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**Town of Shandaken Zoning Board of Appeals
 Minutes for Public Hearings
 April 15th, 2026
 Daniel Casey 4.20-1-44 Area Variance**

Public Hearing was opened at 6:45

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

Allen Vella, Chair	Present
Gary Guglielmetti	Present
Frank Cuevas	Present
Ruby Huber	Present

Roll Call Summary: 4 Present, 0 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Daniel Casey

Daniel Casey 4.20-1-44 Area Variance

Legal Notice was read for the record.

The applicant is requesting a four-foot Area Variance from 116-16-b (2) (a) of the Zoning Code, which limits the height of accessory structures to fifteen feet, in order to permit the construction of a garage with a proposed height of nineteen feet.

Chair Vella asks Mr. Casey to give a brief description of the reason for requesting the area variance. Mr. Casey states it's a 14-foot opening so trucks can get in and out. It's going to be a truss structure on top of two shipping containers and covered in board and batten. The Variance was applied for because of the height of the structure, and it needs to be that

height to get large trucks in and out. Mr. Casey also states that he will be planting spruce and arborvitae so it will not be visible from the road.

Chair Vella asks if there are any public comments, or letters regarding this application. There is one email that was sent to the office, in favor of the variance.

With no further questions or comments, Chair Vella makes a motion to close the public hearing, seconded by Board Member Huber, all in favor.

**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
April 15th ,2026**

Minutes:

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

Old Business:

Daniel Casey 4.20-1-44 Area Variance

The only order of business on the agenda this evening is Daniel Casey for an Area Variance. With no further questions or comments for the applicant, Board Member Huber makes a motion to approve the Area Variance, seconded by Board Member Cuevas, roll call vote as follows:

Allen Vella, Chair	Yes
Gary Guglielmetti	Yes
Frank Cuevas	Yes
Ruby Huber	Yes

4 yes, 0 absent.

Other Business:

Interviews were held prior to the meeting to interview a potential ZBA Member for the open position. Following the interview, Chair Vella makes a recommendation for Jeremy Bernstein to be accepted as a new Member of the Board, the recommendation is unanimous.

ZEO Grant states, a reminder to everyone that the draft of the comp plan is on the Town's website and we're looking for comments from the public, if anyone can read it and leave their comments, it would be greatly appreciated.

Adjournment:

There being no further business before the Board, a motion was made to adjourn the meeting by Chair Vella, seconded by Board Member Huber, all in favor. Meeting adjourned at 7:30 pm. These minutes were prepared by the Zoning Board of Appeals Secretary Olivia Amantia