

Donald P. Roberti
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August 7, 2026

Office of the State Comptroller
Bureau of Investigations
10 State Street, 14th Floor
Albany, NY 12236

RE Ethics Violation and Conflict of Interest Violation
Town of Shandaken, Ulster County, New York

Dear Office of Comptroller Investigator:

I am writing to formally report and request an investigation into potential conflicts of interest, ethical violations and/or misuse of public office involving the following municipal officials in the Town of Shandaken, NY.

Town Supervisor, Barbara Mansfield
Town Board Member Elizabeth Knissl

On or about December 2025, and January 2026, I became aware that Town Board Member Kneissl had been actively engaged in private construction, contracting on the personal residence of Town Supervisor, Barbara Mansfield.

Town Board Member Elizabeth Kneissl owns and operates Good Dog Projects which performed demolition of an open front porch, new footings and construction of a new front porch with railing and overhead roof.

During December and January Board Member Kneissl voted on new town budgets, also was asked to review companies to become engineer and architectural consultants for the town which we believe he has ties with. All of this has taken place between December 2025 through July 2026.

I have not notified the local Town Clerk or municipal attorney, but due to the close nature of a small-town local government, an objective local review is difficult to secure.

I have attached supporting documentation, building permits, applications and inspections to assist with this inquiry.

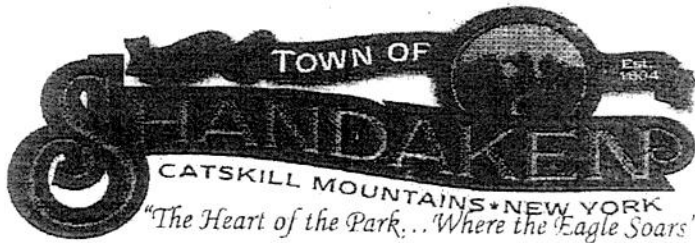
Thank you for your time, attention, and dedication to ensuring government accountability in New York Municipalities. I am available to answer further questions to provide additional details if requested.

Sincerely,



Donald P. Roberti

Attachments: Resolution 89-2026 presented by E. Kneissl, Town Board Meeting July 6, 2026
Shandaken Zoning Code Article 64-5
Result of Foil Request for Building and Construction at the Supervisor's Residence



Shandaken Town Clerk, P.O. Box 67, 7209 Rte. 28, Shandaken, NY 12480

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
ZBA/ZEO/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-2041

www.shandaken.us

APPLICATION FOR ACCESS TO RECORDS

Under the provisions of the New York Freedom of Information Law (FOIL), Article 6 of the Public Officers Law, that requires requests for access to records be responded to within 5 business days. I hereby request records or portions thereof pertaining to:

BUILDING & CONSTRUCTION AT THE SHANDAKEN SUPERVISOR'S
RESIDENCE IE APPLICATIONS AND BUILDING PERMITS, INSPECTIONS, IF
ANY, PRESENTED & CONTRACTED BY ARE TOWN RD MEMBER
ELIZABETH KNISEL.

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby agree to pay the established fees as specified below (check one):

Please inform me of any fees before filing this request.

Please supply the records without informing me if the fees are not in excess of \$ 25

PRINT NAME DONALD ROBERTI PHONE 845 688 3006

MAILING ADDRESS PO BOX 203 MT TEMPER 12457

SIGNATURE [Signature] DATE 7/20/2026

REPRESENTING Donald.Roberti@yahoo.com

DENIAL OF ACCESS: I hereby certify that access to the records above marked with an asterisk has been denied to the applicant for the following reason(s):

Received

JUL 29 2026

DEPARTMENT _____ TITLE _____ DATE Shandaken Town Clerk

SIGNATURE _____ ** Right to appeal information on bottom of form**

SEARCH CERTIFICATION: I certify that a diligent search has been conducted for the records requested for inspection by the applicant and that: (Circle One)

The records have been provided.

The records requested do not exist.

The Town of Shandaken is not the custodian of these records & cannot be found.

