

## Town of Shandaken Planning Board

### MINUTES FOR WORKSHOP MONTHLY MEETING 09/04/13

The public hearing was opened by Acting Chair Art Christie at 7:03pm with the Pledge of Allegiance. The Secretary called the roll, advised that a quorum was present and that the meeting could commence.

#### Roll call:

Don Brewer	present
Art Christie	present
Faye Storms	present (late)
Cliff Rabuffo	present
Joanne Kalb	absent
John Horn	present

Roll Call Summary: 5 present 1 absent

*Others Present: David Schnack, William & Kathy Tretter and Ellen Povill*

#### Old Business:

1. *2013-20 Tintle, W. Thomas, Site Plan Review for the construction of a steel "Mini Warehouse" at 7357 Rte. 28, Shandaken; SBL# 5.17-1-12.1*  
  
*It was officially noted that this application was withdrawn by applicant on August 15, 2013.*
2. *Tretter, Kathleen & William, Lot Line Adjustment or subdivision for 3 parcels; R1.5, R3 & R3.*

Applicant was invited to approach Board Members and explain what exactly it is their trying to do. They explained that they wish to divide the three (3) parcels so that each conform to zoning requirements. Questions were presented regarding setbacks, existing buildings and wells and there setbacks. It was suggested that an easement be put into place for possible future well drilling on lot 2. Questions by Board Members were presented regarding property line and the stream. Mr. Tretter inquired about building permits and was advised that those were questions for the Building Department. Mr. Tretter was advised to come back for the September 11, 2013 meeting with revised maps for approval.

#### New Business:

1. *Kachadoorian, Richard, Lot Line Adjustment of property line so structure will have a soft, side setback to comply with zoning. Presented by Don Brewer of Brewer Land Surveying, PLLC.; Zone R3.*

Mr. Kachadoorian's home is located further to north of garage. He had an "apartment" located in upper part of garage and wishes to have daughter move in. Purpose of this lot line adjustment is so that property meets two dwelling conformity.

#### Other Business:

Announcement of Member Joan Munster's resignation was made by the reading of said letter by acting Chair Art Christie.

No show - Empire Railway Museum, for property located on Lower High Street, Phoenicia; to erect 40 x 96 building (pole barn) and a platform.

1. *Schnack, David d/b/a Big Indian Market, Zoned HB.*

Wishes to have the ability to serve beer and wine on premises. Indicates has approval from the Division of Alcoholic Beverage Control. However, the only letter presented was the "approval" letter from Town Supervisor, Robert Stanley which was for the ABC. Mr. Schnack failed to bring this letter. Discussion amongst members as to change of usage and what type of business this now falls under. Member Christie indicated if zoned HC, it would require special permit. Further discussion about the permit he has now and what would be required. Acting Chair Christie stated he needed clarification from Town Attorney about this. Letter from ABC needs to be submitted to Planning Board. Discussion amongst members regarding purpose of Supervisor Stanley's letter.

**Approval of August 14, 2013 minutes**

Member Rabuffo pointed out incorrect spelling for “Merritt Tackle” mentioned in the 08/14/2013 minutes. Correct spelling is “Merrick.” This was noted and correction has since been made.

Also requested by Member Christie was to show type of zoning on agenda.

Discussion amongst members regarding upcoming conference by Towns and Villages.

Secretary reminded members of upcoming seminar in October.

Discussion regarding open vacancy on Planning Board and procedures to get position filled.

Motion was made by Acting Chair Christie to accept minutes, as submitted, for July 10, 2013 meeting, seconded by Member Rabuffo, all members present in favor.

Motion was made by Member Brewer to adjourn the meeting; seconded by Member Storms, all members present in favor.

Prepared by:

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Gina M. Komuves-Barta  
Paralegal  
Bldg/Planning/Zoning Secretary