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**Town of Shandaken Zoning Board of Appeals
 Minutes for Public Hearings
 December 17th 2025**

Public Hearing was opened at 6:45

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

Mark Loete, Chair	Absent
Gary Guglielmetti	Present
Allen Vella	Present
Christian Lynch	Present
Henry Williams	Present
Ruby Huber (alt)	Present
Frank Cuevas (alt)	Present

Roll Call Summary: 6 Present 1 Absent

Others Present: ZEO Grace Grant, Don Brewer, David Giangreco, Bob & Ginger Brown, Phil Cristofolletti, Charles Gotlieb

Jesus Marante & Dianelys Garcia 13.4-1-14 Area Variance

Acting Chair Williams made a motion to open the public hearing for the applicant, motion seconded by Board Member Lynch following legal notice read. Phil Cristofolletti is here this evening to represent the applicants. There are no communications regarding this public hearing, but two neighbors who are here this evening to speak on the variance. Mr. Cristofolletti states that due to the slope of the property there is limited space where the proposed house can be built. There is already a septic and well in place.

Ginger and Robert Brown who reside at 198 Panther kill, next door to the proposed new house, are here this evening to speak about the variance that has been requested.

Ginger Brown states that she is happy to see a new house being built, since there has been a camper at the parcel for some time. Mrs. Brown does have some concerns regarding the property lines, and if there is a current survey of the property? Mrs. Brown states the parcel is very steep and is concerned about the trees on the property lines, Mrs. Brown offers for a new survey to be done, which she will split the cost with the new owners of the property. Mrs. Brown also feels that the variance could be smaller from the property line to the neighbor's house.

Bob Brown is the next to speak regarding the proposed variance. Mr. Brown is against the variance; he states that it is self-imposed. Mr. Brown has owned his property for 20 years, and states that the variance should be smaller, and has several concerns regarding the property. Mr. Brown states there is a deep slope, and thinks that they can build 25-30 ft away and states that the front and rear setbacks should be smaller. Board Member Lynch ask's if there is a current survey? Mr. Cristofolletti. states that the previous owners did a survey. The Board agrees that a new survey should be done, that is current. With no additional questions from the applicant or the Board, Acting Chair Williams makes a motion to keep the public hearing open, following a new full survey of the parcel that the applicant would like to build on.

Dark Sky Hospitality Area Variance 4.2-71

Board Member Vella made a motion to open the second public hearing, seconded by Board Member Gugliemetti, all in favor. Don Brewer is here this evening representing the applicant. The applicant recently purchased the first Spanish Baptist camp, and will be removing the existing sign to put a new sign for his business. The facility will be a restaurant with cigars sold inside. Mr. Brewer states the new proposed sign is smaller than what is currently there, and there are several other signs similar to this proposed one on State Route 28. Board Member Vella asks if the sign will be lit? Mr. Brewer states yes it will be downcast lighting. Acting Chair Williams asks how far off the road will the sign be? Mr. Brewer states it will be 80 ft off of the road, and the sign dimensions are 5 by 7, and it will be 15 ft high. Board Member Lynch asks if more will be added to the sign? ZEO Grant states that if something additional was added to the sign without the approvals, a violation would be issued, since it would be a violation of code. With no further questions or comments, Board Member Lynch makes a motion to close the public hearing, seconded by Board Member Gugliemetti.

Minutes:

The regular monthly meeting was called to order at 7:00 pm with the pledge of allegiance. Acting Chair Williams ask's, the Board Members if they have looked over the previous month's meeting, and if there are any corrections, or questions. With no corrections, Board Member Vella makes a motion to approve the minutes, seconded by Board Member Lynch, all in favor.

Linda Pattie & Carol Etsy 13.16-2-48 Area Variance

The first order of business on the agenda is Linda Pattie & Carol Esty for an Area Variance. David Giangreco is here this evening to represent the applicant. Mr. Giangreco states the variance is needed in order to construct a small art studio. The dimensions are 3 ft on the street side, and 6 ft on the creek side. The homeowners and the builder have already spoken to the neighbors, and they have no issue with it. Board Member Lynch asks the height of the proposed are studio? The height is 8ft in the back and 10ft on the Creekside, with a shed style roof, it is also 128 ft from the creek. With no further questions or comments, Board Member Vella makes a motion to set a public hearing for the applicant on January 21st at 6:45, Board Member Gugliemetti seconded the motion.

Jeanne Malloney Appeal

The next item on the agenda is the appeal per the Leeway. The town of Shandaken's attorney made some minor changes to the draft resolution regarding the Leeway. At this time the Board is reviewing the drafted resolution with minor changes. With no questions or comments regarding the draft resolution, Acting Chair Williams makes a motion to approve the resolution as written, seconded by Board Member Gugliemetti, roll call vote as follows:

Mark Loete, Chair	Absent
Gary Guglielmetti	Yes
Allen Vella	Yes
Christian Lynch	Yes
Henry Williams – Acting Chair	Yes

Dark Sky Hospitality 4.-2-71 Area Variance

The next order of business on the agenda is Dark Sky Hospitality; Don Brewer is representing the applicant. With no questions or comments regarding the variance, with the

condition that the deed for the property is provided, seconded by Board Member Gugliemetti, roll call vote as follows:

Mark Loete, Chair	Absent
Gary Gugliemetti	Yes
Allen Vella	Yes
Christian Lynch	Yes
Henry Williams – Acting Chair	Yes

Communications:

Old Business:

Other Business:

Adjournment:

There being no further business before the Board, a motion was made to adjourn the meeting by Board Member Lynch, seconded by Board Member Gugliemetti, all in favor. Meeting adjourned at 8:37 pm. These minutes were prepared by the Zoning Board of Appeals Secretary Olivia Amantia