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Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting/Public Hearing
October 21st 2026

Call to order

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	Absent
Frank Cuevas	Absent
Jeremy Bernstein	Present
Don D'] Aries- alt	Absent

Roll Call Summary: 3 Present 3 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Zach Veitch

Minutes:

Plaza 28 Corp 25.1-1-3.110 Area Variance 6:45

Following the legal notice being read, Zach Veitch of Pizza 28 is here this evening to present. The applicants are seeking area variances from section 116-25-C (3) to allow a sign that exceeds 48 square feet, exceeds the height restriction, and is closer than 20 feet to the property line. The variance being proposed is for a larger consolidated tenant sign in the existing location, about six feet larger than the current sign, and to include the Woodstock Brewery sign which is not on the current sign. The sign will be unlit, on the existing base, with the sign extending upward.

The sign is proposed with 5-foot clearance from the bottom of the sign to the ground level due to Route 28 being located 5 feet higher in elevation than the grade at the sign.

With no further questions from the Board or the applicant

Chair Vella makes a motion to close the public hearing
Seconded by Board Member Gugliemetti
Vote: All yes-motion carried

Following the pledge and attendance, Chair Vella asks the Board Members if they've reviewed the previous month's meeting minutes. With no corrections, or changes, **Board Member Bernstein** makes a motion to approve the minutes, seconded by **Board Member Gugliemetti**, all in favor.

With no further questions or comments from the applicant, **Chair Vella** makes a motion to approve the variances which include the height, the setbacks, and the square footage, with one condition that the existing sign that's east of the existing sign be removed,seconded by **Board Member Gugliemetti**, roll call vote as follows:

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

3 yes, 2 absent

Vote: All yes-motion carried

Adjournment:

Motion by Board Member Gugliemetti
Seconded by Board Member Bernstein
Vote: All yes- Motion Carried

Meeting adjourned at **7:03**

Prepared by:
Olivia Amantia
Zoning Board of Appeals Secretary