 1' 8" for the side yard.
4. Variance will require 5' 3" for the rear yard.

Mr. Mercier made a motion that this is exempt from type II SEQR with Ms. Dembroski seconding the motion. All ayes on the motion.

Ms. Dembroski: What is the compacity of the septic tank, 1000 gal?

Ms. Zwart: Yes, it is.

MOTION: Mr. Jantzi made a motion for a Public Hearing February 8, 2024 with Mr. Mercier seconding the motion. All ayes on the motion.

MOTION: Mr. Egan made a motion to the voucher for Richard W. Hoyt. ESQ. in the amount of \$828.78 for training with Mr. Jantzi seconding the motion. All ayes on the motion.

MOTION:

Mr. Jantzi made a motion to approve the minutes from November 9, 2023 as amended. All ayes on the motion.

MOTION: Mr. Mercier made a motion to close the meeting at 7:15 pm with Mr. Lindenauer seconding the motion. All ayes on the motion.

Respectfully submitted by
Janice Stryker, Zoning Board Clerk