



www.shandaken.us

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
ZBA/ZEO/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-9863

Town of Shandaken Zoning Board of Appeals

MINUTES FOR REGULAR MONTHLY MEETING

August 17, 2016

The regular monthly meeting was opened by Chairman Johnson at 7:35 PM with the pledge of allegiance.

Roll called by ZBA secretary Anne Ricciardella, and attendance was recorded as follows.

Keith Johnson, Chair	Present
Rolf Reiss	Present
Joseph Michaels	Absent
Gary Guglielmetti	Present
Mark Loete	Absent

Roll call summary: 3 present, 2 absent

Others present: Warren Tutt, Tina Rice, Brian Dorr, Don Brewer, Tedd Denman, Gerard Byron

Minutes:

Board reviewed previous meeting minutes, and a motion was made to accept minutes as written by Board Member Reiss, seconded by Board Member Guglielmetti. All in favor.

Public Hearing:

Brian Dorr – 5467 Route 212

Mr. Dorr applied for an area variance to move his house towards the back of his property. His required side setback in a Highway Business zoning district is 40 ft. He'd like to put it at 30 ft., so he's requesting a 10 ft. side yard variance. He was previously asked by NY Rising to raise his house, but then it wouldn't conform to the Town Codes so pushing it towards the back made more sense as it would take it completely out of the floodplain zone and would make it look a lot nicer. There were some neighbors present at the meeting to oppose the variance. Tedd Denman, whose father owns property behind Mr. Dorr's, the property is vacant right now but he was concerned about the house obstructing the view in the future if his kids decided to build on it. The Byron's were also present; their property is on the side he's requesting the variance for. They were under the impression he was going to move his house 10 ft. from the property line. We clarified for them that he's requesting a 10 ft. side yard variance to put the house 30 ft. from the property line instead of the required 40 ft. They were then O.K. with the request. There is a stream on his property; it only runs in the Spring. He's using wood boards to move the supplies over it right now; he'll eventually build a bridge over it to provide access to the house when it's finished. He's been in contact with the DEP about the stream but they have no issues with it. After some discussion by

the Board, motion was made to close the public hearing by Board Member Reiss, seconded by Chair Johnson. A motion was then made by Board Member Reiss to accept the application as written and to determine it a Type II Action under the SEQR review requiring no further environmental review, seconded by Chair Johnson.

Roll Call Vote:

Keith Johnson, Chair	Yes
Rolf Reiss, V. Chair	Yes
Mark Loete	Absent
Joseph Michaels	Absent
Gary Guglielmetti	Yes

Roll Call Summary: 3 Yes, 2 Absent

Ragnhild Arp – 56-60 Grandview Acres

Mrs. Arp has applied for an area variance to make two previously combined lots back into two separate ones. She'd previously put them together to house herself and her son on the same property, currently downsizing and would like to separate them again. The well is located on the side she'd like to sell, but she's agreed to have her own well dug once the property is sold. Her variance, if granted, will be contingent on that. The Board discussed and had no further questions pertaining to this variance, to make the lots substandard. Motion was made to close the public hearing by Board Member Reiss, seconded by Chairman Johnson. All in favor. A motion was then made to accept the application as written, by Board Member Guglielmetti, and determined it to be a Type II Action under the SEQR review requiring no further environmental review. Seconded by Chairman Johnson.

Roll Call Vote:

Keith Johnson, Chair	Yes
Rolf Reiss, V. Chair	Yes
Mark Loete	Absent
Joseph Michaels	Absent
Gary Guglielmetti	Yes

Roll Call Summary: 3 Yes, 2 Absent

New Business:

-None

Communications:

-None

Adjournment:

There being nothing further before the Board, a motion was made by Board Member Reiss to adjourn, seconded by Board Member Guglielmetti. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:04 PM.