

[www.shandaken.us](http://www.shandaken.us)

Supervisor: (845) 688-7165  
Police: (845) 688-9902  
Town Clerk: (845) 688-5004  
Justice Court: (845) 688-5005  
Assessor: (845) 688-5003  
**ZBA/ZEO/Planning: (845) 688-5008**  
Highway: (845) 688-9901  
Fax: (845) 688-9863

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

Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
September 13, 2017

The regular monthly meeting was called to order by Chair Brewer at 7:00 pm with the pledge of allegiance.

Roll called by Planning Board Chair Don Brewer, and attendance was recorded as follows:

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

**Roll call summary:** 6 Present, 1 Absent

**Others present:** Warren Tutt, Harry Jameson, Kathy Nolan, Anique Taylor, Sam Spata, Gael Alba, Tina Rice, David Z, Jack Schoonmaker

**Communications:**

None

**Minutes:**

Motion was made by Board Member Rabuffo to accept minutes as written, seconded by Board Member Shiner. All in favor.

**Old Business:**

**CMRR:**

Chair Brewer said he'd spoken with the Planning Board's attorney earlier that morning and he informed him that the ZBA attorney, Mr. Wolinsky, who said he never heard from any of the members of

the ZBA regarding the interpretation request. Chair Brewer was under the impression one of the Board members had reached out to him concerning this issue. He'd like to wait for the attorneys to get everything straightened out and get back to him for next month's meeting.

Crossroads:

The Catskill Heritage Alliance (CHA) has filed a Notice of Appeals against Jude Mott's ruling to dismiss all claims against the permitting of the Site plan/Special Permit for the Belleayre Resort. The full appeal is not yet filed. The pending litigation will prevent them from submitting the final Site Plans for stamping and signatures. They're requesting a 6 month extension from the Board in order to get the final plans submitted. After review from the Board, a motion was made by Board Member Kalb to grant the extension, seconded by Vice Chair Jordan. All in favor.

New Business

Miles Parker III – Subdivison:

Chair Brewer recused for being the surveyor for this project. Vice-Chair Jordan stepped in to run meeting. Mr. Parker and his three brothers own the parcel located at 1163 Oliverea Rd., 29 acres, which has a cabin on part of it. They've been having some confusion amongst each other with bills and such. They'd like to parcel out the cabin from the larger lot to make it its own lot. The parcel is zoned R 1.5 with lot 1 being the initial parcel which will remain continuous across the street. Lot 2, the cabin, will remain as is with a new property line separating it from the larger lot. After review of the survey by the Board, motion was made by Board Member Rabuffo to send the application to public hearing, seconded by Board Member Shiner.

Roll Call Vote:

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

Roll Call Summary: 5 yes, 1 recused, 1 absent

Big Indian Adventure Park:

There's been a request for a zoning boundary change along Route 28 in Big Indian, to accommodate the Big Indian Adventure Park project being planned. Currently the parcels are zoned both R1.5 and R5, they're requesting that the two lots in question be changed so the entire parcels are in an R5 zoning district. A letter has been drafted from the Planning Board to the Town Board. After it's review, motion was made by Board Member Kalb to send the letter to the Town Board for their review, seconded by Vice Chair Jordan. All in favor.

Other Business:

### **Shandaken Inn:**

The current owners of the old Shandaken Inn, located at 18 Lower Golf Course rd., are looking to sell the property. It was previously used as an inn, until April 2012, when they turned it into a single family residence. The new prospective buyers would like to purchase it as an inn. All parties wanted to get a feel of how the Board would feel about re-issuing a special permit to run as an inn. Board doesn't see a problem with it. Owners will have to go through the special permit process when ready.

### **November Meeting change:**

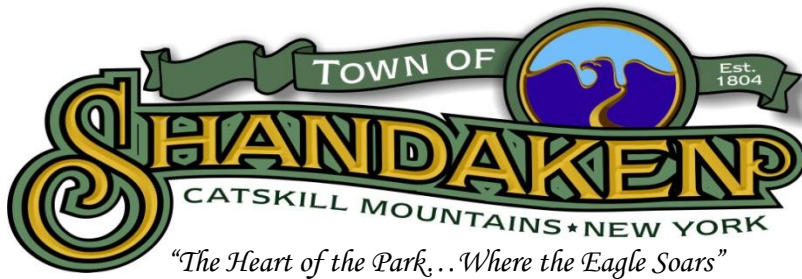
Due to Election Day, Town Board had to move their meeting to November 8<sup>th</sup>, which is the scheduled meeting for the Planning Board. Planning Board will now meet Wednesday November 1<sup>st</sup>. Motion made by Board Member Rabuffo, seconded by Chair Brewer. All in favor.

### **County Liaison:**

Mr. Spata presented the Board with five pages of Grant opportunities discussed at the UCPB meeting. Also provided the Ulster County Rental Housing Survey Report, Non-subsidized housing decreased from 2.92% in 2015 to 2.36% in 2016. Also discussed how the air B&Bs could be effecting Towns as far as people wanting to live and work in Town and not being able to because everything is short term rental. Mr. Spata has been serving out the remainder of Keith Holquist's term which will expire in December, requested the Board consider reappointing him as County Liaison for another year.

### **Adjournment:**

There being no further business before the Board, a motion was made for adjournment by Board Member Kalb, seconded by Vice Chair Jordan. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 7:30 PM.



[www.shandaken.us](http://www.shandaken.us)

Supervisor: (845) 688-7165  
Police: (845) 688-9902  
Town Clerk: (845) 688-5004  
Justice Court: (845) 688-5005  
Assessor: (845) 688-5003  
ZBA/ZEO/Planning: (845) 688-5008  
Highway: (845) 688-9901  
Fax: (845) 688-2041

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

Date: Regular Meeting, September 13, 2017  
Time: 7 PM  
Place: Main Hall, Town Hall Building  
Public Hearings: None

---

## AGENDA

---

1. Meeting Called to Order
2. Pledge of Allegiance
3. Roll Call:

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

Quorum of \_\_\_\_\_ members present

4. Previous meeting minutes

5. Communications:

- Crossroads letter

6. Old Business:

7. New Business:

- Miles Parker – Subdivision
- Request for zoning boundary adjustment – Big Indian
- Shandaken Inn new special permit

8. Other Business:

- November meeting change

9. County Liaison Report

10. Meeting Adjournment