DEPARTMENT _____ TITLE _____ DATE _____

SIGNATURE _____

COST OF COPIES: .25 cents per page Number of pages _____ Total cost _____

Payment received by _____ TITLE _____ DATE _____

RIGHT TO APPEAL: If applicant was denied access to a record they may appeal in writing within 30 days to:

Town of Shandaken Attn: Supervisor PO Box 67 Shandaken, NY 12480

THIS PERMIT MUST BE POSTED ON THE PREMISES

BUILDING PERMIT

Town of Shandaken

Building & Zoning Department

Town Hall, 7209 Route 28

Shandaken, NY 12480

Phone (845) 688-5008

Fax: (845) 688-9863

Permit # 2025-168 Date: 12/31/25

Tax Map # 14.13-1-14

Section-Block-Lot

Permission is hereby granted to:

Owner Name & Mailing Address:

Phil and Barbara Mansfield
26 Church Street
Phoenicia NY 12464

Location Address

26 Church Street
Phoenicia NY 12464

Contractor of record: Good Dog Projects LLC To be completed by: 12/31/26

Work permitted: Replace existing front porch and add new covered porch over deck as per drawings submitted.

Pursuant to above numbered application and specifications approved by the Town of Shandaken, permit expires one (1) year from date of issuance.



Building Code Enforcement Officer

Do not proceed beyond these points until countersigned below by the inspector.

Footing before concrete _____	Foundation walls _____	Slab before concrete _____
enclosing _____	Waterproofing/Drainage _____	Framing before _____
enclosing _____	Electrical before enclosing _____	Plumbing before _____
enclosing _____	HVAC before enclosing _____	Insulation before _____
_____	Final Inspection _____	_____

Permission is hereby granted to proceed with the work as set forth in the specifications, plans or statements now on file in the Department. Any amendments made to the original plans or specifications must be submitted for approval.

Town of Shandaken Building Department Fees
WORK STARTED WITHOUT A PERMIT IS SUBJECT TO A \$300 FINE

Effective April 2025

New Commercial and Residential Construction

New Residential Construction or Additions	.50¢ p/sqft plus the Certificate Fee
New Commercial Construction or Additions	.55¢ p/sqft plus the Certificate Fee
New Decking and Accessory Structures	.50¢ p/sqft plus the Certificate Fee
Manufactured/Mobile Home	\$225 plus foundation cost includes Certificate of Occupancy
Fence Permit	\$75 includes Certificate of Compliance
Alternative Heating Appliance Permit	\$100 includes Certificate of Compliance
Sign Permit	\$100 includes Certificate of Compliance
Appliance Permit	\$25 plus the Certificate Fee
Roofing Permit	\$50 includes Certificate of Compliance
Certificate of Occupancy	\$50
Certificate of Compliance	\$25
Zoning Review	\$30

Renovations to Existing Structures

fee is calculated based on Total Valuation of Construction

\$0 - \$2,000	\$35 plus the Certificate Fee
\$2,001 - \$25,000	\$35 for the first \$2,000 plus \$5 for each additional \$1,000 up to and including \$25,000. Plus, the Certificate Fee
\$25,001 - \$50,000	\$150 for the first \$25,000 plus \$4 for each additional \$1,000 up to and including \$50,000. Plus, the Certificate Fee
Over \$50,000	\$250 for the first \$50,000 plus \$5 for each additional \$1,000. Plus, the Certificate Fee

Estimated Cost of Project:

Contractors Estimate: \$ 8,200 40 sqft x .50
MUST INCLUDE COPY OF THE ACTUAL ESTIMATE

If the work is to be performed by the homeowner: \$ _____

Permit Fee: \$ \$65 (plu \$25 Cert of Comp)

\$20
 \$25

 \$45
 c/c

We accept cash or checks payable to **Town of Shandaken**. Debit and credit card payments are accepted by the Town Clerks office.

**** FEES ARE NON-REFUNDABLE ****

Project Location: _____

168

Section: 14.13 Block: 1 Lot: 14 Zoning District: HR

If yes, a completed Flood Plain Development Permit application must be submitted with this application.

Owner(s) Name: Phil & Barbara Mansfield

Mailing Address: 26 Church Street, Phoenicia, NY

Contact Number(s): (Home) 845) 688-8900 (Cell) (917) 470-7648

Email address: babsmansfield@gmail.com

Name and/or DBA: Good Dog Projects, LLC

Mailing Address: 108 NY-214, Phoenicia, NY 12464

Contact Person: Elizabeth Kneissl

Contact Number(s): (718) 415-8683 Fax: _____

Email address: elliek.gooddogprojects@gmail.com

Name and/or DBA: _____

Mailing Address: _____

Contact Person: _____

Contact Number(s): _____ Fax: _____

Email address: _____

Project Details:

The plans for the work to be performed must accompany this application and show compliance with the applicable sections of the New York State Building Codes, the New York State Energy Codes, and the Town of Shandaken Zoning Codes. Some plans may be required to be stamped by a NYS licensed architect or engineer.

