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P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

Town of Shandaken Planning Board
MINUTES FOR SPECIAL MEETING
June 29, 2016

The special meeting was called to order by Chair Brewer at 7:00 PM with the pledge of allegiance.

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

Don Brewer, Chair	Present
Kath 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: Warren Tutt, Doris Bartlett, Bob Kalb,

Karlyn Monroe – 19 Old Rte. 42 “Glamping”

Special meeting was called to make a final decision about Ms. Monroe’s project at 19 Old Rte. 42, Shandaken. Ms. Monroe first submitted her application in February for a “glamping” site on her 108 acres of land she now owns. The project will now be named “Hilkaya.” The final step in the decision making process for the Planning Board was to meet with Fire Chief Carr to make sure the bridge leading up to the site could withhold a fire truck and if there was enough space for a truck on the small driveway. He had two concerns, one was the parking lot at the top be kept clear, and the tree at the entrance on Old 42 needs to be removed, which the Town has no problem with. Tanker truck will not be driven across the bridge, it’s right at the limit of the truck. He could park the tanker at the bottom and the first truck up will be a pumper and they can draw up the hill or they could draw from the pond on site. Chair Brewer read aloud a letter he generated for the last meeting explaining the Board’s decision of accepting the application with conditions. They don’t want to discourage tourism and would like to see how this sort of project runs in Shandaken as it would be the first one permitted. The only way they can regulate these kinds of things is

to approve this application and monitor it with the building department and review it again after one year of operation at full capacity. There will be rules and regulations also generated by the applicant, Ms. Monroe which were given to the Board at the meeting. These rules have not yet been reviewed by her lawyer so they won't be available for the public until that time.

They're currently still building the "tabins" and as they're completed they'll be inspected before being inhabited. They'll also need a Certificate of Compliance for the community building. Once the ten (10) tabins are completed, the one year will start and be reviewed at the end if there've been a lot of complaints for that property. A Special Permit is issued to the owner of a property, it does NOT go with the land. If for some reason the applicant decides to leave, the next person to buy this land will have to go through the same process all over again for his or her own permit. After several months of reviewing the application, property, neighbor concerns and concerns for the Town, a motion was made by Board Member Christie, seconded by Board Member Horn to accept the application as submitted with conditions being:

1. After one (1) year of operation at full capacity, Board will request any complaints made to the building/zoning department.
2. That the implementation of the rules and regulations shall be the responsibility of the applicant

Roll Call Vote:

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

Roll Call Summary: 7 Yes

Special Permit was granted at the Special Meeting on June 29, 2016 by the Shandaken Planning Board. Since there was no other business to discuss, motion to adjourn special meeting made by Board Member Jordan, seconded by Board Member Christie. All in favor.