



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

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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
July 15th 2026**

Carolyn Lazard Area Variance 1.3-1-32

Public Hearing was called to order at 6:15 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, Nick Formont, Ralph & Daniela Combe, Paula Dutcher, Maureen Milar

Public Hearing was called to order at 6:15 pm.

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

Paula Dutcher is here this evening to represent the applicant. The variance is being requested for a handicap ramp on a deck, the lot is undersized, therefore a variance is needed.

With no further questions from the Board or the applicant

Board Member Huber makes a motion to close the public hearing

Seconded by Chair Vella
Vote: All yes-motion carried

Ralph & Daniela Combe Area Variance 25.-1-9.211

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

The Legal Notice for the public hearing was read into the record.

Ralph & Daniela Combe are here this evening to request an Area Variance needed due to height restrictions in order to construct a garage. There is no one here to speak regarding this application, and no emails regarding the application.

With no questions from the applicant or the Board

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

169 NY 214 LLC Area Variances 13.12-2-39

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

The Legal Notice for the public hearing was read into the record

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, is here this evening. Mr. McGann apologies to the Board for missing last month's meeting, due to a family emergency. Mr. McGann also states that he has no plans of hosting any weddings or events in the future, and is noted that it is a concern. There can be up to twenty people on the property at one time, or five separate groups of people at the facility. The proposed reclassification is for business purposes. Board Member Cuevas asks if there is staff on site? Mr. McGann states no there is not, just housekeeping and a groundsman, he states that he lives around the corner, if he's ever needed on site.

There is a communication regarding 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. With no further questions or comments from the Board, or for the applicant

Chair Vella made a motion to close the public hearing

Seconded by Board Member Huber

Vote: All yes-motion carried

Evan Yurman Area Variance 25.1-3-13

Public Hearing was called to order at 7:00

The Legal Notice for the public hearing was read into the record.

Nick Formont the builder for Mr. Yurman is here this evening to represent the applicant. The applicant is requesting a 2 ft variance in order to construct a garage that is 17 ft in height. With no communications, and no questions or comments from the Board, or for the applicant,

Chair Vella made a motion to close the public hearing

Seconded by Board Member Gugliemetti

Vote: All yes- motion carried

Town of Shandaken Zoning Board of Appeals Minutes for Regular Monthly Meeting July 15th 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 **June 17th 2026** meeting minutes.

Motion by Board Member Cuevas – Approve minutes

Seconded by: Board Member Gugliemetti

Vote: All yes- Motion carried

Old Business:

Carolyn Lazard Area Variance 1.3-1-32

With no further questions or comments from the Board, or for the applicant,

Motion by: Board Member Cuevas to approve the variance

Seconded by: Board Member Huber,

Roll call vote as follows:

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

5 yes, 0 absent, motion carried.

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

With no further questions or comments from the Board, or for the applicant,

Motion by: Board Member Cuevas to approve the variance

Seconded by: Board Member Huber

Roll call vote as follows:

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

5 yes, 0 absent, motion carried.

169 NY 214 LLC Area Variances 13.12-2-39

With no further questions from the Board, or for the applicant,

Motion by : Chair Vella to deny the variances

Seconded by: Board Member Gugliemetti

Roll call vote as follows:

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

2 yes, 3 no , motion carried.

The reason for the denial of this variance will be presented at the August 19th meeting.

Evan Yurman 25.1-3-13 Area Variance

With no further questions or comments from the Board, or for the applicant,

Motion by: Board Member Cuevas to approve the variance

Seconded by: Board Member Gugliemetti

Roll call vote as follows:

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

5 yes, 0 absent, motion carried.

Other Business:

Adjournment:

Motion by Chair Vella

Seconded by Board Member Bernstein

Vote: All yes- Motion Carried

Meeting adjourned at **7:10 PM**

Prepared by:
Olivia Amantia
Zoning Board of Appeals Secretary