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Town of Shandaken Planning Board

MINUTES FOR REGULAR MONTHLY MEETING

March 11, 2015

The regular monthly meeting was called to order by Chair Brewer at 7:00pm with the pledge of allegiance. The regular monthly meeting was officially opened post public hearing(s) at 7:25 PM.

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

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

Roll call summary: 5 present 2 absent

Others present: Lonardo Leone, Harry Jameson, Kathy Nolan, Vin Bernstein, Jack Schoonmaker, Bob Kalb, Keith Holmquist

Public Hearings–Leone and Wilson

At 7:01 PM Board Member Rabuffo opened the public hearing for the Leonardo Leone subdivision. The legal notice was read by Board Secretary Longhi. After final file review by the board a motion was made to close the Leone public hearing at 7:10 PM.

At 7:12 PM Board Member Rabuffo opened the public hearing for the Paul Wilson subdivision. The legal notice was read by Board Secretary Longhi. After final file review by the board a motion was made to close the Wilson public hearing at 7:25 PM.

Minutes of Previous Meeting

A motion was made to accept (as submitted) the February 11, 2015 Planning Board meeting minutes by Board Member Kalb, and seconded by Board Member Christie, all in favor.

Communications

Training flyers and Meeting Minutes from the meeting between Chazen, Planning Board Members Jordan and Kalb, and local Fire and Ems Officials provided to board members.

Old Business

Application for Sub-division, Applicant Leonardo Leone, SBL# 5.1-2-8.1

A motion was made to vote on the Leone application as presented by Board Member Kalb and seconded by Board Member Horn.

Don Brewer, Chair	abstain
Kathy Jordan,V. Chair	absent
Art Christie	yes
John Horn	yes
Joanne Kalb	yes
Allen Shiner	absent
Cliff Rabuffo	yes

Vote Summary: Leone Application Approved 4-Yes, 0-No, 2-absent, 1-abstain

Application for Sub-division, Applicant Paul Wilson, SBL#12.-1-3.3

A motion was made to vote on the Wilson application with approval contingent upon updating the files to reflect NEW YORK STATE rather than New York City on the final plat by Board Member Kalb, and seconded by Board Member Horn.

Don Brewer, Chair	abstain
Kathy Jordan,V. Chair	absent
Art Christie	yes
John Horn	yes
Joanne Kalb	yes
Allen Shiner	absent
Cliff Rabuffo	yes

Vote Summary: Wilson Application Approved 4-Yes, 0-No, 2-absent, 1-abstain

New Business

Geraud and Thongs Lot Line Adjustment SBL#5.13-02-36 and 51

Board Chair Brewer recused himself to represent the applicant in his capacity as surveyor. Don Brewer presents and discusses the application with the board. After review and discussion a motion was made to accept the application as submitted for a vote by Board Member Kalb, and seconded by Board Member Horn.

Don Brewer, Chair	abstain
Kathy Jordan,V. Chair	absent
Art Christie	yes

John Horn	yes
Joanne Kalb	yes
Allen Shiner	absent
Cliff Rabuffo	yes

Vote Summary: Geraud&Thongs Application Approved 4-Yes, 0-No, 2-absent, 1-abstain

Catskill Mountain Railroad Represented by Harry Jameson

After reviewing the application submitted by Harry Jameson on behalf of the Catskill Mountain Railroad, the board together with the applicant has determined the applicant will require front and rear yard variances, a use variance, and a density variance.

A motion was made to deny the Catskill Mountain Railroad application and refer to Zoning Board of Appeals made by Board Member Christie, seconded by Board Member Kalb.

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

Vote Summary: Catskill Mountain Railroad Application Denied/Referred to ZBA
5-Yes, 0-No, 2-absent

Other Business

Board Chair Brewer reminds Board Members with there being a new Building Inspector unfamiliar with the area Board Members should bring to the attention of the Building Inspector anyone they should happen to observe working outside of the zoning regulations and or without approvals and permits.

County Liaison Report:

County Liason report given by Keith Holmquist–discussion on training materials/upcoming training available. Holmquist advised the board of the County’s favorable position regarding Crossroad Ventures Resort Project, and discussed with the board the County recommended modifications and suggestions.

Adjournment

There being no further business before the board a motion was made for adjournment by Board Member Rabuffo, and seconded by Board Member Christie. All in favor. The Town of Shandaken Planning Board meeting adjourned at approximately 8:12pm.

****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.

