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Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
February 10, 2016

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

Roll called by Planning Board secretary Anne Ricciardella, and attendance was recorded as follows:

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

**Roll call summary:** 7 present

**Others present:** Jeff Bailey, Tina Rice, Alma Rodriguez, Helen Morelli, Karen Miller, Peter Stefancich, Jeff Collins, John Wasylyk

**Minutes of Previous Meeting:**

Minutes were reviewed by all board members. Motion to accept minutes as written was made by Board Member Kalb and seconded by Board Member Christie. All in favor.

**Communications:**

None

**Old Business:**

Glass Mountain Inn:

Last we had Mr. Bailey in front of the Board he didn't meet one of the five requirements set in code §116:40 Section E, subsection 5, in which no building or recreational facility associated with such development shall be located nearer than 100 feet to any lot line, and any such building or recreational facility shall be effectively screened from adjacent properties. This referred the application to the ZBA for an area variance, which has now been granted. He would still like to have short term rentals to transients on his property, 108 Route 214, Phoenicia where he permanently resides. Don Brewer being the land surveyor recused himself from the meeting and Board Member Shiner took over. Maps were shown again to the Board, with no changes from the original application which brought about many issues such as yard boundaries, parking, and lighting. The very edge of his driveway is where Mrs. Miller's property line is. The parking spots need to be designated so the guests know where to park their vehicles and don't

continue to turn around or drive on Mrs. Miller's property. There will be eight (8) parking spots altogether and is adequate according to the code. Mr. Bailey suggested putting a fence up but Mrs. Miller doesn't wish to have one. She claims the guests are backing up on to her property all the time that has a lip that cars continue to get stuck on. She doesn't want to be liable if something happens to anyone, she doesn't want shrubs or anything alongside it that has to be maintained. They compromised with making designated parking spots for the guests, and making them aware upon arrival where her property is and asking them not to go on it while they're staying there and to keep the driveway clear. Also, it's to be used for short term rentals to transients only, no weddings, concerts, or bands. The residents of this neighborhood enjoy looking at the sky during the night time hours, he was asked to keep the lighting downcast and comply with dark sky lighting. All of these stipulations will be written into the Special Permit as the Planning Board can condition it however they deem appropriate to make it amenable to all parties involved. Mrs. Miller agreed that that would satisfy her. If any of these are violated, then paperwork can be filed with the building inspector in the building department. There will be a fine PER day issued if violations continue. Board Member Christie then runs through the site plan checklist to make sure that everything else is in compliance. With nothing further to discuss Board Member Christie made a motion to accept the application presented with the conditions deemed appropriate, seconded by Board Member Kalb.

### **Roll Call Vote:**

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

**Roll Call Summary:** 1 Recused, 6 Yes

### **New Business:**

#### Karlyn Monroe – “Glamping”

Mrs. Monroe just recently purchased 108 acres of land at 19 Old Rte. 42. The land is mostly forest preserve. Her representative from North Engineers, John Wasylyk was present at the meeting to present her application. Ms. Monroe is interested in “glamping” which is a type of camping geared more towards glamour and comfort while camping in the woods. She'd like to put 12 tents up altogether, built on permanent foundations with canvas sides and a wood frame. Peak season will be from early spring to late fall, about seven (7) months, with the tents coming down in the winter time and put into a two (2) story service building set into the hillside. This building will also have cooking facilities for the guests to cook their own food, as well as a common bathroom area. There's a house that currently exists that's being lived in by Mrs. Monroe and her mother and will continue to do so. Electricity will be provided in all tents, there will be ten (10) 16x20 tents and two (2) larger tents that will have their own bathrooms. They each hold about 2 or 3 people. There will be no kitchens in any of the tents as they'll be able to cook in the service building. A new septic system will be put in for the bathrooms but will be designed by an engineer and approved by the DEP. There will be paths for the guests to walk on and also have golf carts used to carry luggage and the guests to their tents upon arrival. The golf carts will be used by the staff only. Lights will be up around the whole site and around service building. Some concerns came up to the board while reviewing this application. Signage, will there be a sign on Old rte. 42? Will there be a parking lot for the guests to park in and if so how large will it be? There's a bridge at the bottom of the path, is it big enough for emergency vehicles to get over, and if so is the width and grade of the driveway suitable as well? With the preparation of food in the service building the Health Department needs to be

notified and the Board made aware of their decision. Where the golf cart paths will be and how long the renters can stay. Weekends, weekly, can they rent for the whole summer? Board asked for more of this information either for the workshop or for the next meeting so they can decide what to do with the application.

Next application was for Jeff Collins, 6198 Route 28, Mt. Tremper. He would like to put a garage on his property, 28x60, metal design with a three (3) foot knee wall. He will use it for the maintenance and storage of his equipment. His property is located in a floodplain so the garage will have to be designed so water can go through it if it gets to it with either vents or a flood door. There are FEMA specifications that will need to be followed and approved by FEMA, size, location, etc. Just wanted to present his application to make sure he's on the right track and to find out what other information he needs to present the application at the next meeting.

The Copperhood is in the process of being sold. The Special Permit currently issued is to operate the 22 room hotel and spa. Owners were wondering if it could just be transferred over to them or if they'd have to go through whole permit process with a public hearing and everything, will do more research into it.

**County Liaison Report:**

Keith Holmquist not present. Still in need of a county alternate, Mr. Sam Spata present as a possible candidate if interested. Bob Kalb spoke to him about what he will be doing. His resume and letter of intent will be given to the Town Board who will then refer it to the County Legislature. Mr. Spata is not currently on any Board in the Town so he'll be able to speak on any project that comes from Shandaken.

**Adjournment:**

There being no further business before the board, a motion was made for adjournment by Board Member Rabuffo, seconded by Board Member Kalb. All in favor. The Shandaken Planning Board meeting adjourned at approximately 8:45 PM.