Scope of Work:

Existing use and occupancy: Front Porch

Proposed use and occupancy: Front Porch

Dimensions of existing structure: Front 9' Rear N/A Depth 3'9" Height 18"

Setbacks of existing structure: Front 44' Rear N/A Depth Height

Dimensions of proposed structure: Front 10' Rear N/A Depth 3'9" Height 10'6"

Setbacks of proposed structure: Front 44' Rear N/A Depth Height

Type of Project:

☐ New Building ☐ Addition ☐ Alteration ☒ Repair/Replacement ☐ Relocation ☐ Generator

☐ Fence ☐ Sign ☐ Solar Panels ☐ Oil Tank ☐ Roofing ☐ Alternative Heating Appliance

☐ Appliance (Heating, AC, Hot Water etc.) ☐ Other

If an addition is being constructed, it will be used as: (check all that apply)

☐ Family Room ☐ Living Room ☐ Dining Room ☐ Kitchen ☐ Bedroom ☐ Office ☐ Den

☐ Sun Room ☐ Full Bathroom ☐ Half Bathroom ☐ Other

Deck/Porch: ☐ Open ☒ Covered ☐ Enclosed ☐ Screened ☐ Other

Basement: ☐ Full ☐ Partial ☐ Crawl ☐ Piers ☐ Slab

Garage: ☐ Attached ☐ Detached

Type of Construction: ☒ Stick Built ☐ Modular ☐ Mobile ☐ Other

Utilities: ☐ Electric ☐ Gas ☐ Oil ☐ Solar ☐ Geothermal ☐ Wind ☐ Tidal ☐ Other

Plot Plan:

A plot plan is an accurate drawing or map of your property that shows the size and configuration of your property and the size and precise location of man-made features (i.e.: buildings, driveways, walls and fencing) on the property. Plot plans show both what currently exists on the property and what the desired physical changes are.

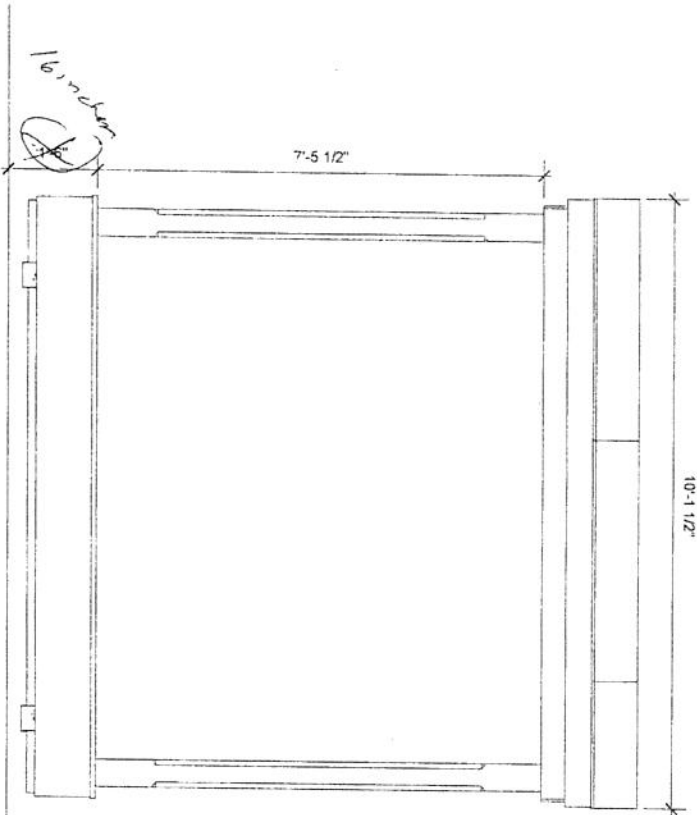
List of items required to be shown on the Plot Plan:

