



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

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**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
April 19th, 2023**

The regular monthly meeting was called to order with the pledge of allegiance at 7:08 pm.

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	Absent
Henry Williams	Present

Roll Call Summary: 4 Present, 1 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Zenka Darrow, Brandon Winne

Minutes: Chair Mark Loete begins the regular monthly meeting, with the first order of business being the approval of last month's minutes. With no corrections, Chair Loete makes a motion to accept the previous month's minutes, seconded by Board Member Vella, all in favor.

The first order of business is to discuss the Public Hearing from last month's meeting. The Public Hearing was held for Robert Lopez, for an Area Variance. There was a discussion amongst the Board, whether or not they felt it was necessary to hold an additional Public Hearing next month, because the Daily Freeman did not publish the Legal Notice, for the

Public Hearing. All other forms of notice was given for this previous hearing, including the notice of abutters, the Town of Shandaken website had it posted, and there was one letter in favor of what the applicant was applying for. Chair Loete feels there is no need to re do, the Public Hearing, the Board Members agree.

The first order of business on the agenda, is Mountain Laurel LLC. Mr. Darrow is here tonight to represent them. Mr. Darrow states they are seeking a Variance for building a 15 by 37 shed within 6 inches of the guest house. Chair Loete makes a motion to hold a Public Hearing, seconded by Board Member Guglielmetti. The Public Hearing is scheduled for next month's meeting, May 17th at 6:45.

The next order of business on the agenda is Perpetual Space LLC. Brandon Winne is here to represent them; they're seeking a Variance for a fence. Mr. Winne states they plan to cut 6 inches off of the existing fence, and to add two additional feet to the fence. The plan is to have an 8 ft fence, which they would need a Variance for. This would require a 2 ft Variance on the side, and a 4 ft Variance on the front. They are not constructing a new fence, they are adding on to the existing fence. The fence will be for privacy, to block out neighboring properties. There is a discussion amongst the Board, and the applicant, about the height and the location of the fence, based on the plans that were brought to the office. Chair Loete makes a motion to hold a Public Hearing for Perpetual Space LLC, seconded by Board Member Guglielmetti. The Public Hearing is scheduled for next month's meeting, May 17th at 6:30.

Old Business:

New Business:

Adjournment:

There being no further business , the Board adjourned at 7:28, on a Loete/Vella motion. All in favor.