



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

February 21, 2018

The regular monthly meeting was called to order by Chair Johnson at 7:00 PM with the pledge of allegiance.

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

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

Roll call summary: 4 present, 1 absent

Others present: Warren Tutt, Kathy Nolan, Faye Storms, Bruce Barry, Adam Turba (No videographer)

Minutes:

Motion was made by Chair Johnson to accept the minutes from November & December 2017 as written, seconded by Board Member Reiss. All in favor.

Old Business:

None

New Business:

Shandaken Theatrical Society (Phoenicia Playhouse) 10 Church St., Phoenicia

Adam Turba and Bruce Barry present to address the board. The Shandaken Theatrical Society is requesting two area variances for the playhouse located at 10 Church St. in Phoenicia. An 8 ft. 6in. variance for the extension of the porch in the front of the building, and an 8ft. 5in. variance to expand the building on the South side rear to allow for wing space off of the stage. In total it will be a 444 sq. ft. addition. They've received a Catskills Smart Growth Grant of \$50,000 dollars for these renovations which include a larger ramp and handicap access that's ADA compliant. Their goal is to enlarge the theater space to allow for more people to access it. They eventually would like to have weekly events happening at the theater for the whole community to participate in. They'll be completing it in three (3) phases, outside being first and working their way inside. With no further questions from the board, a motion was

made to move the application to public hearing by Board Member Loete, seconded by Chair Johnson. The public hearing is scheduled for next month's meeting, March 21st, 7:30 PM.

Roll Call Vote:

Rolf Reiss	Yes
Mark Loete	Yes
Joe Michaels	Yes
Gary Guglielmetti	Absent
Keith Johnson	Yes

Roll Call Summary: 4 Yes, 1 Absent

James Goss/Joseph Murray – 30 Circle Dr. – Area variance

Mr. Goss & Mr. Murray would like to construct a shed on their property for the purpose of storing wood. They're requesting a 14ft. front yard variance, to build the shed closer to the road due to topography and access. No representative present, board felt the application was sufficient enough to send to public hearing. Motion was made by Board Member Michaels, seconded by Board Member Reiss. Public hearing will be next month's meeting, March 21st, 7:30 PM.

Roll Call Vote:

Rolf Reiss	Yes
Mark Loete	Yes
Joe Michaels	Yes
Gary Guglielmetti	Absent
Keith Johnson	Yes

Roll Call Summary: 4 Yes, 1 Absent

Other Business:

Brent Gotsch has offered to do two (2) training programs focusing on floodplain administration and management. He's offered it to both the ZBA and the Planning board and to come to them. Each training program is two hours long. If one program is completed the participants will receive a certificate for 2 hours of continuing education credit. If both courses are completed, then each participant will receive their full four (4) hours of continuing education credit for the year that's mandated by the NYS Department of State for members of Planning Boards and Zoning Boards of Appeals.

Adjournment:

There being nothing further before the Board, a motion was made by Board Member Loete to adjourn, seconded by Board Member Michaels. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:01PM.



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Date: ZBA Meeting, February 21, 2018
Time: 7:30p.m.
Place: Main Hall, Town Hall Building
Public Hearing: None

AGENDA

Meeting Called to Order

Pledge of Allegiance

Roll Call

Rolf Reiss	____present	____absent
Joseph Michaels	____present	____absent
Keith Johnson	____present	____absent
Gary Gugliemetti	____present	____absent
Mark Loete	____present	____absent

Others present: _____

Public Hearings:

- None

Minutes from Previous Meeting

Correspondence

- None

New Business:

- Shandaken Theatrical Society – Variance Application
- James Goss/Joseph Murray – 30 Circle Dr. – Variance Application

Old Business:

Other Business:

Adjournment

