



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

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**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
May 20th, 2026**

Call to Order

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:

Gary Gugliemetti	Present
Allen Vella, Chair	Present
Frank Cuevas	Present
Ruby Huber	Present
Jeremy Bernstein	Present

Roll Call Summary: 5 Present, 0 Absent

Others Present: Zoning Enforcement Officer Grace Grant, James Lavelle, Patrick McGann

Minutes:

Board Members reviewed the April 15th meeting minutes.

Motion by: Chair Vella

Seconded by: Gugliemetti

Vote: All yes- Motion Carried

New Business:

Verizon Wireless 12.7-2-33 Area & Use Variances

James LaValle is here this evening representing Verizon Wireless. Mr. LaValle states all the Board Members have a booklet in front of them that was submitted by Verizon, detailing the entire application. Verizon Wireless is proposing the installation of a 47.6-foot wooden utility pole with a micro cell antenna at 8 Firehouse Rd, where the Big Indian Oliveria Fire Dept is. The micro cell antenna will cover about 0.3-0.4 miles in every direction, and they hope to address the coverage gaps, in the town of Shandaken. The project requires rear yard variances of 56 ft and side yard variances of 32 feet. Verizon is collaborating with Ulster County to address coverage gaps.

The town's telecom law requires new telecommunications facilities to be built for at least two carrier's and meet certain setback requirements. Verizon's equipment will be mounted underneath the utility pole to ensure safety and prevent tampering. Mr. LaValle states that Verizon is looking at potential macro tower sites in the future to further improve coverage. Mr. LaValle adds that the micro cell antenna is a step towards filling in coverage gaps, but it is not a one size fits all solution. There is a question regarding if other carriers can be on the proposed pole, but there are limitations due to the height and associated equipment. This application will also be sent to the Ulster County Planning Board.

With no further questions or comments, **Board Member Huber makes a motion** to set a public hearing for Verizon Wireless, **seconded by Board Member Gugliemetti**, all in favor, the public hearing is set for June 17th at 6:45.

169 NY 214 LLC 13.12-2-39 LLC Area Variance

The next item on the agenda is 169 NY 214 LLC, Patrick McGann owner of the parcel is here this evening. The property has pre-existing non-conforming structures, and the development includes a sauna and two A- frame structures for guest amenities. Mr. McGann is here for variances needed on setbacks. He currently short- term rents the rooms, but would like to convert the property into a motel/lodge. ZEO Grant states a special use permit is also required to operate as a lodge or motel. The property has been operating as a boarding house and hunting cabin, and the development aims to future-proof the business.

Mr. McGann is aware the property is in the floodplain. Mr. McGann previously closed out a building permit for the property, following the closure of the permits, Mr. McGann installed a sauna next to the creek, and two A-frame/sheds on the property. Mr. McGann is aware he should have applied for a permit, and is here to remedy the situation. It is stated that Mr. McGann needs to obtain a no-rise certificate and any required modifications to the sauna and A-frames, and submit the documentation to the Planning Board, and if needed the ZBA

as well. Mr. McGann is also aware that he'll need to anchor the two small A-frame structures and add required flood vents so they comply with floodplain regulations. With no further questions or comments, **Board Member Cuevas makes a motion** to set a public hearing for Mr. McGann, **seconded by Board Member Gugliemetti**, all in favor, the public hearing is set for June 17th at 6:30.

Adjournment:

Motion by: Bernstein- Adjourn Meeting

Seconded by Cuevas

Vote: All yes- Motion Carried

Meeting adjourned at **7:30 pm**

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