



"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/ZIC/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-2041

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

Zoning Board of Appeals
Public Hearing

Date:	July 15 th 2026
Time:	6:15
Place:	Main Room, Shandaken Town Hall 7209 Route 28 Shandaken, NY

Name	SBL	Reason
Carolyn Lazard	1.3-1-32	Area Variance

1. **Public Hearing Called to Order at _____ pm**
2. **Roll Call**

Gary Guglielmetti	[] Present	[] Absent
Allen Vella, Chair	[] Present	[] Absent
Ruby Huber	[] Present	[] Absent
Frank Cuevas	[] Present	[] Absent
Jeremy Bernstein	[] Present	[] Absent

Quorum of _____ members present



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

Zoning Board of Appeals
Public Hearing

Date:	July 15 th 2026
Time:	6:30
Place:	Main Room, Shandaken Town Hall 7209 Route 28 Shandaken, NY

Name	SBL	Reason
Ralph & Daniela Combe	25.-1-9.211	Area Variance

1. **Public Hearing Called to Order at _____ pm**
2. **Roll Call**

Gary Guglielmetti	[] Present	[] Absent
Allen Vella, Chair	[] Present	[] Absent
Ruby Huber	[] Present	[] Absent
Frank Cuevas	[] Present	[] Absent
Jeremy Bernstein	[] Present	[] Absent

Quorum of _____ members present



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

Zoning Board of Appeals
Public Hearing

Date:	July 15 th 2026
Time:	6:45
Place:	Main Room, Shandaken Town Hall 7209 Route 28 Shandaken, NY

Name	SBL	Reason
169 NY 214 LLC	13.12-2-39	Area Variance

1. Public Hearing Called to Order at _____ pm
2. Roll Call

Gary Guglielmetti	[] Present	[] Absent
Allen Vella, Chair	[] Present	[] Absent
Ruby Huber	[] Present	[] Absent
Frank Cuevas	[] Present	[] Absent
Jeremy Bernstein	[] Present	[] Absent

Quorum of _____ members present



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

Zoning Board of Appeals
Public Hearing

Date:	July 15 th 2026
Time:	7:00
Place:	Main Room, Shandaken Town Hall 7209 Route 28 Shandaken, NY

Name	SBL	Reason
Yurman	25.-1-3-13	Area Variance

1. Public Hearing Called to Order at _____ pm
2. Roll Call

Gary Guglielmotti	[] Present	[] Absent
Allen Vella, Chair	[] Present	[] Absent
Ruby Huber	[] Present	[] Absent
Frank Cuevas	[] Present	[] Absent
Jeremy Bernstein	[] Present	[] Absent

Quorum of _____ members present



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

Zoning Board of Appeals
Regular Monthly Meeting

Date: July 15th 2026
Time: 7:00
Place: Main Room, Shandaken Town Hall 7209 Route 28 Shandaken, NY

Agenda

Name	SBL	Reason
Carolyn Lazard	1.3-1-32	Area Variance
Ralph & Daniela Combe	23.-1-9.211	Area Variance
169 214 LLC	13.12-2-39	Area Variance
Yurman	25.1-3-13	Area Variance

1. Meeting Called to Order at _____ pm
2. Pledge of Allegiance
3. Roll Call

Gary Guglielmetti	☐ Present	☐ Absent
Allen Vella, Chair	☐ Present	☐ Absent
Ruby Huber	☐ Present	☐ Absent
Frank Cuevas	☐ Present	☐ Absent
Jeremy Bernstein	☐ Present	☐ Absent

Quorum of _____ members present

4. Minutes from previous meeting to be approved

5. Communications

6. Old Business

Carolyn Lazard

Ralph & Daniela Combe

169 NY 214 LLC

Yurman

7. New Business

8. Other Business

9. County Liaison Report

10. Meeting Adjourned at _____ pm