



Supervisor: (845) 688-7165
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 P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

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**Town of Shandaken Planning Board
 Minutes for Public Hearing
 March 11th 2026
 Daniel Casey – 4.20-1-44 – Special Use Permit**

The Public Hearing was called to order 6:45 pm.

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

Roll Call Summary: 8 Present, 0 Absent

Joanne Kalb- Chair	Present
Sam Spata	Present
Vivian Welton	Present
Juan Rosales	Present
Chandra Valianti	Present
Tania Stapelton	Present
Philip Mones	Present
Matthew Frish, alt	Present

Roll Call Summary: 8 Present, 0 Absent

Others Present: Zoning Enforcement- Officer Grace Grant, John Michelotti Jr, Daniel Casey, Patrick McGann

The Legal Notice for the Public Hearing was read into the record.

With no members of the public present to speak regarding the application, and no correspondence received, Board Member Welton made a motion to close the Public Hearing, seconded by Board Member Rosales; all in favor.



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**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
March 11th 2026**

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

Roll Call remains the same.

Others Present: Zoning Enforcement- Officer Grace Grant, John Michelotti Jr, Daniel Casey, Patrick McGann

Minutes

Board Members reviewed the **February 11th, 2026** meeting minutes.

Motion by: Spata- Approve minutes

Seconded by: Rosales

Vote: All yes- Motion Carried

New Business

John Michelotti - 12.-1-27 - Special Use Permit

Mr. Michelotti appeared before the Board requesting a Special Use Permit to convert an existing garage into an Accessory Dwelling Unit (ADU).

The proposed ADU will be located on the second floor of the existing garage and accessed by a staircase at the rear of the structure. The unit will be heated using heat pumps. No exterior modifications are proposed; the project consists solely of interior renovations.

The property is currently improved with a single-family residence, one existing ADU, and the garage proposed for conversion to a second ADU.

Water is supplied by a gravity-fed reservoir located uphill from the structures. The existing septic system was approved in 2016.

Mr. Michelotti has received grant funding from RUPCO to support the creation of long-term housing. As a condition of the grant, the applicant has agreed to rent the unit at 80% of fair market value.

The Board noted that the Town of Shandaken Zoning Code permits only one ADU per parcel. As such, the applicant is concurrently before the Zoning Board of Appeals seeking a Use Variance.

The Board reviewed the Short Environmental Assessment Form (SEAF) and requested the following corrections:

- Question 1 should be marked “No” instead of “Yes”
- Question 8(b) should be marked “No” instead of “Yes”

A motion was made by Board Member Welton to classify the proposed action as a Type II action under SEQRA, seconded by Board Member Spata; all in favor, motion carried.

A motion was made by Board Member Spata to schedule a Public Hearing for April 8, 2026 at 6:45 PM, seconded by Board Member Rosales; all in favor, motion carried.

169 NY 214 LLC - 13.12-2-39 - Special Use Permit

Patrick McGann, owner of 169 NY 214 LLC, appeared before the Board seeking a Special Use Permit to change the existing multi-family residential use to a hotel/motel use.

Mr. McGann stated that the property was purchased in 2022 and that the existing structures have since been renovated. The property contains five (5) dwelling units with a total of eight (8) bedrooms and five (5) bathrooms. Each unit has a separate entrance.

The units are currently being rented on a short-term basis pursuant to an existing Short-Term Rental License. A detached garage on the property is presently utilized as a shared recreational space for guests.

Mr. McGann indicated that no full-time staff is located on-site, as he resides in Phoenicia and is available to guests as needed. A cleaning service is present on a daily basis.

The applicant stated that converting the use to a hotel/motel would be more consistent with the Town of Shandaken Zoning Code, would allow for access to commercial financing, and would permit the installation of signage identifying the business.

No new construction is proposed as part of this application.

Upon inquiry by the Board, Mr. McGann stated that the property has not experienced flooding since his purchase in 2022, but he is unaware of any prior flooding history. The parcel is located within a designated flood zone, including a floodway at the rear of the property where the pool, garage, and sauna are located.

It was noted that the sauna was installed after the purchase of the property without the issuance of permits. The Code Enforcement Officer and/or Floodplain Administrator will be required to inspect the structure to ensure compliance with applicable New York State Building Code and FEMA regulations.

The applicant acknowledged that the existing structures do not meet the required setbacks for a hotel/motel use. As such, an application for Area Variance(s) will be submitted to the Zoning Board of Appeals for review.

Old Business

Daniel Casey Special Use Permit 4.2-1-44

With no further questions or comments from the Board, Board Member Spata made a motion to approve the Special Use Permit, contingent upon approval by the Zoning Board of Appeals of an Area Variance to allow the construction of a garage exceeding fifteen (15) feet in height.

The motion was seconded by Board Member Rosales. Roll Call vote:

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

7 yes, 0 no, motion carried.

Adjournment:

Motion by :Spata- Adjourn Meeting

Seconded by: Valianti

Vote: All yes- Motion Carried

Meeting adjourned at **8:01 PM**

Prepared by:

Olivia Amantia

Planning Board Secretary