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

Town of Shandaken Zoning Board of Appeals
Minutes for Public Hearings
June 17th 2026
169 NY 214 LLC

Public Hearing was called to order at 6:30 pm.

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

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

Roll Call Summary: 5 Present 0 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Julia Monahan, Nick Formont, Ralph & Daniela Combe, Maureen Milar

The Legal Notice for the Public Hearing was read into the record. The applicant applied for three area variances seeking relief of setback requirements in the Town of Shandaken zoning code in order to convert the existing multi-family use to a Motel/Lodge development use. Patrick McGann owner of 169 NY 214 LLC, was unable to attend the public hearing this evening due to a family emergency. There is one communication regarding this application, and one person here to speak regarding this application. The communication that was sent in is opposed to Mr. McGann converting his multi-family property into a motel/lodge. The opposition is due to concerns about the housing shortage, and rural character.

Maureen Milar signed up to speak about the application. Ms. Milar feels the property shouldn't be for commercial use. She has concerns about a commercial property operating

in a residential neighborhood. Ms. Milar also wanted to address the parcel was four apartments before the current owners bought it, there's also the concern of the parcel being in the floodway, and she's opposed to the parcel being a commercial business due to the housing shortage in the area.

Chair Vella makes a motion to keep the public hearing open until the July 17th meeting.

Vote: All yes-motion carried

June 17th, 2026

Verizon Wireless 12.7-2-33 Area/Use Variance

Public Hearing was called to order at 6:45 pm

The legal notice for the Public Hearing was read into the record. The applicant is seeking relief in order to install a small wireless facility to include a 50 ft class 2 wooden utility pole and wireless antenna at the Big Indian Oliverea Fire Dept at 8 Firehouse Rd.

There were no communications regarding this application. There are two people signed up this evening to speak regarding the application. Both speakers are for the tower, but have concerns due to the size of it, whether or not it will help with the coverage gaps. There is also a concern of the immediate neighbor, of the viewshed being affected, and noise from trucks, and individuals working at the tower site. There is also a question if any other possible locations were considered for this cell tower.

Julia Monohan is here this evening representing Verizon Wireless. Ms. Monohan states that there will be limited visual impact, and the tower will not affect the viewshed. There were other locations that were considered for this tower, but the Fire Department is the best location for coverage needs.

Chair Vella made a motion to close the public hearing,
Seconded by Board Member Huber,
Vote: All yes-motion carried

**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
June 17th 2026**

Call to Order

The regular monthly meeting was called to order with the pledge of allegiance at 7:02 pm.

Roll call remains the same

Minutes:

Board Members reviewed the **May 20th 2026** meeting minutes.

Motion by Board Member Cuevas – Approve minutes

Seconded by: Board Member Gugliemetti

Vote: All yes- Motion carried

Old Business:

Verizon Wireless 12.7-2-33 Area/Use Variance

With no further questions or comments from the Board, Chair Vella makes a motion to approve the area variance's, seconded by Board Member Gugliemetti, roll call vote as follows:

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

5 yes, 0 absent, motion carried.

New Business:

Ralph & Daniela Combe 23.-1-9.211 Area Variance

Mr. and Mrs. Combe are here this evening; they are seeking an area variance for the height needed to build a garage/workshop. It is a 3 ft variance that is being requested, due to the

slope of the hill on the parcel, the variance is needed. Board Member Cuevas asks the applicant if this new garage will affect the viewshed of their neighbors. Mr. Combe states no it will not. With no further questions or comments **Chair Vella** makes a motion to set a public hearing for the applicant at the July 15th meeting at 6:30, all in favor.

Evan Yurman 25.1-3-13 Area Variance

Nick Formont the builder for Mr. Yurman is here this evening to represent the applicant. Mr. Yurman has requested a height variance in order to construct a proposed garage. No neighbors will be able to see the garage, no viewshed will be impacted. Board Member Cuevas states it is a large proposed garage, what will it be used primarily for? Mr. Formont states it will be for the homeowner's cars, trucks, equipment, etc. With no further questions or comments, **Chair Vella** makes a motion to set a public hearing for the applicant at the July 15th meeting at 7:00, all in favor.

Carolyn Lazard 1.3-1-32 Area Variance

Maryanne Giorgio is representing the applicant this evening. The variance being requested is to build a ramp for wheelchair accessibility. Currently there are stone steps, and it is not very safe. The intention of the ramp is to also be connected to a proposed garage in the future. The variance is needed due to the set backs not being met. ZEO Grant adds that the applicant worked very hard on this application. With no further questions or comments, **Chair Vella** makes a motion to set a public hearing for the applicant at the July 15th meeting at 6:15, all in favor.

Other Business:

ZEO Grant states that Don Daries is interested in being a Zoning Board of Appeals alternate. This will be discussed further at the July 15th meeting.

Adjournment:

Motion by Chair Vella

Seconded by Huber

Vote: All yes- Motion Carried

Meeting adjourned at 7:22 PM

Prepared by:

Olivia Amantia

Zoning Board of Appeals Secretary