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

Town of Shandaken Zoning Board of Appeals  
MINUTES FOR REGULAR MONTHLY MEETING  
August 21, 2019

**Public Hearing**

Motion was made at 7:30PM by Board Member Keith Johnson to open the public hearing, seconded by Board Member Rolf Reiss. All in Favor.

**Tony Stricklin – 232 Station Rd. – (1) Area Variance**

Mr. Stricklin would like to build a (2) car garage however the current septic system and leech field is in the location that would permit him to build the garage without the variance. Mr. Stricklin is working to get an easement to connect to the village septic. He is currently trying to coordinate with all necessary agencies in order to get the easement. There weren't any questions or correspondence from the public nor any further questions from the board.

**Madeline Tsingopolous – 1539 Wittenberg Rd – (1) Area Variance**

Jay Panwar, Representing Madeline Tsingopolous has applied to build a (2) car garage and will be able to meet the rear and both side yard set backs. They are applying for a front yard set back due to the locations of the existing structures and fencing thus leaving the requested location the only feasible build site. There weren't any questions or correspondence from the public nor any further questions from the board.

Board Member Keith Johnson made a motion to close the public hearing seconded by Joe Michaels. All in Favor.

The regular monthly meeting was called to order by Chair Johnson at 8:00 PM with the pledge of allegiance.

Roll called by Secretary Sandra Pettersen, 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:** Howie McGowan, Tony Stricklin, Mike Campbell, Jay Panwar, John Setto, Brian Williams, Jerry & Monica Sforza, Brad Will, Anna Hieronimus, Elise Kornack

**Minutes:**

Motion was made by Board Member Joe Michaels to accept the minutes as written, seconded by Board Member Loete. All in favor.

**Old Business:**

**Tony Stricklin – 232 Station Rd. – (1) Area Variance**

A motion to accept this application as a Type II SEQRA with no additional environmental review needed was made by Board Member Rolf Reiss, seconded by Board Member Joseph Michaels. All in Favor.

Roll call vote:

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

Roll call summary: 4 yes, 1 absent

**Madeline Tsingopolous – 1539 Wittenberg Rd – (1) Area Variance**

A motion to accept this application as a Type II SEQRA with no additional environmental review needed was made by Board Member Rolf Reiss, seconded by Board Member Joe Michaels. All in Favor

Roll call vote:

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

Roll call summary: 4 yes, 1 absent

**New Business:**

**John Setto – 59 Fox Hollow Rd. – Area Variance**

Mr. Setto is applying for an (8') eight-foot-high privacy fence along the property line of one neighbor, as he describes as problematic, calls the police and dumps garbage. A motion was made by Board Member Loete to move application to a public hearing, seconded by Board Member Reiss. All in Favor.

**Jerry & Monica Sforza – 227 Beaverkill Rd – Area Variance**

Mr. & Mrs. Sforza are applying for an (8') eight-foot-high deer fence made of twisted steel. They are in need of the protection from the deer population to prevent the deer from eating their cultivated vegetation they grow on their property. Board Member Rolf Reiss made a motion to move the application to a public hearing, seconded by Board member Loete. All in Favor.

**Anna Hieronimus, LLC – 5696 Route 28 – Use Variance**

Brad Will, Representative is applying for a use variance. The use variance is for a restaurant use that is not permitted within the FW Overlay district. Use is permitted within the district, subject to a Special Use Permit and Site Plan. The Town of Shandaken Planning Board approved their Special Use permit contingent on the Zoning Board of Appeals decision of said Use Variance application. Board Member Rolf Reiss made a motion to move the application to a public hearing, seconded by Chair Johnson. All in Favor.

**Other Business:**

**Adjournment:** There being nothing further before the Board, a motion was made by Chair Johnson to adjourn, seconded by Board Member Reiss. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:40 PM.