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Town of Shandaken Zoning Board of Appeals

MINUTES FOR REGULAR MONTHLY MEETING

September 21, 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	Present

Roll call summary: 4 present, 1 absent

Others present: Warren Tutt, Tina Rice, Don Brewer, Howard Widensky, Grace Ann Louis

Minutes:

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

New Business:

Grace Ann Louis- Phoenicia Plaza –Use Variance

Mrs. Louis has submitted a Use Variance application for the old Miss Kitty’s space in the Phoenicia Plaza. She’d like to move her group child care to a bigger space to house the incoming children that have been waitlisted. The use will be a nursery school, which is not permitted in the CLI zone. The plaza is not in a flood zone. She’s currently before the Planning Board as well for a Special Permit to run a school conducted for profit to include yoga classes in the daily activities. They’re running concurrently due to the State taking 90 days to approve the location as well once the Town makes their decisions. There will be a fenced in area outside in the back for a play area. The application will be sent to the County for review. After some deliberations from the Board, a motion was made by Board Member Reiss to send the application to public hearing for next month’s meeting, seconded by Chair Johnson. All in favor. This is an unlisted action under the SEQR review, where the Board will make its own determination. Public Hearing is set for Wednesday, October 19th at 7:30 PM.

Howard Widensky –Route 28- 3 Area Variances

Mr. Widensky, along with Don Brewer has submitted an Area Variance application for his property on Route 28, directly across from the Emerson Resort. Property is in a Highway Business He'd like to open a landscaping business, and the buildings he'll be using for display and storage will need a 52 ft. variance in the front, 50 ft. variance in the rear, and 20% increase in maximum coverage. He's already received approval from the DOT for this project. After further review from the Board, a motion was made by Board Member Reiss to send the application to public hearing for next month's meeting, seconded by Board Member Loete. All in favor. Public Hearing is set for Wednesday, October 19th at 7:30 PM. Application will be sent to County for review.

Communications:

Training opportunities are available within the next month for Board Members to attend and get credit hours. Meetings aren't enough for the ZBA to have enough credits, these extra classes must be attended to gain the appropriate amount.

Adjournment:

There being nothing further before the Board, a motion was made by Board Member Reiss to adjourn, seconded by Chair Johnson. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:00 PM.