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**Town of Shandaken Zoning Board of Appeals  
Minutes for Public Hearing  
August 16, 2023**

Public Hearing was opened at 6:49 with the pledge of allegiance

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

Mark Loete Chair	Present
Gary Guglielmetti	Absent
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 Lemoine, Cameron Moulton, Jeff Harden, Ted Reynolds

**Cameron Moulton**

Chair Loete makes a motion to open the Public Hearing for Cameron Moulton at 6:49, seconded by Board Member Lynch. The legal notice is read by the ZBA secretary. Chair Loete asks if any of the Board Members have any questions, or if the public has any questions or comment. There are no comments from the Board, or the public, other than one letter in support of the project, from one of Mr. Moulton's neighbors. Chair Loete makes a motion to close the public hearing, seconded by Board Member Williams, all in favor.

**Minutes:**

Chair Loete makes a motion to open the regular monthly meeting, seconded by Board Member Vella. The regular monthly meeting for the Shandaken Zoning Board of Appeals began at 7:00. Chair Loete made a motion to accept the minutes from last month's meeting with no corrections, Board Member Vella seconded, all in favor.

The first order of business is Cameron Moulton, for an Area Variance. Chair Loete ask's the Board if they have any additional questions, there are no questions from the Board. Chair Loete makes a motion to approve the Variance, Board Member Shiner seconded the motion, roll call vote as follows

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

**4 yes's 1 absent**

**Old Business:**

**New Business:**

The second order of business is Mago Watanabe, of 113 Christie court for an Area Variance. Jeffery Harden is here this evening to represent the applicant. The applicant would like to build a structure 13 feet higher then the allowed 15 feet. The Board ask's why the structure needs to be so high? The reason is for storage.

Board Member Lynch ask's what will be stored? Mr. Harden states the applicant is selling two of his homes, and he owns vintage clothing stores, therefore he will need a lot of storage space. Chair Loete states there is some concern for this new structure, since there are already two dwellings on the property.

Chair Loete states a use variance would be required if this structure would be used for anything other then storage. Board Member Lynch ask's if there will be any plumbing in this new structure? Mr. Harden states there will be no plumbing, possibly a bathroom in the future. ZEO Grant states according to our code if a bathroom is added to the structure, it will be considered a guest cottage, and will need approvals from the Planning Board. Board Member Williams states the plans say garage/studio, the structure looks more like a dwelling than storage.

The representative of the applicant states they would like a very nice storage space. Chair Loete states one concern from the community is potential use for an Airbnb. Board Member Lynch ask's if they have considered lowering the roof. Chair Loete ask's what the design motivation was for this structure.

The applicant would like a nice big space for storing clothing etc. Chair Loete states for a 13 ft height variance, he would look at scans, if this was in a place that was a public purview, such as a well-traveled road, we would probably consider this an eyesore. Chair Loete states if they do a site review, they see it is a wooded property, not visible from the road. Mr. Harden states they are 50 ft from the road, and it is a heavily wooded area.

Board Member Williams ask's what is the structure that is in between the main house and the pool house? Mr. Reynolds states it is a tree house, Board Member Williams ask's what the dimensions are. Mr. Reynolds states its 12 by 15 ft wide and the height is 34 ft. Chair Loete ask's if the owners are up often. The representatives state they would like to be here more often, at the moment they are here a few days at a time. There is a discussion amongst the Board and ZEO Grant about the other accessory structures on the property, one is the treehouse, one is the pool house, and the third is this new garage, which would be all the applicant is allowed. Chair Loete makes a motion to set a public hearing for Mago Watanabe Wednesday September 20<sup>th</sup> at 6:45, seconded by Board Member Vella, all in favor.

### **Adjournment:**

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