



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

www.shandaken.us

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

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

**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
June 18th, 2025**

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	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, Cliff Rabuffo, Charles Papia

Minutes:

Chair Loete began the meeting with going over the previous month's meeting minutes, with no comments or corrections, Chair Loete made a motion to accept the minutes, seconded by Board Member Gugliemetti, all in favor.

Communications:

Chair Loete states due to a clerical error, the public hearing's that were scheduled for this evening have to be rescheduled for a different date. There is a discussion amongst the Chair and the Board members regarding which date will work for everyone to hold the public hearings that are being rescheduled. The Public Hearings will all be on July 2nd, on a motion made by Chair Loete, seconded by Board Member Vella; all in favor.

New Business:

Justin Keesey 14.5-3-29 Area Variance

Cliff Rabuffo is here this evening to represent the applicant. The applicant is seeking a 23-foot variance in relief of the required front yard- setback in order to construct an addition on the existing home. The addition onto the house would have a mud room, and add more space. The homeowner owns the adjacent lot, so there should not be an issue, and there is no other place to build on the parcel which is why the variance is needed. There is a discussion amongst the Board, and Mr. Rabuffo where the septic placement is, they all look over a map of the parcel and determine where it is. With no further questions or comments, Chair Loete makes a motion to hold a public hearing for Mr. Keesey, on July 16th at 6:45, seconded by Board Member Vella; all in favor.

Charles Papia 4.3-2 Area Variance

The next order of business on the agenda is Charles Papia. The applicant is seeking a variance in relief of the required acreage to construct a two-family home.

Mr. Papia wants to build a mother daughter house, he states he has a big family. Chair Loete ask's how big is the lot? It is 5.23 acres, and the applicant needs 8 acres to build a two-family home. The applicant states there are no neighbors, Chair Loete ask's if the land is flat? No, it is not, it was very hard to get the septic approved. Board Member Lynch ask's how far the proposed house is from the road? It is 100 ft. ZEO Grant states the required setback is 75 ft. This would be new construction on a vacant lot. The Board looks over the maps that the applicant has provided of the proposed house. With no further questions or comments, Chair Loete makes a motion to set a public hearing for the applicant at the July 16th meeting, seconded by Board Member Lynch, all in favor.

Other Business:

Perpetual Space LLC 25.3-1-11

There is a discussion amongst the Board, and ZEO Grant about the current application that the Leeway has submitted to the Town, regarding a "temporary event tent". ZEO Grant states the issue here is use, and at this time the Planning Board cannot make a decision because it isn't clear if the proposed use is allowed/covered under zoning code. ZEO Grant states that the question is, is the event tent an accessory use to a pre-existing non-conforming hotel. That is a question that the planning board cannot answer and this board must. The question is, is that event tent use an accessory use to the pre-existing non-conforming hotel. They are allowed to expand their uses by 50%, but if this board decides that the tent use is not accessory to the pre-existing non- conforming interpretation of code, then the applicant would need at least a use variance in order to operate that way. There is a discussion amongst the Board pertaining to the property being in the flood zone, it is up to

Donna our Flood Plain Administrator to advise the applicant to obtain an elevation certificate, and a no rise certificate as well if she feels it's necessary. There is a discussion amongst the Board about them doing a site visit at the Leeway to see the site for themselves. ZEO Grant ask's CEO LeMoine if the applicant needs a FEMA variance? CEO LeMoine states if the applicant were to provide an elevation certificate, and a certificate of no rise done by a surveyor and engineer, then she wouldn't require one.

Adjournment:

There being no further business Chair Loete makes a motion to adjourn the meeting, seconded by Board Member Vella; all in favor. Meeting adjourned at 7:45 pm.

These minutes were prepared by the Zoning Board Secretary Olivia Amantia.