1. Name and site address
2. Property lines (boundaries) with dimensions
3. The exterior dimensions of existing and proposed buildings, additions and structures with distances to property lines
4. The distance from the curb to the property line
5. The distance from the centerline of the street to the property line
6. Show all setbacks (front, sides and rear)
7. North arrow scale

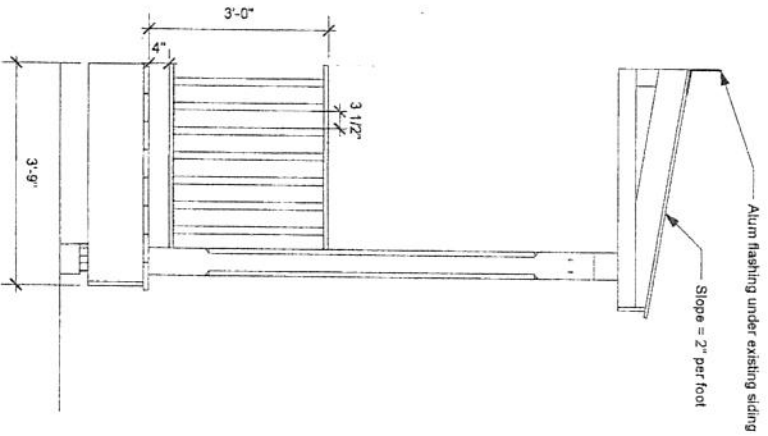
Description of Project:

We will be replacing an existing front porch that is suffering from rot and decay with a new covered porch of a very similar footprint. The new porch is the same depth and has the same deck height but is one foot wider.

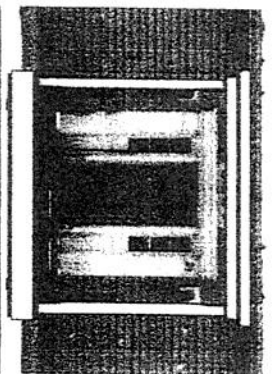
Project Location:



2
Front Elevation
Scale: 1/2" = 1'-0"



3
Side Elevation
Scale: 1/2" = 1'-0"



1
Rendering
Scale: 1/8" = 1'-0"



Good Dog
Projects

Client:

Mansfields

Project:

Front Porch

Address:

Church Street

Designer:

ECK

Dwg Title:

Porch

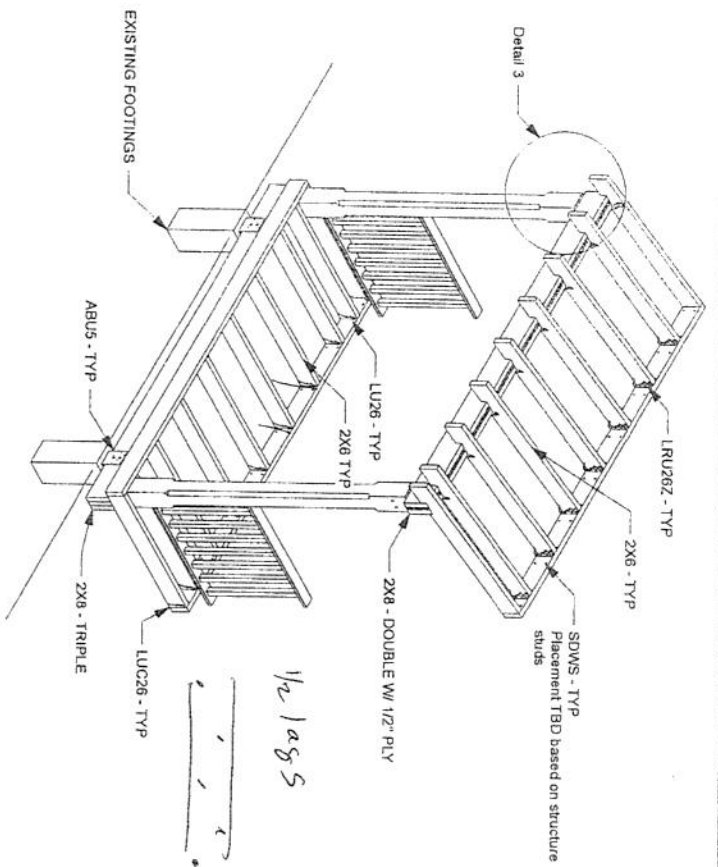
Area:

