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Town of Shandaken Planning Board

MINUTES FOR REGULAR MONTHLY MEETING & PUBLIC HEARING

June 10, 2015

Public Hearing-Nguyen's Farm Stand-Special Permit SBL# 25.15-1-43.100

The Public Hearing was opened at 6:00 p.m., the Board invited Kham Nguyen and Don Brewer to address the Board with details pertaining to the proposed Farm Stand. The applicants expressed their desire to operate a Farm Stand from his residence within full compliance of all local building and zoning codes. Kham Nguyen stated he has complied with each of the Board's requests and requirements to date and requested a speedy approval.

The Board invited members of the gallery to comment regarding this application, no one choose to do so.

There being no further comments with regard to the Nguyen Application a motion was made by Board Member Rabuffo to keep the Public Hearing open in anticipation of the Ulster County Planning Board recommendations, seconded by Board Member Kalb.

6:25 p.m. -The Public Hearing will remain open pending County Comment.

The regular monthly meeting was called to order by Chair Brewer at 7:00 pm with the pledge of allegiance.

Roll called by Planning Board Secretary Tracy Longhi, and attendance was recorded as follows:

Don Brewer, Chair	present
Kathy Jordan, V. Chair	present
Art Christie	absent
John Horn	present
Joanne Kalb	present
Allen Shiner	present

Cliff Rabuffo present

Roll call summary: 6 present 1 absent

Others present: Kham and Jamie Nguyen, Al Higley, Philip Wellner, Tim Trojian, Bob Kalb

Minutes of Previous Meeting

Motion was made to accept the previous month's minutes by Board Member Kalb, seconded by Board Member Jordan, all in favor.

Communications

None

Old Business

Al Higley-Application for Area Variance SBL# 25.15-1-71.200

Board Members present reviewed Mr. Higley's application and maps. The Board has determined Mr. Higley must come before the ZBA for approval of an area variance.

A motion was made to refer Mr. Higley's application to the ZBA by Board Member Kalb, and seconded by Board Member Shiner.

Role Call Vote:

Don Brewer, Chair	Recused
Kathy Jordan, Vice Chair	yes
Art Christie	Absent
John Horn	yes
Joanne Kalb	yes
Allen Shiner	yes
Cliff Rabuffo	yes

Summary: 5 Yes, 1 Recused, 1 Absent

New Business

Varga-Lot Line Adjustment Application SBL# 5.13-2-34

Applicant Bob Cross on behalf of Lazlo and Alice Varga is invited to address the board regarding his application. The board members reviewed the application and preliminary plat. After review a motion was made to approve the Lot Line Adjustment contingent upon changes as required by the Board to show distance along the lot line from the road, locations of the principle building, septic, and spring. Motion made by Board Member Rabuffo, seconded by Board Member Kalb.

Role Call Vote:

Don Brewer, Chair	yes
Kathy Jordan, Vice Chair	yes
Art Christie	Absent
John Horn	yes
Joanne Kalb	yes
Allen Shiner	yes
Cliff Rabuffo	yes
Summary: 6 Yes, 1 Absent	

Other Business

Tim Trojian/Foxfire Mountain House

Mr. Trojian appeared regarding his application for Special Permit, Mr. Trojian was advised that the County Comments were not back yet, and he still has an outstanding existing violation. Mr. Trojian advised the Board he has terminated his lease with the Emerson, and they would no longer be utilizing his facilities for the self-service laundry services of a commercial business.

Mr. Trojian requests the Board schedule a public hearing. Mr. Trojian was advised the Public Hearing would be set upon return of the County Comments.

County Liaison Report:

County Liaison Keith Holmquist-not present.

Adjournment

There being no further business before the board a motion was made for adjournment by Board Member Jordan, and seconded by Board Member Kalb. All in favor. The Town of Shandaken Planning Board meeting adjourned at approximately 7:39 p.m.

**NOTE-All *regular* Planning Board and ZBA meetings are recorded and televised live the night of the regularly scheduled meetings. All *regular* meetings are posted to YouTube.com within two to three days of the meeting, and hard copies of the recorded meetings are filed both with the Town Clerk, and the Planning Board Secretary.

Prepared by: Tracy Longhi, Board Secretary