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**Town of Shandaken Zoning Board of Appeals  
 Minutes for Public Hearings  
 March 15, 2023**

Public Hearing was opened at 6:50 with the pledge of allegiance

Roll called by Secretary to the Zoning Board of Appeals Olivia Amantia, and attendance was recorded as follows:

|                   |         |
|-------------------|---------|
| Mark Loete, Chair | Present |
| Gary Guglielmetti | Present |
| Allen Vella       | Present |
| Christian Lynch   | Absent  |
| Henry Williams    | Present |

**Roll Call Summary:** 4 Present, 1 Absent

**Others Present:** Zoning Enforcement Officer Grace Grant, Robert Lopez, Pat McGann

Chair Loete opens the public hearing at 6:50 for Robert Lopez. Mr. Lopez is here for a variance needed to tear down an existing trailer, and replace it with a new home on his property, located at 2199 Upper Birch Creek Rd. Along with the Legal Notice, there is one letter in support of Mr. Lopez's project, the secretary read it aloud. Chair Loete states there is no impediment of public right away, as well as no impediment regarding Emergency Services vehicle access. Chair Loete ask's the Board Members if they have any questions for Mr. Lopez. Being no questions from the Board, or the Public, Chair Loete makes a motion to close the Public Hearing, seconded by Board Member Guglielmetti.

**Town of Shandaken Zoning Board of Appeals  
Minutes for Regular Monthly Meeting  
March 15,2023**

**Minutes:**

The regular monthly meeting was called to order at 6:58 pm. Chair Loete ask's the Board Members if they've looked over the previous month's meeting, and if there are any corrections, or questions. Chair Loete further discusses the first applicant, Robert Lopez's request for a variance. Chair Loete ask's how large his lot is, it is a 3-acre lot. He also notes where he would like to/needs to build, is the only spot he's able to, since the majority of his property is in a "swamp". Chair Loete states it is a small ask, and threes no impediment on the environment, emergency services, or public right away. Board Member Williams makes a motion to approve the variance, seconded by Board Member Vella. Roll call vote as follows:

|                   |        |
|-------------------|--------|
| Mark Loete- Chair | Yes    |
| Gary Guglielmetti | Yes    |
| Allen Vella       | Yes    |
| Christian Lynch   | Absent |
| Henry Williams    | Yes    |

The next order of business on the agenda is Patrick Mcgann, who is here for a variance renewal, at 75 Muddy Brook Rd. Mr. Mcgann states some progress has been made, he's just put a new septic in. He states his plan is to get a building permit application, soon and to start the building process. He states in order to get a boiling permit, he first needed approvals from the CWC, and the DEP, which he has gotten approvals from both. With no further discussion, Board Member Williams makes a motion to approve the renewal of Mr. McGann's variance for 1 year, seconded by Chair Loete. Roll call vote as follows.

|                   |        |
|-------------------|--------|
| Mark Loete- Chair | Yes    |
| Gary Guglielmetti | Yes    |
| Allen Vella       | Yes    |
| Christian Lynch   | Absent |
| Henry Williams    | Yes    |

**Communications:****Old Business:****Other Business:**

ZEO Grant asks the board if a preexisting non-conforming freestanding sign in a residential district requires a variance. Kate's Lazy Meadow was recently purchased by new owners, it will now be called the Leeway. They would like to change, & relocate the existing sign. The board advises yes, they will need to fill out an application for a variance, and present to the board.

**Adjournment:**

There being no further business before the Board, a motion was made to adjourn the meeting by Board Member Williams, seconded by Chair Loete, all in favor. Meeting adjourned at 7:20 pm These minutes were prepared by the Zoning Board of Appeals Secretary Olivia Amantia