



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

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**Town of Shandaken Zoning Board of Appeals
Minutes for Public Hearings
March 19th 2025**

Public Hearing was opened at 6:30

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	Present
Henry Williams	Present

Roll Call Summary: 4 Present, 1 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Chief Stapelton, Robert Drake, Patrick Casey, Christopher Colasanti

Big Indian/Oliveria Fire Co Area/Use Variance 13.16-3-2.100

Chair Loete made a motion to open the public hearing for the big Indian fire dept at 6:30, seconded by Board Member Vella. Following the legal notice being read, there is one resident here this evening to speak about the project. Aaron Wade Baker resident of 6 fire house road, lives directly next to the Fire Department. Mr. Baker has some concerns about the new proposed sign. Mr. Baker is concerned about the placement of the sign, and how illuminated it will be. Chief Stapelton of the Fire Dept states that the sign can be turned off, and it can also be lit on only one side, to lessen the brightness. Mr. Baker adds that the illuminated sign is a concern due to the fact that a front street light already shines in his window. Chair Loete states that the sign will be good for the community, and an asset. There is a discussion amongst the Board, the applicant, and the neighbor about sign placement, and whether or not Mr. Baker will be able to see the new sign. Following a discussion

amongst the applicant and the neighbor, they determined they would go directly to the project site, in order to determine if Mr. Baker will be able to see the sign. With no further questions or comments, Chair Loete makes a motion to close the public hearing, seconded by Board Member Vella.

Robert Drake Area Variance 14.13-1-65

Chair Loete made a motion to open the public hearing for Robert Drake, seconded by Board Member Williams. Following the legal notice being read, and a brief description of the variance that is needed, Chair Loete ask's the Board if they have any questions or comments for the applicant. With no questions or comments from the Board or for the applicant, Chair Loete makes a motion to close the public hearing, seconded by Board Member Williams.

**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting March 19th ,2025**

Minutes:

The regular monthly meeting was called to order at 7:00 pm with the pledge of allegiance. Chair Loete ask's the Board Members if they have looked over the previous month's meeting, and if there are any corrections, or questions. With no corrections, Chair Loete makes a motion to approve the minutes, seconded by Board Member Gugliemetti, all in favor.

Robert Drake Area Variance 14.13-1-65

The first order of business on the agenda is Robert Drake for an area variance. Chair Loete points out this application has no impendent for Ems access or county impact. With no further questions or comments for the applicant, Chair Loete makes a motion to grant the variance, seconded by Board Member Guglielmetti roll call vote as follows:

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

Christopher Colasanti Area Variance 35.1-12

The next order of business on the agenda is Christopher Colasanti for an Area Variance. Mr. Colasanti's architect Mr. Casey is here this evening to present with the applicant. The applicant currently has a building permit for a house renovation, and the variance is needed for the proposed garage. The applicant doesn't have any neighbors that would be affected by this, and the property is sloped, the front of the garage you'll drive into, and the back of the top of the first story is at grade. Mr. Colasanti states you'll be able to come out of the second level onto grade in the back. The second level of the garage will have a workshop/office and storage room. The property is 13 and a half acres, there is an existing septic, and there will be a handwashing sink on the first floor. With no further questions for the applicant or from the Board, Chair Loete makes a motion for a public hearing on April 16th at 6:45, seconded by Board Member Vella, all in favor.

Robert Jones 5.14-2-44 Area Variance

The next order of business on the agenda is Robert Jones for an Area Variance. Mr. Jones, resident of Rudy Frank Rd. would like to add an addition onto his existing house. He would like to remove a covered porch, and add a new one, with a den, and a walk-in closet. There was a trailer on the lot, but has since built a new house on the lot. He would also like to convert his living room into a laundry area. The zoning district is R3, with no further questions or comments from the applicant, or for the Board, Chair Loete made a motion to set a public hearing for the applicant at next month's meeting, seconded by Board Member Guglielmetti, all in favor.

APFU LLC/Christopher Verrall Interpretation for appeal 13.2-1-111

The last next of business on the agenda is APFU LLC. Howard Widensky owner of APFU LLC, and his tenant Christopher Verrall could not make it this evening, Donald Robert is here to represent the applicant. Chair Loete states this is an appeal on the violation that ZEO Grant issued. The violation occurred due to the fact that there was commercial equipment being stored in a residential zoned area. There is a discussion amongst the Board and ZEO Grant, about the violation. The tenant of Mr. Wilensky's has been before the Planning Board to remedy the violation, and has applied for a class II home occupation. ZEO Grant states that the violation stays as is, until the ZBA makes a determination. With no further questions or comments, Chair Loete makes a motion to set a public hearing for April 16th at 6:30, seconded by Board Member Williams, all in favor.

Big Indian Oliverea Fire Co 13.16-3-2.100 Area/Use Variance

The last order of business on the agenda is the Big Indian/Oliverea Fire Dept for a new sign outside of the firehouse. Chief Stapleton and the concerned neighbor drove to the firehouse to see exactly where the sign will be, and if the neighbor can see it from his house. With no

issues with the placement of the sign, Chair Loete states we support the fire department and know this is good for the community. There is no county impact, but Chair Loete adds the brightness of the sign can be a distraction to drivers, so if it can be turned down in terms of brightness that would be the only suggestion that the Board makes. With no further questions or comments, Board Member Williams makes a motion to approve the sign, 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

Communications:

Old Business:

Other Business:

Adjournment:

There being no further business before the Board, a motion was made to adjourn the meeting by Chair Loete, seconded by Board Member Vella, all in favor. Meeting adjourned at 7:50 pm. These minutes were prepared by the Zoning Board of Appeals Secretary Olivia Amantia