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**Town of Shandaken Zoning Board of Appeals  
Minutes  
February 18, 2026**

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**Call to Order**

The regular monthly meeting of the Town of Shandaken Zoning Board of Appeals was called to order at 7:00 PM by **Chair Allen Vella**, followed by the Pledge of Allegiance.

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**Roll Call**

Allen Vella - Acting Chair	Present
Christian Lynch	Absent
Frank Cuevas	Present
Gary Gugliemetti	Absent
Ruby Huber - Alternate	Present

**Roll Call Summary:** 3 Present, 2 Absent

Alternate **Ruby Huber** will be seated as a voting member for this meeting.

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**Others Present**

Grace Grant - ZEO  
Kimberly Snyder  
Juliana Roding  
Jesus Marante  
Dianet Cristofolletti

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## **Approval of Minutes**

Board members reviewed the **January 21, 2026 meeting minutes**.

**Motion by:** Cuevas – Approve minutes

**Second by:** Huber

**Vote:** All Ayes – Motion Carried

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## **Old Business**

### **Michelotti – Use Variance**

**SBL:** 12.-1-27

The Public Hearing scheduled for this evening has been **rescheduled** due to lack of quorum, as Board Member Cuevas has recused himself from review of this application.

Public Hearing rescheduled for **March 18, 2026 at 6:45 PM**.

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### **Marante – Area Variance**

**SBL:** 13.4-1-14

Applicant returned to request that the review of the Area Variance resume. The Public Hearing originally opened on **December 11, 2025** was kept open to allow the applicant time to address concerns raised by a neighboring property owner.

The applicant reported that several options were explored, including relocating or redesigning the proposed structure. Due to site limitations, the current proposed location remains the only viable option.

A lot line adjustment was also proposed to the neighboring property owner which would have eliminated the need for a variance; however, the neighbor declined to participate due to the costs associated with surveying and filing.

The neighbor also expressed concerns about potential impacts to their driveway and the root systems of nearby trees. The applicant noted that the risk of trees falling remains regardless, and that the cost and effort required to address those concerns would be disproportionate.

The Board determined that the Public Hearing should be reopened.

Public Hearing to be reopened on **March 18, 2026 at 6:30 PM**.

Legal notice will be posted and abutting property owners will be notified by mail.

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**New Business**

**Juliana Roding – Area Variance**

**SBL: 25.11-1-22.311**

Applicant requests an Area Variance to install a free-standing sign associated with a previously approved Cabin Development Special Use Permit.

The proposed sign will be located at the bottom of the access road and will be a 2-foot by 30-inch non-illuminated directional sign displaying the establishment name.

The Board requested documentation confirming permission from the property owner for placement of the sign within the easement area.

**Motion by:** Vella – Schedule Public Hearing

**Second by:** Cuevas

**Vote:** All Ayes – Motion Carried

Public Hearing scheduled for **March 18, 2026 at 7:00 PM.**

Legal notice will be posted and abutting property owners will be notified by mail.

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**Adjournment**

**Motion by:** Vella – Adjourn Meeting

**Second by:** Huber

**Vote:** All Ayes – Motion Carried

Meeting adjourned at **7:20 PM.**

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Prepared by:

**Olivia Amantia**

Zoning Board of Appeals Secretary