Drawn By:

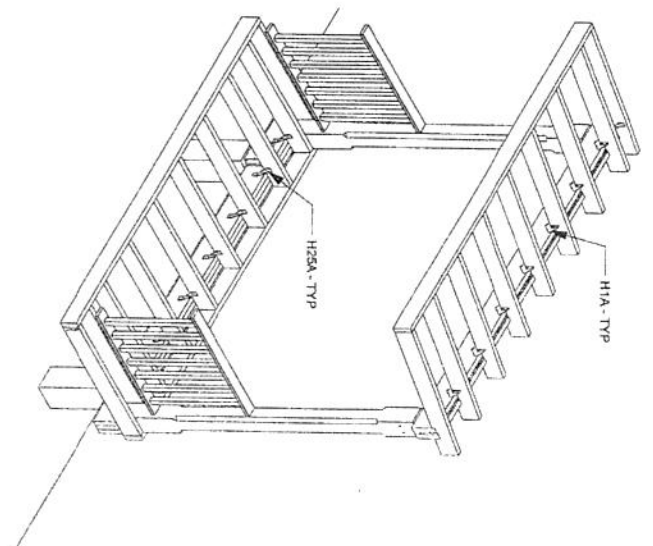
EK

Date:

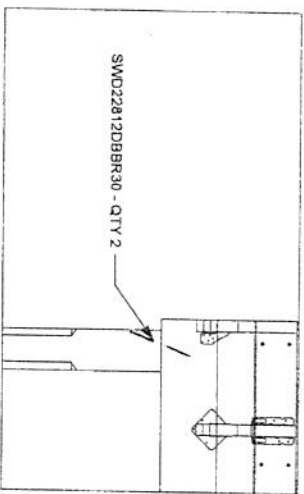
12/09/25



1 Structural Details
Scale: 3/8" = 1'-0"



2 Structural Details
Scale: 3/8" = 1'-0"



3 Post to Beam Detail - TYP
Scale: 3/4" = 1'-0"

- General Notes
1. All framing to be pressure treated lumber
 2. Deck planks to be 5/4 pressure treated decking
 3. Roof will be shingled to match existing structure with asphalt shingles
 4. All trim to be exterior grade primed and painted pine



Good Dog
Projects

Client:

Mansfields

Project:

Front Porch

Address:

Church Street

Designer:

ECK

Dwg Title:

Details

Area:

Drawn By:

EK

Date:

12/20/25

Chapter 64. Building Inspector; Building Permits

[HISTORY: Adopted by the Town Board of the Town of Shandaken 3-6-2006 by L.L. No. 1-2006.^[1]
Amendments noted where applicable.]

GENERAL REFERENCES

Sewers — See Ch. 104.

Subdivision of land — See Ch. 105. Zoning

— See Ch. 116.

[1] *Editor's Note: This local law was originally adopted as Ch. 11 but was renumbered to suit the organizational structure of the Code.*

§ 64-1. Purpose.

The purpose of this chapter is to provide for enforcement procedures in the Town of Shandaken of the New York State Uniform Fire Prevention and Building Code (hereinafter "Uniform Code") and to regulate the construction and placement of buildings and mobile homes and to provide for a Building Inspector to enforce the application of such regulations in harmony with their general purpose and intent. Unless otherwise provided within this law, state law, or the Uniform Code, all premises, regardless of use, are subject to the provisions of this chapter.

§ 64-2. Designation of Building Inspector as public official.

There is hereby designated in the Town a public official to be known as the Building Inspector, who shall be appointed by the Town Board at a compensation to be fixed by it.

§ 64-3. Appointment of assistant.

The Town Board may appoint one or more assistants, as the need may appear, to act under the supervision of the Building Inspector and to exercise any portion of his or her powers and duties. The compensation of such assistants shall be fixed by the Town Board.

§ 64-4. Acting Building Inspector.

In the absence of the Building Inspector or in the case of his or her inability to act for any reason, the Supervisor shall have the power, with the consent of the Town Board, to designate one or more persons to act in his or her behalf and to exercise all of the powers conferred upon him or her by this chapter.

§ 64-5. Restrictions on officers and employees of Building Department.

