



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

Minutes of: Thursday, April 9th, 2026

SALUTE TO THE FLAG (7:00 P.M.)

Chairman Christopher Mercier opened the meeting and led those present in The Pledge of Allegiance, then conducted a roll call of the board members.

ROLL CALL: Robert Egan, Bruce Jantzi, Judith Loertscher, Christopher Mercier

EXCUSED: Helene Dembroski, Joseph Egan

ABSENT: Larry Lindenauer

APPROVAL OF MINUTES: March 26th, 2026 **BJ/RE/Aye**

NEW BUSINESS:

Eddie Tapia (T & T New Life Corp.) of 104 Lewis Ln. SBL 102.3-3-10

Proposing: 2 ft. Front Yard Fence Height Variance (total 6 ft.)

- The applicant was not present; the Board allowed a fifteen (15) minute courtesy period, after which the matter was not heard.

ADJOURNMENT: 7:15 p.m. **BJ/JL/Aye**

All:

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

C. Mercier:

All right, instead of moving the minutes to the end of the meeting, since the applicant isn't here, I suggest we do the minutes now. Before I do that, let me do roll call. Bob?

R. Egan:

Here.

C. Mercier:

Bruce?

B. Jantzi:

Here.

C. Mercier:

Judi?

J. Loertscher:

Here.

C. Mercier:

Absent is Helene, Joe, Larry.

E. Ackerly (Clerk):

And I just red-penned a couple things on the front [of the minutes]. I will change that in the final one, it's just two little things.

C. Mercier:

Okay, yeah, I was gonna ask about that so that's fine. So, Judi, the minutes pertain to last, last meeting when we had the Sebesta vote. How they [the minutes] looking Bruce?

MOTION:

B. Jantzi:

Looks good to me. I'm gonna make a motion to approve the minutes from Thursday, March 26 2026.

C. Mercier:

Can I get a second?

R. Egan:

I second.

C. Mercier:

Bob seconds. All in favor?

All:

Aye.

C. Mercier:

All opposed. All right. That is the minutes. We do have new business. The applicant is not here at this time. Do you want to give them like 15?

B. Jantzi:

I'm okay with that.

C. Mercier:

Yeah, you OK with that?

R. Egan:

Yeah I'm fine with it.

C. Mercier:

So we'll give him an extra now 10 minutes in quarter after. Until quarter after and we're go from there.

B. Jantzi:

Why is everybody getting in on the bandwagon wanting 6 foot in front? It's been epidemic.

C. Mercier:

Yeah, I mean. The one was, yeah, that's when this would be the 3rd one. So in the last 6 months, yeah.

E. Ackerly (Clerk):

I could call him [the applicant]?

C. Mercier:

I wouldn't go crazy. I mean, you've notified them. They know today's the time. We'll give him an extra, you know, until a quarter after, if they're not here, we'll just close the meeting and they have to come back next month.

J. Loertscher:

Maybe a quick call? Yeah.

E. Ackerly (Clerk):

Okay, yeah.

C. Mercier:

Don't know of anything new coming up as of right now. Roberts did reach out to me. They are working on the paperwork. I also did talk to [Richard] Hoyt [ZBA Attorney], on the use variance, and we'll be bringing him in if it goes forward.

B. Jantzi:

Oh, which reminds me on the application. It is marked as area.

C. Mercier:

Yeah, it's a height variance, which I think, you know, the county did the same thing. They put it under area variance.

B. Jantzi:

Yeah, that was one of the comments of within the 500 foot.

C. Mercier:

Right this isn't within 500 feet of a state route.

B. Jantzi:

Right, fine, but then in so, in that context, right side and rear the side and rear is a non issue, right? 6 is what's allowed.

C. Mercier:

Six is what's allowed on and you want to stick it all the way around. That's where is he at.

J. Loertscher:

Shall not exceed six feet in height when erected and what's the right side?

C. Mercier:

And so, yeah, so he did.

J. Loertscher:

Yes. So, shall not exceed four feet of height erected in the front yard.

E. Ackerly (Clerk):

All right, I left a voicemail.

B. Jantzi:

Okay, seven minutes.

C. Mercier:

Yeah, we'll just be from basically the, uh, the red line in the front.

B. Jantzi:

Just from the, from the column over the corner.

C. Mercier:

Yeah, and I noticed on this map, if you, if you look at the. Right of the map, it shows the. The iron rod found his marker, and then you see how it has the lines to show what the town right away is. They didn't put what they...

B. Jantzi:

What it is on there? Oh, it's just got the arrows just got the arrows on there.

C. Mercier:

Because part of, you know, then he per his own drawing, he's going to be putting the fence in the town right-of-way. Where the mailbox where the mailbox already is, which is going to be, he's going to take away from his. He's going to create a blind turn over there because you go, there's. This isn't a TOPO, but if you drive out there, they added a good 6 to 8 feet of dirt. So, all that dirt would have to be moved back that's why I said, I don't even know if he'd get a building permit for a 4 foot. Because of the site distance. So, that and the Roberts, but like I said, I know he's getting paperwork and all that done. So they did notify me. All right. 7:15. The applicant didn't show up. Can I get a motion to adjourn the meeting?

MOTION:

B. Jantzi:

So moved.

C. Mercier:
Can I get a second?

J. Loertscher:
I second.

C. Mercier:
All in favor?

All:
Aye.