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Town of Shandaken Zoning Board of Appeals

MINUTES FOR REGULAR MONTHLY MEETING

December 21, 2016

The regular monthly meeting was opened by Chairman Johnson at 7:33 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	Present
Gary Guglielmetti	Present
Mark Loete	Present

Roll call summary: 5 present

Others present: Warren Tutt, Don Brewer, Kathy Nolan, Claudia Braymer, Martie Gailles, Tina Rice, Mike & Eileen O'Connor, Rob Stanley, etc. (See Video)

Public Hearings:

Mike & Eileen O'Connor- Area Variance for garage – 776 Plank Rd. Mt. Tremper:

Mr. & Mrs. O'Connor own a parcel located at 776 Plank Rd. Mt. Tremper. They'd like to build a 20 x 24 garage with concrete slab and put it next to their house to store their car and garden tools from inclement weather. They're requesting an 18 ft. side yard variance. Motion was made by Board Member Reiss to open the public hearing. Asked for comment, and no one was present for this project. Application was sent to County for their review, their response was no County impact. Motion was made by Board Member Reiss to accept the application as submitted, and determine that it's a Type II action under the SEQR review requiring no further environmental review. With nothing further, motion was made to close the public hearing by Board Member Reiss, seconded by Board Member Michaels.

Roll Call Vote:

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

Roll Call Summary: 5 Yes

Request for interpretation of “lodge development:”

Chair Johnson made announcement before the hearing was opened to the audience requesting they keep their comments pertaining to this request for interpretation only, and not about the entire project itself. This public hearing is for the Board to determine whether they agree with the interpretation provided by the Planning Board, not about passing the project. Motion was made by Board Member Michaels to open the public hearing, seconded by Board Member Reiss. As there were many residents present in the audience, most were for the interpretation being accepted, some not. Those in favor are as follows: Tom White – Big Indian, Rosina Montana – Denver, NY, Judy Shiner – Big Indian, John Henry/Dan Ruzow – Attorneys for Crossroads, Lewis Kolar – Andes, Carol Urban – Chichester, Eric Wedemeyer – Margaretville, Martie Gales – Big Indian, Joan Lawrence- Bauer – Big Indian, Tony Lanza – Highmount, Harry Jameson – Phoenicia, Jack Schoonmaker – Crossroads, John Michelotti – Big Indian, and Chuck Perez – Big Indian. Those against are as follows: Camilla Lancaster – Arkville, Dr. Lance Hoffman – Shandaken, Kathy Nolan – Phoenicia, Joanne Steele – Mid-Hudson Sierra Club, Tom Rinaldo – Phoenicia, Janet Klugiewicz – Phoenicia and Claudia Braymer – Attorney for Catskill Heritage Alliance. (See video for exact comments.) Many questions and concerns arose from hearing the public comments, the Board feels it needs legal advice to make the best decision for the Town. Chair Johnson announced they will have a workshop meeting to discuss this matter further with their lawyer, Richard Olson, on January 4th at 7PM in executive session. They’ll be ready to move on their decision for the regular monthly meeting held Wednesday January 18th at 7:30 PM. Motion was made by Board Member Johnson to close the public hearing, seconded by Board Member Michaels. All in favor.

Minutes:

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

Communications:

-None

Adjournment:

There being nothing further before the Board, a motion was made by Board Member Reiss to adjourn, seconded by Board Member Michaels. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:45 PM.