



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
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Town of Shandaken Zoning Board of Appeals

MINUTES FOR REGULAR MONTHLY MEETING

March 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	Present
Mark Loete	Present

Roll call summary: 5 present

Others present: Warren Tutt, Adam Turba, Mike Cioffi, James Goss, Joseph Murray

Public Hearings:

Motion was made by Board Member Michaels to open the public hearing, seconded by Chair Johnson. All in favor.

Shandaken Theatrical Society – 10 Church St.- Area variances

The Shandaken Theatrical Society has applied for three (3) area variances; an 8’6” front yard for the addition of an ADA ramp, a 21’2” North side yard for the expansion/connection of the porches, and an 8’5” South side yard for the extension of the wing space backstage. Adam Turba, the architect & applicant for the project present to give the Board an overview. They’re trying to restore what’s existing while bringing everything up to code. They’ll be connecting the three porches to make one larger one, and putting the ramp in for easier handicap access. Mike Cioffi, theater president, stated that they’ve got about 70-80,000 earmarked for the renovations and hoping to receive grant money. They have an engineer helping them to figure out what exactly the building needs fixed to concur on a budget for the whole project. New lighting and sound system will also be done.

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

The gentlemen have applied for a 14’ front yard variance for a wood storage shed, with no plumbing or electricity. The wood is usually delivered in the driveway, they’re proposing to put the wood

shed to the right of it, because the left side is where the well head, and piping for the house is located. No one present for the hearing, no further questions from the Board. Motion was made by Chair Johnson to close the public hearing, seconded by Board Member Michaels. All in favor.

Old Business:

Shandaken Theatrical Society – 10 Church St.

Motion was made by Board Member Reiss to accept the application as submitted and determine this as a Type II SEQR action requiring no further environmental review, seconded by Board Member Loete.

Roll Call Vote:

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

Roll Call Summary: 5 yes

James Goss/Joseph Murray – 30 Circle Dr.:

Motion was made by Board Member Reiss to accept the application as submitted and determine this as a Type II SEQR action requiring no further environmental review, seconded by Board Member Guglielmetti.

Roll Call Vote:

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

Roll Call Summary: 5 yes

New Business:

None

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.

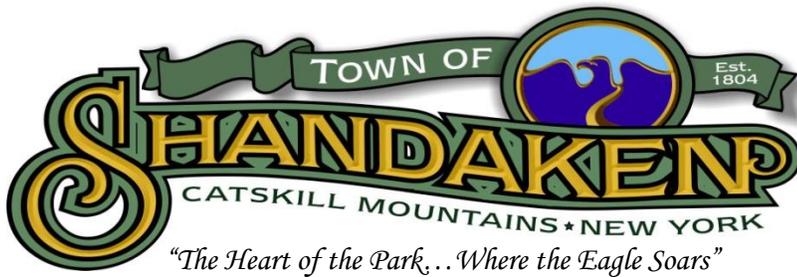
Other Business:

ZBA has decided to do both training sessions with Brent Gotsch back to back. They've picked Monday April 23, 2018 from 10-2 at the Town Hall, will confirm with Brent. Everyone who attends will

receive their full 4 hours of continuing education credits for the year that's mandated by the NYS Dept. 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 Chair Johnson to adjourn, seconded by Board Member Loete. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:00 PM.



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

Date: ZBA Meeting, March 21, 2018
Time: 7:30p.m.
Place: Main Hall, Town Hall Building
Public Hearing: Shandaken Theatrical Society, James Goss & Joseph Murray

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:

- Shandaken Theatrical Society – 10 Church St. – Area variance for renovations
- James Goss/Joseph Murray – 30 Circle Dr. – Area variance for wood shed

Minutes from Previous Meeting

Correspondence

-None

New Business:

Old Business:

Other Business:

-Brent Gotsch training seminars – Please pick a date!

Adjournment