

[www.shandaken.us](http://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

October 18, 2017

The regular monthly meeting was opened by Chairman Johnson at 7:30 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	Absent
Joseph Michaels	Absent
Gary Guglielmetti	Present
Mark Loete	Present

Roll call summary: 3 present, 2 Absent

**Others present:** Warren Tutt, Kathy Nolan, Tina Rice, Stephen & Margaret Linnekin,

**Minutes:**

Board reviewed minutes from previous month, motion was made by Chair Johnson, seconded by Board Member Guglielmetti. All in favor.

**New Business:**

Karlyn Monroe – Area Variance – 19 Old Rte 42

Ms. Monroe, located at 19 old rte. 42, with the glamping project approved by the Planning Board last year, would like to erect a 6’ high entrance gate at the bottom of her driveway. John Wasylyk from North Engineers was present on her behalf. The gate will be about 15 ½ feet wide, and between 5’2” – 6’2” high, which is in excess of the 4’ minimum allowable within the zoning code. Gate is practically transparent, won’t be solid so you’ll be able to see through and around it. It’s close to the property line at the end of the bridge, but it was the only reasonable location for people to be able to turn around if the gate is closed. The gate will be manual, open in towards the bridge and is clear of the right of way. A County referral will need to be sent as it’s within 500’ of a State road. With no further questions or concerns from the Board, a motion was made by Chair Johnson to send the application to public hearing next month, seconded by Board Member Michaels.

**Roll Call Vote:**

Rolf Reiss	Absent
Mark Loete	Absent

Joe Michaels	Yes
Gary Guglielmetti	Yes
Keith Johnson	Yes

Roll Call Summary: 3 yes, 2 absent

**Old Business:**

**Steve Linnekin – 5295 Route 28 – Area Variance for 8ft. Sign**

Mr. Linnekin again present to discuss his area variance application to erect an 8’ sign in his front yard. The variance is needed because he’d like the location to be in his yard, rather than on his house. The sign is to promote his custom leather business. It will not be located in the DOT right of way, which is 60’ from the center of Route 28. Right of way is indicated by the power lines across his property and the sign will be behind them. With no further questions or concerns from the Board, a motion was made to send the application to public hearing next month, seconded by Board Member Guglielmetti.

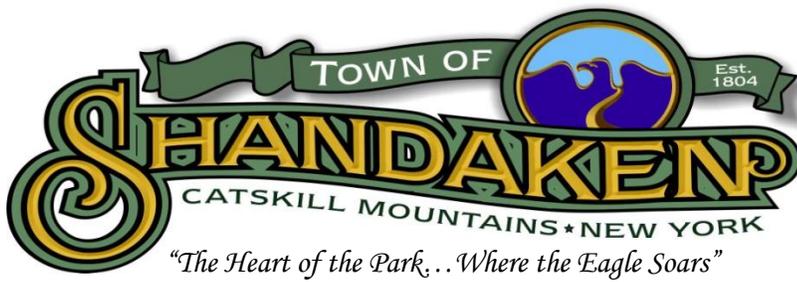
Roll Call Vote:

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

Roll Call Summary: 3 yes, 2 absent

**Adjournment:**

There being nothing further before the Board, a motion was made by Chair Johnson to adjourn, seconded by Board Member Guglielmetti. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 7:50 PM.



[www.shandaken.us](http://www.shandaken.us)

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

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

Date: ZBA Meeting, October 18, 2017

Time: 7:30p.m.

Place: Main Hall, Town Hall Building

---

## 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:**

-Karlyn Monroe – 19 Old Rte. 42 – 6’ high entrance gate – Area variance

**Old Business:**

-Steve Linnekin – 5295 Route 28 Mt. Tremper – Use Variance for 8 ft. sign

**Other Business:**

**Adjournment**

