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Town of Shandaken Zoning Board of Appeals

MINUTES FOR REGULAR MONTHLY MEETING

July 20, 2016

The regular monthly meeting was opened by Vice-chair Reiss 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	Absent
Rolf Reiss	Present
Joseph Michaels	Present
Gary Guglielmetti	Present
Mark Loete	Present

Roll call summary: 4 present, 1 absent

Others present: Warren Tutt, Brian Dorr, Art Christie, Don Brewer

Minutes:

Board reviewed previous meeting minutes, and a motion was made to accept minutes as written by Board Member Reiss, seconded by Board Member Guglielmetti. All in favor.

Public Hearing:

Zirinsky – 794 Route 214

Don Brewer present on behalf of Mr. Zirinsky who's still seeking a variance for his lot line adjustment. Motion was made by Board Member Reiss to open the Public Hearing, seconded by Board Member Guglielmetti. All in favor. Nobody present at the Public Hearing for this matter, but a letter was read from the McLeod's whose property is mostly affected as it's the property giving 0.075 to Mr. Zirinsky. They were in favor of the project as they want to get rid of that portion of the property before they sell it. The bridge that's connected to their property, leads to the Homeowner's Association which Mr. Zirinsky is Vice President of. Mr. Zirinsky would like it on his property so he can take responsibility for it because it's in need of repair and upkeep that he's willing to provide. As of now, members of the Association have been parking their cars alongside the bridge and walking over it. There is a deeded right of way that will remain with Mr. Zirinsky's land. As there was no one present for the hearing, Board agreed the variance could be granted. Motion was made by Board Member Reiss to accept the application as written and determined it's a Type II action under the SEQR review requiring no further environmental review, seconded by Board Member Guglielmetti.

Roll Call Vote:

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

Roll Call Summary: 4 Yes, 1 Absent

With nothing further to discuss regarding this application, motion was made by Board Member Reiss to close the public hearing, seconded by Board Member Guglielmetti. All in favor.

New Business:

Brian Dorr- 5467 Route 212

Mr. Dorr is applying for a 10 ft. side yard variance, in a HB zone, to move his house farther to the back of his property. The property is in a Special Flood Hazard Area. He's been in contact with NY Rising for about a year, and they're insisting he needs to raise his house 10 ft. It would make more sense to just move it farther back to better fit the Shandaken Town Code, and so he doesn't have to go up so many stairs to get into his house. There's a stream located near the proposed site. Mr. Dorr stated it runs dry in the summer and has been using logs to get across it but will eventually put a bridge in after the house is complete. In order for the funding to be given the project needs to be completed by November of this year. After the Board finished reviewing, they see no issues and quite agree to move it instead of raising it. Motion was made by Board Member Reiss to accept the application as submitted and move it to a Public Hearing for next month's meeting on August 17th, seconded by Board Member Michaels. All in favor.

Ragnhild Arp – 56-60 Grandview Acres

Mrs. Arp is applying for an area variance to create a substandard lot on her property in order to subdivide. Art Christie present on her behalf. House was bought in 1964, in which two houses were built on the property. One for her and her husband, the second for her son, who died shortly after it was built. She's since been using it as a rental home but would like to be rid of it now that she's alone. The surrounding lots are smaller and the subdivision would split them more evenly, but would still create a substandard lot which requires an area variance from the ZBA. Each house has its own septic system but has a shared well, which is on the selling property side. Once the property is sold, Mrs. Arp will then dig herself her own well, which the variance will be contingent on. After the Board reviewed the application, motion was made by Board Member Reiss to send it to Public Hearing for next month's meeting, seconded by Board Member Michaels. All in favor.

Communications:

Brent Gotsch will be at the Planning Board workshop, Wednesday July 27th, to provide a 2 hour training session on reading flood maps for any and all who would like to attend.

Adjournment:

There being nothing further before the Board, a motion was made by Board Member Reiss to adjourn, seconded by Board Member Guglielmetti. All in favor. The Zoning Board of Appeals meeting adjourned at approximately 8:00 PM.