



*"The Heart of the Park...Where the Eagle Soars"*

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Assessor Fax: (845) 688-5708

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

Fax: (845) 688-2041

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

**Town of Shandaken Zoning Board of Appeals  
Minutes for Regular Monthly Meeting  
February 19<sup>th</sup>, 2025**

The regular monthly meeting was called to order with the pledge of allegiance at 7:01 pm.

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

Mark Loete Chair	Present
Gary Gugliemetti	Present
Allen Vella	Present
Christian Lynch	Present
Henry Williams	Present

**Roll Call Summary:** 5 Present, 0 Absent

**Others Present:** Zoning Enforcement Officer Grace Grant, Robert Drake, Big Indian Fire Chief Stapelton

**Minutes:**

Chair Loete began the meeting with going over the previous month's meeting minutes, with no comments or corrections, Chair Loete made a motion to accept the minutes, seconded by Board Member Lynch, all in favor.

**Communications**

The first order of business this evening is communications. ZEO Grant states the Board members have paperwork in their folders from Mike Moriello, who is representing the Wellington Blueberry LLC. The document is a detailed packet of all information regarding the Wellington Blueberry LLC, whom are in the process of getting approvals to renovate a Hotel in Pine Hill. ZEO Grant also states to the Board, per the last meeting, she has updated and made some changes to the current Zoning Board of Appeals Variance application. The Board Members review the new paperwork, and are happy with the changes that were made.

#### **Robert Drake Area Variance 14.13-1-65**

The next order of business on the agenda is Robert Drake, for an Area Variance. Mr. Drake is here this evening to present. Mr. Drake resident of 46 state route 214 and is here for a Area Variance. He is currently a part of the Catskill Watershed flood mitigation program. Mr. Drake's parcel is in the flood zone, and per the program they have asked Mr. Drake to relocate the utilities that are currently in the basement. The variance is needed so the utilities can be housed in a new room, above base flood elevation. The new utility room being proposed will be closer to the property line, about 6 inches. Board Member Williams ask's if Mr. Drake's neighbors are apart of this program as well? Mr. Drake states that anyone in the flood zone can be in the program, and that the CWC does the study for free. Mr. Drake has already obtained a floodplain development permit which is required to do the work.

Board Member Lynch ask's the applicant if the utility room will be accessible from the inside of the house or from the outside? The applicant states it will be accessible through the bedroom. Chair Loete states the variance is needed because of the closeness to the neighbor's property. Board Member Lynch ask's what the height of the proposed shed is? Mr. Drake states the slope of the roof will change, and be extended but no height will be added. Board Member Lynch ask's the applicant if he considered other areas on the property for the shed? Mr. Drake states that there were several other areas that were considered for the utility room, but he doesn't want it to be outside of the house. The area they decided on it being in, was the best option. Mr. Drake states he also has a tenant, so it wouldn't be ideal for the utility room to be elsewhere on the property, as advised by his engineer as well. With no further questions or comments, Board Member Williams makes a motion to set a public hearing for the applicant at next month's meeting, seconded by Chair Loete. ZEO Grant points out that this application will need to be referred to the Ulster County Planning Board.

#### **Big Indian/Olivera Fire Co. 12.7-2-32 Area & Use Variance**

The next order of business on the agenda is the Big Indian/Olivera Fire dept. Derick Stapelton Chief of the dept is here to present. The fire dept is applying for a variance for a new double sided led sign. The code doesn't allow freestanding signs; therefore, a variance



is required to do so. Mr. Stapelton states the new sign will help with recruitment since they need volunteers, and will be positive for the community. The height of the sign will be 17 ft 2 inches long, and will be double sided. ZEO Grant states two variances are needed, the first is for the freestanding sign, the second one is because the sign will be illuminated with "flashing blinking" lights. Board Member Williams states the proposed sign is quite expensive, and is curious how a volunteer fire dept can afford such a big expense. Mr. Stapelton states the Fire Dept was given a 500,000 grant, and the money that the sign will cost will be coming from that grant. Chair Loete ask's if there will be messages displayed on the sign? Mr. Stapelton states yes there will be, it'll be for advertising for volunteers, events, etc. The sign will be similar to the new sign that the Olive FD has.

Chair Loete ask's how many calls has the dept had this year? They've had 7 calls so far. The Board ask's the applicant how far above the road level will the sign be? It will be 2 ft above road level. Board Member Lynch ask's ZEO Grant what is the maximum height allowed for signage according to code? ZEO Grant states 48 square ft in total surface area, and 15 ft in height. Board Member Lynch asks the applicant if any other signs were considered? The applicant states no that is what was sent to them upon inquiring about a new sign. The applicant adds that the majority of Fire Dept's are now going for the newer "lit" signs. With no further questions or comments from the Board, Chair Loete makes a motion to set a public hearing for the March meeting, seconded by Board Member Williams, all in favor., ZEO Grant adds that this application will need to be forwarded to the Ulster County Planning Board.

### **Old Business:**

Chair Loete states to the Board that Howard Widensky sent in an email to the Zoning Board of Appeals. Chair Loete reads aloud the letter for the Board, it is regarding one of his properties and his tenant who currently resides at 6280 state route 28. The letter is regarding a violation on the property, Mr. Widensky feels he is not in fact violating anything in the code. ZEO Grant states Mr. Widesnky would like to appeal the standing violation, there is a discussion amongst the Board, and ZEO Grant regarding the reason for the violation. The tenant currently has stored equipment at the residence, the violation reads that the tenant is conducting business in a residential area, which is not allowed in the code. There is a discussion amongst the Board, and ZEO Grant regarding if an individual would like to appeal the violation. At this time there is no formal appeal application, but there will be one created. ZEO Grant states once the individual fills out the proper paperwork, they can come before the Board at our next meeting to discuss the violation, and why he feels he is not in violation.

There is a discussion amongst the Board and ZEO Grant regarding patterns for progress, the Board comes to an agreement that they can meet with them before our next meeting next month. Board Member Williams asks about Patrick McGann's application which is still currently on the website, but he has not contacted any department about attending a meeting in the future. There is a discussion amongst the Board about the new application

forms for Area & Use Variances, going forward the new paperwork will be given out to new applicants.

**New Business:**

**Adjournment**

There being no further business Chair Loete makes a motion to adjourn the meeting, Board Member Vella seconded the motion, all in favor. Meeting adjourned at 8:00 pm. These minutes were prepared by the Zoning Board Secretary Olivia Amantia.