



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

September 20, 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	Present
Joseph Michaels	Absent
Gary Guglielmetti	Present
Mark Loete	Present

Roll call summary: 3 present, 1 Absent

Others present: Warren Tutt, Kathy Nolan, Harry Jameson, Tina Rice, Stephen & Margaret Linnekin, Faye Storms, Lee Delvecchio, Marilyn Stewart, Karen Gustavsen, Carol McCausland

Minutes:

Board reviewed July meeting minutes, (no meeting since then) and a motion was made to accept minutes as written by Chair Johnson, seconded by Board Member Reiss. All in favor.

Use Variance – Steve Linnekin – 8ft. Sign

Mr. Linnekin would like to put up an 8ft. sign on his property located at 5295 Route 28 to advertise his leather business. It's mostly conducted in the winter months as they travel to fairs in the spring/summer. Presented as a Use variance for the location, he'd like to set it closer to the road than allowed by the Code. Also, it can't be within the DOT right of way, which is usually 60 ft. from the center line of the road. Usually the power lines that run across the property indicate where the DOT's right of way is, the sign is set back farther than that. In applying for a Use variance, the applicant must present the Board with proof of financial hardship, that it's not self-created, that it's a unique hardship that doesn't apply to another portion of the neighborhood, and that it won't alter the essential character of the neighborhood. It was clarified that the use in question is for the sign only and not for the conduction of the business. Board discussed the possibility of switching to an area variance for the setback issue of being closer to the road than permitted. Total size will be 15 square feet, 24 is the allowable square footage. Motion was made by Board Member Reiss to send the application to next month's meeting as an area variance, seconded by Chair Johnson. All in favor.

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 8:05 PM.



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

Date: ZBA Meeting, September 20, 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:

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

Old Business:

Other Business:

Adjournment