No officer or employee of the Building Department shall engage in any activity inconsistent with his or her duties or with the interests of the Building Department, nor shall he or she during the term of his or her employment be engaged directly or indirectly in any building business or in the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or specifications thereof, within the Town of Shandaken, excepting only that this provision shall not prohibit any officer or employee from such activities in connection with the construction of a building or structure owned by him or her and not constructed for sale.

§ 64-6. Duties and powers of Building Inspector.

- A. Except as otherwise specifically provided by law, ordinance, rule or regulation, or except as herein otherwise provided, the Building Inspector shall administer and enforce all provisions of the New York State Uniform Fire Prevention and Building Code and all other applicable laws, ordinances and regulations applicable to the construction, alteration, repair, removal, relocation and demolition of buildings and structures and the installation and use of materials and equipment therein and the location, use, occupancy and maintenance thereof.
- B. He or she shall receive applications which shall be reviewed and, where appropriate, shall issue permits for the erection, alteration, removal, relocation and demolition of buildings or structures or parts thereof and shall examine the premises for which such applications have been received or such permits have been issued for the purpose of insuring compliance with the New York State Uniform Fire Prevention and Building Code and all other applicable laws, ordinances, rules and regulations governing building construction.
- C. He or she shall issue all appropriate notices or orders to remove illegal or unsafe conditions, to require the necessary safeguards during construction, and to insure compliance during the entire course of construction with the requirements of the New York State Uniform Fire Prevention and Building Code and such laws, ordinances, rules or regulations. He or she shall make all inspections that are necessary or proper for the carrying out of his or her duties, except that he or she may accept written reports of inspection from officers or employees of the Building Department or from generally recognized and authoritative service and inspection bureaus, provided that the same are certified by a reasonable official thereof.
- D. Whenever the same may be necessary or appropriate to assure compliance with the provisions of the New York State Uniform Fire Prevention and Building Code, applicable laws, ordinances, rules or regulations covering building construction, he or she may require the performance of tests in the field by experienced, professional persons or by accredited and authoritative testing laboratories or service bureaus or agencies.

§ 64-7. Department records and reports.

- A. The Building Inspector shall keep permanent official records on all transactions and activities conducted by him or her, including all applications received, permits and certificates issued, fees charged and collected, inspection reports, and notices and orders issued. All such records shall be public records open to public inspection during business hours.
- B. The Building Inspector shall annually submit to the Town Board a written report and summary of all business conducted by the Building Inspector, including permits and certificates issued, fees collected, orders and notices promulgated, inspections and tests made, and appeals or litigation pending.

§ 64-8. Cooperation of other departments.

The Building Inspector may request and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of the Police Department and of all other municipal officials exercising any jurisdiction over the construction, use or occupancy of buildings or the installation of equipment therein.

§ 64-9. Building permits.

- A. Permit required; exceptions.

- (1) Except as hereinafter provided, no person, firm, corporation, association or partnership shall commence the construction, enlargement, alteration, improvement, removal, relocation or demolition

of any building or structure, or any portion thereof, or install a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit, without first having obtained a permit from the Building Inspector.

- (2) No permit shall be required for:
- (a) Necessary repairs that do not materially affect structural features as determined by the Building Inspector;
 - (b) Alterations to existing buildings, provided that the alterations:
 - [1] Cost less than \$10,000; and
 - [2] Do not materially affect structural features; and
 - [3] Do not affect firesafety features such as smoke detectors, sprinklers, required fire separations and exits; and
 - [4] Do not involve the installation or extension of electrical systems; and
 - [5] Do not include the installation of solid-fuel-burning heating appliances and associated chimneys and flues.
 - (c) Residential storage sheds and other small noncommercial structures less than 140 square feet which are not intended for use and are not used by one or more persons as quarters for living, sleeping, eating or cooking, for example, a small storage building.
- B. Application for a permit.
- (1) The application for a building permit and its accompanying documents shall contain sufficient information to permit a determination that the intended work accords with the requirements of the Uniform Code.
- (2) The form of the permit and application therefor shall be prescribed by the Building Inspector. The application shall be signed by the owner (or his or her authorized agent) of the building and shall contain all of the following:
- (a) The full name and address of the owner, and if by a corporation, the names and addresses of the responsible officials;
 - (b) Identification and/or description of the land on which the work is to be done;
 - (c) A description of use or occupancy of the land and the existing or proposed building;
 - (d) A description of the proposed work;
 - (e) Three sets of plans and specifications for the proposed work, prepared by a licensed architect or professional engineer;
 - (f) The required fee.
- (3) The Building Inspector may waive the requirement of plans and specifications when the work to be done involves minor alterations or is otherwise unnecessary.
- (4) The applicant shall notify the Building Inspector of any changes in the information contained in the application during the period for which the permit is in effect. A permit will be issued when the application has been determined to be complete and when the proposed work has been determined to conform to the requirements of the Uniform Code. The authority conferred by such permit may be limited by conditions, if any, contained therein. Amendments, if any, to the application or to the plans

