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**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
November 15th, 2023**

The regular monthly meeting was called to order with the pledge of allegiance at 7:03 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	Absent
Allen Vella	Present
Christian Lynch	Absent
Henry Williams	Present

Roll Call Summary: 3 Present, 2 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Don Brewer

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, Board Member Vella makes a motion to accept the previous month's minutes, seconded by Board Member Williams, all in favor.

New Business:

APFU LLC (Howard Widensky) – 13.-2-1.112 – Area Variance

APFU LLC has submitted an application for 3 Area Variances in relief of 116-40 A.1, 116-40 A.2 and 116-40 A.4 in order to construct a proposed 7-unit townhouse. Applicant is represented by Don Brewer.

Chair Loete asks Mr. Brewer to explain to the Board what it is Mr. Widensky would like to do. Mr. Brewer states the applicant would like to put in a 7-unit one story building for rentals on the currently vacant 4.2-acre lot. The proposed site already has a septic and a driveway, and a subdivision was previously done at the property. The proposed structure was placed

the way it is due to the setbacks and the utility lines location. Mr. Brewer adds the southern portion of the structure was changed due to the septic location/requirements. Mr. Brewer states the applicant has redone the apartment building across from the Emerson in the past and recognizes the need for affordable housing. Chair Loete states three variances would be needed. He adds zoning code allows for expansion of an existing structure, which there is no existing structure. ZEO Grant states no more than 4 units are allowed according to code, and only then through the conversion of an existing structure. Chair Loete ask's Mr. Brewer if an architectural plan exists currently? Mr. Brewer states not at this point. Mr. Brewer states they will be manufactured units. Board Member Vella ask's what the building will look like? Board Member Williams ask's if the rentals will be one or two bedroom's? The answer is they will be one-bedroom units, for full time rentals, the owner does not plan on short-term renting them. Mr. Brewer states the zoning code needs to be revamped for more housing. Board Member Williams adds the state owns most of the land available for development, so what is available is very little.

Chair Loete states from the code book section 116-40 a reads the multi family dwelling shall occur only through conversion of a one- or two-family residence or other structure in existence at the time of adoption of this chapter. Chair Loete states currently there is no structure on the property. Chair Loete adds he is concerned about the building being so close to the state highway, and density as well. Chair Loete adds sub paragraph two from the code book, reads the number of dwelling units located in a lot shall not exceed the density otherwise applicable to two family dwellings within the applicable zoning district. Sub paragraph four reads no individual multi family structure shall contain more than four residential units. Chair Loete states we recognize the need for not just housing, but affordable housing, but how do we make sure that it is in fact affordable housing. ZEO Grant adds there is an affordable housing formula which can be applied. Chair Loete ask's if there are any additional questions. Board Member Vella states he would like to see what the proposed building will look like. Board Member Vella adds he thinks its important how the building fits into our community character, the site is also close to the road, so the details of how it will look are important. Mr. Brewer says he will let Mr. Widensky know that the Board would like to see elevations of the proposed structure before next month's meeting. Chair Loete makes a motion to set a public hearing for next month's meeting, contingent on receiving design parameters and elevation seconded by Board Member Williams, all in favor. The public hearing will be December 20, 2023 at 6:45pm.

Adjournment:

There being no further business Board Member Williams made a motion to adjourn the meeting, Board Member Vella seconded the motion, all in favor. Meeting adjourned at 7:43 pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia.