

TOWN OF SHANDAKEN PLANNING BOARD
MINUTES FOR PUBLIC HEARING & REGULAR MONTHLY MEETING 8/08/12

The regular monthly meeting was opened by Chair Joanne 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	Absent
John Horn	Present
Joanne Kalb	Present
Maureen Millar	Present
Joan Munster	Present
Faye Storms	Present

Roll Call Summary:

5 present, 1 Absent,

Others Present: Kurt Boyer, Bernard Handzel, Liz Potter all representing the Phoenicia Library, Councilmember Doris Bartlett.

Councilmember Bartlett asked if we had advertised for the vacancy on the Planning Board

New Business: None

Old Business: None

Other Business: Phoenicia Library

Kurt Boyer is here representing the Phoenicia Library. He explained that they are in the process of re-building the Phoenicia Library. He indicated they have some questions as to what the Planning Board will be requiring from them so they can be prepared at the next meeting. He indicated they are in the process of getting a base flood elevation survey done. They have been meeting with the neighbors to try and accommodate their concerns. They have decided to make the building "passive" so are re-doing some of the designs, so the building will be extremely more efficient. Liz Potter asked about the flood plain development permit and are they responsible for filling that out. Chair Kalb indicated they would. Member Munster asked if they felt they can meet the flood plain guidelines. Mr. Boyer indicated they have never had water in the building, only in the basement during the last floods. Chair Kalb indicated with the new flood maps being prepared there may be some changes. Member Millar indicated if the new flood maps do not come out prior to them re-building there would be no changes, however if they come out after their current plans would be according to the old maps. Mr. Boyer indicated they had spoken with FEMA and the Ashokan Watershed Corp and they indicated they would have to flood proof the building. If they determine they are close to the BFE they understand they may have to raise the building as well. Chair Kalb asked that they are trying to expand the building and are they addressing the neighbor's concerns. Mr. Boyer indicated they are expanding to the side and rear. He indicated that if they decide to build elsewhere, they would receive substantially less money. He indicated that their current patrons want to see the Library be re-built in its original location. Mr. Boyer indicated they are working with Harmony Builders on this. Chair Kalb asked if the insurance was enough to cover the costs. Mr. Boyer indicated no, they will only cover the cost of the rebuild and the cost to come into compliance with the ADA. They have received grants to cover the rest. He indicated the future of the library is going to be so much more than just books. It will include much more in electronics and computers. It will also have a learning center. He indicated that in the variance process they have to prove a hardship. Mr. Boyer stated there is no expectations or laws that indicate they have to accommodate their neighbors since they are in a commercial district. They do care about their neighbors and will try to work with them as much as they can. Member Munster asked how much property do they own between the buildings? He indicated they own right up to the neighbors building. Mr. Boyer showed the property lines as shown on their plot plan. Some of the issues with the neighbors are: they were not included in the whole planning process and that the extension would block some of their light. They feel some of their neighbors do not want them to build at all. Discussion ensued on different aspects of the building and materials used.

Member Millar asked if anything gets built in the flood plain is there paperwork to be filled out. Yes there is a flood plain development permit application.

Motion was made by member Joan Munster to accept the minutes from the July 11, 2012 meeting as submitted. Seconded by Member John Horn, all members present in favor.

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