and specifications accompanying the same shall be filed with the Building Inspector, and approval shall be received from the Building Inspector prior to the commencement of such change of work.

C. General requirements.

B. Fire prevention and property maintenance inspections.

- (1) Multiple dwellings shall be inspected for the purpose of determining compliance with fire prevention and property maintenance requirements of the Uniform Code at least once in every 36 months. Inspections of such buildings shall include the common areas such as halls, foyers, staircases, etc., and vacant dwelling units. Where the tenants of occupied dwelling units allow, the inspection may include such units.
- (2) Fire safety inspections of buildings or structures having areas of "public assembly," defined as all buildings or portions of buildings used for gathering together 50 or more persons for amusement, athletic, civic, dining, educational, entertainment, patriotic, political, recreational, religious, social or similar purposes, the entire fire area of which they are a part, and the means of egress therefrom, shall be performed at least once in every 12 months.
- (3) All other buildings, uses and occupancies (except one- or two-family dwellings) shall be inspected at least once in every 24 months.
- (4) An inspection of a building or dwelling unit may also be performed at any time upon:
 - (a) The request of the owner, authorized agent, or tenant;
 - (b) Receipt of a written statement alleging that conditions or activities failing to comply with the Uniform Code exist; or
 - (c) Other reasonable and reliable information that such a violation exists.

§ 64-12. Right of entry.

- A. Any Building Inspector shall be authorized, in the performance of his or her duties, to conduct inspections of premises, or parts of premises, at such times and in such manner as the Building Inspector may find convenient or necessary, with the consent of the person in possession or occupancy.
- B. If admission is refused or cannot be obtained from the person in possession or occupancy, the Building Inspector shall be authorized to obtain a warrant to make an inspection, provided that reasonable or probable cause is shown.
- C. In case of an emergency, the Building Inspector may, without a warrant, enter any premises, or parts of premises, to inspect the same, at any time, without the permission of the person in possession or occupancy.

§ 64-13. Stop orders.

Whenever the Building Inspector has reasonable grounds to believe that work on any building or structure is being prosecuted in violation of the provisions of the New York State Uniform Fire Prevention and Building Code, applicable building laws, ordinances, rules or regulations, or not in conformity with the provisions of an application, plans or specifications on the basis of which a building permit was issued, or in an unsafe and dangerous manner, or in the event that the Building Inspector is refused admission to the premises to inspect the work, he or she shall notify the owner of the property, the owner's agent or the person performing the work to suspend all work, and any such persons shall forthwith stop such work and suspend all building activities until the stop order has been rescinded. Such order and notice shall be in writing, shall state the conditions under which the work may be resumed, and may be served upon a person to whom it is directed either by delivering it personally to him or her or by posting the same upon a conspicuous portion of the building under construction and sending a copy of the same by certified mail to the address set forth in the application for the building permit.

§ 64-14. Inspection prior to issuance of certificate.

Appropriate actions and proceedings may be taken at law or in equity to prevent unlawful construction or to restrain, correct or abate a violation or to prevent illegal occupancy of a building, structure or premises, or to prevent illegal acts, or the conducting of a business in or about any premises, and these remedies are in addition to the penalties prescribed in the preceding section. The Attorney for the Town is authorized to initiate said actions and proceedings.

§ 64-19. Conflict with other legislation.

In the event that any other portion of the Code of the Town of Shandaken is in conflict with the provisions of this chapter, the provisions of this chapter shall supersede said other provisions of the Code.

§ 64-20. When effective.

This chapter shall take effect upon filing with the Secretary of State.