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**Town of Shandaken Planning Board
 Minutes for Public Hearing
 April 8th ,2026
 John Michelotti 12.-1-27 Special Use Permit**

The public hearing was called to order with the pledge of allegiance at 6:45 pm.

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

Joanne Kalb, Chair	Present
Sam Spata	Absent
Vivian Welton	Present
Juan Rosales	Present
Chandra Valianti	Present
Tania Stapelton	Present
Phillip Mones	Present
Matthew Frisch, alt	Present

Roll Call Summary: 7 Present, 1 Absent

Others Present: ZEO Grace Grant, John Michelotti Jr

John Michelotti 12.-1-27 Special Use Permit

The legal notice for the Public Hearing was read into the record.

Chair Kalb asks Mr. Michelotti to give a brief description of the project, for the benefit of the public, and the Board. Mr. Michelotti Jr states they are looking to convert an existing garage into an accessory dwelling unit, with RUPCO grant. This will be the second ADU on the property, code only allows one ADU, therefore he is seeking a special use permit. This apartment will be only for long term rental. There were no letters, emails, or correspondence regarding this public hearing application. With no questions or comments from the Board;

Motion by: Welton close public hearing

Seconded by: Rosales

Vote: All yes- Motion Carried

**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
April 8th ,2026**

The regular monthly meeting was called to order at 7:00pm with the pledge of allegiance.

Board Members reviewed the March 11th 2026 meeting minutes

Motion by: Rosales- Approve minutes

Seconded by: Welton

Vote: All yes- Motion Carried

Old Business:

John Michelotti 12.-1-27 Special Use Permit

The only item on the agenda this evening is a Special Use Permit for John Michelotti for an ADU. Chair Kalb, ask's the Board if anyone has any questions for the applicant regarding the application. Board Member Welton states there was one change on the plan, which includes moving an existing bridge to a different location. Mr. Michelotti is asked if there are any other new changes to the site plan?

Mr. Michelotti states yes there is one other change, including the stove and the fridge placement has moved. The fridge is now to the right of where it originally was on the plans, now the stove and fridge are away from each other. The other minor change is the windows are shorter than originally proposed. Mr. Michelotti states that they were going to extend further down, but with the bathroom where it is, and the countertops, they were made shorter.

With no further questions from the Board or the applicant,

Board Member Mones makes a motion to approve the application as presented

Seconded by Board Member Welton

Roll call vote as follows:

Joanne Kalb, Chair	Yes
Sam Spata	Absent
Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes
Tania Stapelton	Yes
Phillip Mones	Yes

6 yes, 1 absent, motion carried.

Other Business:

There is a discussion amongst the Board regarding the Belleayre Plaza's retaining wall. Board Member Valianti and Rosales stated they both drove by the plaza and saw what seemed to be some damage to the wall. The retaining wall was approved with the original site plan, and is on the building permit. CEO LeMoine will be asked to do a site visit, inspect the damage Board Members are referring to. There was a question of whether the building height is consistent to what is on the building plans. Chair Kalb asks if the Building Inspector had gone to the site to measure the size of the building, ZEO Grant stated measurements match the plan that was presented.

ZEO Grant adds that the first draft of the comp plan is available on the town's website for review. ZEO Grant encourages the Board to review the plan, and is a form on the website where you can submit comments. The deadline to submit any comments is May 5th.

Adjournment:

All evening's business having been discussed; the board adjourned at 7:30 on a Rosales/Kalb motion. All in favor.