

**TOWN OF SHANDAKEN PLANNING BOARD**  
***MINUTES FOR PUBLIC HEARING & REGULAR MONTHLY MEETING 3/14/12***

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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:**

|                 |         |
|-----------------|---------|
| Art Christie    | Present |
| Charles Frasier | Absent  |
| John Horn       | Present |
| Joanne Kalb     | Present |
| Maureen Millar  | Present |
| Joan Munster    | Absent  |
| Faye Storms     | Present |

*Roll Call Summary:*

*5 present, 2 Absent,*

*Others Present: Bruce LaMonda, Steven Paul, Bob Kalb*

*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. Mr Lamonda indicated the maps are the same with the exception of a note added indicating the property can sustain its own well and septic.*

*Member Millar asked if the cottage has it's own septic. Mr. Lamonda indicated it does not and that is why the note was indicated on the map. Member Storms asked if the owners plan on selling will they be putting one in. Mr. LaMonda indicated that the owners contacted a company who assured them they could put a well on the property.*

*Member John Horn made a motion to close the public hearing. Seconded by Maureen Millar, all members present in favor*

*Chair Joanne Kalb opened the regular meeting. Roll Call was dispensed with as no changes to attendance.*

*Determination on Case 2012-02:*

*Member Maureen Millar made a motion to accept the subdivision request as presented. Seconded by John Horn, all members present in favor.*

*Roll Call Vote:*

*Art Christie- Yes*

*John Horn- Yes*

*Joanne Kalb- Yes*

*Maureen Millar- Yes*

*Faye Storms- Yes*

*Yes- 4*

*Decision was made to table the approval of minutes from February 8,2012 as not enough members present at the meeting here to approve.*

*No report from Ulster County Planning, Keith Holmquist not present this evening.*

*Case 2012-01 The Nature Conservancy Lot Line Adjustment SBL# 12.-1-2 to NYS SBL# 12.-1-33 approximately 5000 square feet.*

*Mr.Steve Paul here representing The Nature Conservancy. Mr. Paul explained the reason for the adjustment is to give the DEP access to their property. No questions from the board members. Mr. Paul requested that the public hearing on this matter be waived as is the board's right under section 105-13. Member Christie asked how long this plot has been in existence, Mr. Paul indicated a very long time and it has been a landlocked property and this adjustment will allow them access. Members discussed waiving the public hearing, Member Storms asked if the board could decide without the*

public hearing. Member Millar explained that this adjustment would have no impact on the public except for the Nature Conservancy and the DEP. Motion made by Maureen Millar to waive the public hearing. Seconded by John Horn, all members present in favor.

Roll Call Vote:

Art Christie- Yes  
John Horn- Yes  
Joanne Kalb- Yes  
Maureen Millar- Yes  
Faye Storms- Yes

Yes- 4

Motion made a motion to accept and approve the lot line adjustment as presented. Seconded by Joanne Kalb, all members present in favor.

Roll Call Vote:

Art Christie- Yes  
John Horn- Yes  
Joanne Kalb- Yes  
Maureen Millar- Yes  
Faye Storms- Yes

Yes- 4

Chair Kalb indicated there are no laws in place regarding mobile home parks. The town assessor indicated there are some issues with the assessments as people own the mobile home but many times rent the property, on which it sets on. Member Millar asked if the three (3) trailers located by the railroad museum considered a park. Under current definitions, yes it would be. Member Christie indicated that any mobile home requires a special permit according to section 116-48. Discussion ensued regarding this. The board may revisit the setback requirements and the differences between a mobile home park and mobile homes on different lots.

Chair Kalb brought up "forever wild" designation. This can only be designated by the state and not individual land owners. A private land owner can put land in a conservancy though.

Chair Kalb discussed abandoned sub division as discussed in the Real Property Tax Law book.

There being no further business a motion was made by member Maureen Millar to adjourn the meeting, seconded by John Horn, all members present in favor.