



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

June 20, 2018

The regular monthly meeting was called to order by Chair Johnson at 7:32 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: Art & Jen Christie, Karl Zwoboda

Minutes:

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

Old Business:

New Business:

Keith Tierney – 89 Schweitzer Rd. – Area variances for garage structure:

Mr. Tierney owns the parcel located at 89 Schweitzer Rd. His girlfriend owns the residence right next door at 85 Schweitzer Rd., and they built a 24x32, 3 story garage with a studio and storage above with two decks. Art Christie, the builder, was present on behalf of Mr. Tierney. He stated that there was a trailer previously on the property, demo'd in June 2017. He stated that he placed the building in the same footprint as the trailer. They're approximately 80% done with the project. The building department recently reviewed the building, which was discovered to be too close to the property lines in that specific zone, and requested the owner to apply for the appropriate variances. The parcel is in a R1.5 zoning district, requiring the front/rear setbacks to be 50 ft., and the sides to be 25 ft. Mr. Christie said the building is 34 ft. from the front, including the porch to be put on, requesting a 16 ft. front yard variance.

The building is 15 ft. from the rear, also including the deck on the back, requesting a 35 ft. rear yard variance. The side on the right of the property is only 12 ft. from the side, requesting a 13 ft. side yard variance, left side is within the required 25 ft. setback. With nothing further from the Board, motion was made by Board Member Reiss to move the application to public hearing for next month's meeting, seconded by Board Member Michaels.

Roll call vote:

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

Roll call summary: 5 yes

Karl Zwoboda – 630 Creekside Dr. – Area variance for shed:

Mr. Zwoboda has recently taken down the two (2) structures located on his property at 630 Creekside Dr. Shandaken. He's already replaced the garage with another one, in the same footprint as the last, approved by the previous building inspector Warren Tutt. He'd now like to replace the shed that was at the front of the property, in the same place because it's the only level spot the property offers. It'll be smaller than the previous shed, he'd like to make it 10x16. The required front setback for his property is 40 ft. and he wants to put it 20 ft. away, so he's requesting a 20 ft. front yard variance. The shed will be used for his lawn equipment, etc. With nothing further from the Board, a motion was made by Board Member Reiss to send the application to public hearing for next month's meeting, seconded by Chair Johnson.

Roll call vote:

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

Roll call summary: 5 yes

Other Business:

None

Adjournment:

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



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, June 20, 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:

- Keith Tierney- 89 Schweitzer Rd. - Area variances
- Karl Zwoboda - 630 Creekside Dr. - Front yard variance

Old Business:

Other Business:

Adjournment

