



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 15, 2018

The regular monthly meeting was called to order by Chair Johnson at 7:33 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	Present
Mark Loete	Absent

Roll call summary: 4 present, 1 absent

Others present: Howie McGowan, Tina Rice, Hank Williams, Jess McNear, Sarah Stamp, John Roberson

Minutes:

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

Old Business:

Keith Marlin & Jess McNear – 85 Bonnie View Ave. – Wellness Center & retreat:

Jess McNear present again to present her application for a use variance to run a wellness center and retreat, with four (4) rooms available to transients, at 85 Bonnie View Ave. Last month they provided the Board with a large packet of information regarding their project and the parcel itself. The Board asked them to return this month in order for the Board members to review the packets and possibly do a site visit. The Board is trying to decide on what category to place this application under. Majority of them think it falls under “hotel” with the amenities being accessory structures to the hotel. Board Member Reiss requested that the current owners, Crossroad Ventures, LLC, sign an authorization form indicating Keith & Jess as their representatives since they don’t own the property yet. Variances can’t be issued to anyone other than the property owner. They currently have an offer in on the property. They’ve been meeting with architects and engineers to discuss the extent of the work needed to bring the building into compliance. Ms. McNear stated that the foundation was still in good condition but everything inside needs to be stripped and redone. In the end, the Board agreed that she should return to the Planning Board and apply for a special use permit to operate a hotel.

New Business:

None

Other Business:

Woodland Valley Statue:

Hank Williams was present to inform the Board of the Statue of Sri Chinmoy the owner of 822 Woodland Valley Rd. is planning on erecting. He's been to the Planning Board twice, and the Town Board once with this information. Until there is an application before the Board, the ZBA has no authority to make any decisions on the matter.

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.



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Date: ZBA Meeting, August 15, 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

Old Business:

-Keith Marlin/Jess McNear – 85 Bonnie View Ave. – “Wellness center & retreat”

New Business:

None

Other Business:

None

Adjournment