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**Town of Shandaken Zoning Board of Appeals  
Minutes for Public Hearing  
January 18, 2023**

Public Hearing was opened at 6:48 with the pledge of allegiance

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

Mark Loete Chair	Absent
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, Building Inspector Donna Lamoine, Supervisor Peter Disclafani, Deputy Supervisor Kevin VanBlarcum, Henry Stout, Chuck Perez

**Henry Stout Area Variance 6:30**

The legal notice is read by the ZBA secretary. Henry Stout of Full Moon Resort is here for an Area Variance, for a maintenance garage in relief of the required front set-backs. Board Member Williams ask's if there are any questions regarding this application, or if there were any communications regarding it, there are none. Board Member Vella made a motion to

close the public hearing, seconded by Board Member Guglielmetti. The public hearing was closed at 6:52.

**Minutes:**

Board Member Vella made a motion to open the regular monthly meeting, seconded by Board Member Guglielmetti. The regular monthly meeting for the Shandaken Zoning Board of Appeals began at 7:00. Board Member Guglielmetti made a motion to accept the minutes from last month's meeting with no corrections, Board Member Lynch seconded, all in favor. The first order of business is Henry Stout of the Full Moon. Board Member Guglielmetti made a motion to approve the area variance for Mr. Stout, seconded by Board Member Vella. Roll call vote as follows:

<b>Mark Loete, Chair</b>	<b>Absent</b>
<b>Gary Guglielmetti (acting chair)</b>	<b>Yes</b>
<b>Allen Vella</b>	<b>Yes</b>
<b>Christian Lynch</b>	<b>Yes</b>
<b>Henry Williams</b>	<b>Yes</b>

**Old Business: Chuck Perez**

Board Member Williams ask's Mr. Perez about his progress at his property since the last meeting. Mr. Perez states he was told a letter would be written on his behalf of the ZBA, to give him additional time to clean up his property.

Board Member Williams states with out an application, there isn't much that they can do for him unfortunately. Board Member Williams states this matter needs to be dealt with the Town Justice, and the Town Board. Zoning Officer Grant, states she asked the court to adjourn for Mr. Perez, pending the Board discussing the matter.

Board Member Williams states with out a proper application, there isn't much they can do. Mr. Perez states he does not want to go down the path that will make his property a "junk yard". He states he has a registered repair shop, and he's trying to get some clarity on how many vehicles are allowed on site, and what are the parameters for the continuous operation.

Zoning Officer Grant states NYS Law is if the repair shop is "active" you are allowed 12 cars with certain conditions. Board Member Williams expressed that he and the Board would like to help in any way they're able to.

Mr. Perez thanks him and says he's here for advice, and he's looking to satisfy what he needs to do in order to comply. He also states that having 1 car at his shop, is not realistic for

him. Mr. Perez states when he was here a month ago, he was told a request was going to be made to the town's attorney to give him more time on the violation, so he can remedy it.

Board Member Williams states you need to fill out an application, and they will review it and make a decision, but they first need a formal application. Building Inspector Lamoine ask's if progress has been made since the last time he met with the Board, Mr. Perez says no not since last month, he is working on cleaning up the property, he's not making an excuse, and he will work to clean up the property, and that progress will be made.

Mr. Perez thanks the Board for their time.

**New Business:**

**Adjournment:**

There being no further business Board Member Vella made a motion to adjourn the meeting, Board Member Guglielmetti seconded the motion, all in favor. Meeting adjourned at 7:13pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia.