

**TOWN OF SHANDAKEN PLANNING BOARD**  
**MINUTES FOR PUBLIC HEARING & REGULAR MONTHLY MEETING 2/8/12**

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The Public Hearing was opened by Chairman Kalb at 7:06 PM with the Pledge of Allegiance to the Flag. The Secretary called the roll, advised that a quorum was present and that the meeting could commence.

ROLL CALL:

John Horn	Present
Joanne Kalb	Present
Maureen Millar	Absent
Joan Munster	Present
Faye Storms	Present
Charles Frasier	Present

*Roll Call Summary:* 5 present, 1 Absent, 1 vacant

*Others Present:* Bruce LaMonda, Alfred Higley, Bob Kalb, Vin Bernstein

*Case 2012-02 Rachel Epstein & Celia Blumenthal*

*Application for a subdivision SBL# 25.15-1-2 Zoned R1.5*

*Bruce LaMonda is here representing the above named applicants. Mr LaMonda explained property was purchased in 2009 and has 2 houses on it, 1 seasonal and 1 year round residence. Member Frasier asked about the right of way and the grade of the driveway. Mr. LaMonda explained there would be a 25ft right of way for the driveway and there was really no grade as the driveway is flat. Member Frasier asked about the septic and well. Mr. LaMonda explained that the main house does have a septic and its own well. The seasonal cottage gets its water from a hose run from the main house. There a dry well for the cottage and the owner has contacted Titan to make sure they can drill a well in the future. Chairwoman Kalb asked if there was interest in selling one of the parcels. Mr. Lamonda responded that he was not sure what the owner's future plans were. Member Munster asked if there was a septic for the cottage, Mr. Lamonda responded that there is a dry well and room to put in a septic, that the land there is flat. Member Storms asked how far the stream was from the house. Mr. LaMonda responded approximately 300-400 feet away. Member Frasier suggested there be something be written in about the water rights. Mr. LaMonda responded indicated that if the cottage was sold they would have to put in a well. This is a seasonal cottage and is not used in the winter. The cottage can sustain a well and septic of its own. Member Frasier would like this information indicated on the maps.*

*Member Joan Munster made a motion to move this case to a public hearing at the March meeting, seconded by John Horn, all members present in favor.*

*Member Joan Munster made a motion to accept December and January meeting minutes as written, seconded by Joanne Kalb, all members present in favor.*

*Interview with Carol Shalaew for the open position on the board cancelled as Ms. Shalaew was not in attendance.*

*Farm Stand Revisions. There is a special Town Board meeting/Public Hearing being held on February 23, 2012 at 6pm.*

*Member Munster indicated that section 116-40 T1 is still not accurate. They did not indicated that it is 49% of the 10%. Councilman Bernstein indicated that it indicated "the bulk regulations" Under the new law it would be allowed in the "HB, HC, and CLI districts. Member Frasier indicated that it should be referenced back to the bulk regulation table under the maximum structure coverage column listed in the Town Zoning Book. Discussion ensued on the wording of the law.*

*The Planning Board went into executive session to discuss the applicants for the opening on the Planning*

*board.*

*The Planning Board returned from executive session.*

*Member Joan Munster made a motion to send the recommendation to the Town Board to replace member Hope Luhman with Art Christie, seconded by Joanne Kalb, Four (4) members present agree, One (1) member present against.*

*4 Yes*

*1 No*

*Member Frasier asked if any members had attended the meeting held by FEMA in January in regards to the flood maps. Member Munster had. She reported that much of the field work has been done, but the new maps will not be completed until late 2013, early 2014.*

*Member Storms brought up the special meeting in regards to the Scenic Byway designation on February 13, 2013. Discussion took place regarding the scenic byway designation.*

*Chair Kalb addressed the meeting regarding the Town Planning Board Workshop meetings not being televised. She advised the board made the decision not to televise them. This is a voluntary meeting so the board can discuss upcoming issues and does not make any decisions during the workshops. These meetings are also open to the public.*

There being no further business a motion was made by member Charlie Frasier to adjourn the meeting, seconded by Joan Munster, all members present in favor.

