



Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
Assessor Fax: (845) 688-5708
ZBA/ZEO/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-2041

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

www.shandaken.us

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

**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
November 16, 2022**

The regular monthly meeting was called to order with the pledge of allegiance at 7:00 pm.

Roll called by Secretary to the Zoning Board 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: 5 Present, 0 Absent

Others Present: Zoning Enforcement Officer Grace Grant/ Flood Plain Administrator Rob Stanley/ Building Inspector Donna Lamoine/ Supervisor Disclafani

Minutes:

The regular monthly meeting for the Shandaken Zoning Board of Appeals began at 7:00, with everyone rising for the pledge of allegiance. Chair Loete began the meeting with going over the previous month's meeting minutes, with one correction. Board Member Williams says the motion for the variance was seconded by Board Member Vella, and there was a typo written, that the acting chair was Board Member Williams, which was incorrect. Chair Loete

makes a motion to amend the previous month's meeting minutes, Board Member Vella, seconded the motion, all in favor.

Chair Loete introduces himself, and the Board to Building Inspector Donna Lamoine. Chair Loete thanks Donna for coming to the meeting, & notes the importance of everyone knowing each other, and working together.

The applicant on the agenda this evening is Joshua Slater, he is joined by his family, and is here for an Area Variance. Chair Loete ask's Joshua to approach the board and let them know why the Variance is needed. Mr. Slater states he's applying for three Area Variances. He states the idea is to put his house in the best spot possible, but he does not have room on three different sides to meet the required setbacks. Therefore, he will need a variance from the left and right, and on the front, but he has enough room in the back. Chair Loete, ask's what the purpose of the home will be, the applicant states for his own personal use. Board Member Williams ask's what zone it is in, he states an R3 Zone. Board Member Vella ask's why nothing can be pushed back, noting the 107 feet behind, the applicant states the further it gets pushed back, its going to be much more difficult, the grade only gets steeper. Board Member Lynch ask's if there is a physical address, the applicant states to his left there is state land, and a home to his right.

Chair Loete states before the board can grant the Variance, we will need to set up a public hearing. He also ask's if any of the Board Members have any other questions. Board Member Lynch, ask's if there is a septic on the site, the answer is no, he'll be on town sewer and water. Chair Loete makes a motion to set up a Public Hearing for Mr. Slater on December 21st, at 6:45, Board Member Vella, seconded the motion, all in favor.

Old Business:

New Business: Supervisor Disclafani has informed the Board of the Towns intent to form a committee to review the Comprehensive Plan. The Plan is meant to be reviewed every five years, but has not been reviewed since 2005. He informs the Board that they would like a member of the Zoning Board to be on the committee. Board Member Vella ask's how often these meetings will take place, they will be held monthly. Chair Loete ask's Supervisor Disclafani, about re writing the code book, and if changes will be made. Supervisor Disclafani says the code book needs to be rewritten, and updated, and appreciates any feedback what codes need to be changed, or amended, and to reflect today. That includes electric car charging stations, sound ordinance, etc. Building Inspector Lamoine, also points out the STR's, code, as well as tiny houses, need to be looked at a little closer and perhaps updated as well. The question of mobile homes, and yurts comes up. Chair Loete states there's nothing in the Zoning Book, about yurts. It's said that not all yurts are permanent because they normally don't have a foundation, Board Member Lynch, points out the one at

Menla, does have a foundation. Board Member Williams says some of them are on platforms, and are easily taken apart and put back together. Board Member Williams mentions Uncle Pete's campground, which will be Firelight, having some issues, in the process with their trailers on the property. Supervisor Disclafani points out that the campground has enough acres to do what they need to do. Board Member Williams states he heard they're was going to be mobile homes, or trailers, for the employees that work there year-round. FPM Stanley states regarding Uncle Pete's campground (soon to be Firelight), there's a portion of the land which is outside of the floodplain, which is being used for those temporary, or permanent structures. He states it does elevate quite a bit and with the temporary structures, if its temporary it can be moved every six months, Chair Loete ask's if that project is still happening, and the answer is yes, it's moving along.

ZEO Grant states Chair Loete's term with the Board is up this December. She states, it needs to be advertised, and if anyone express's interest in the position, she will advise them to attend the next meeting. Board Member Vella, reminds everyone of the Turkey Trot, which his wife, helps organize, on November 26th which benefits the Parks, and Recreation, at 9:00 am, at Parish Field.

Board Member Williams, thanks Building Inspector Lamoine, for attending the meeting, because it's a good thing for the Zoning Board Members to meet her, for her to be present for the meetings, and her input is important, for the meetings, and the process, throughout each application.

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 7:34 pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia.