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Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
March 8, 2017

Public Hearing:

Henry Stout – Full Moon Resort – Seasonal Cabins

Mr. Stout is proposing to add 10 seasonal cabins to the Full Moon Resort property for the intention of providing additional sleeping areas for the event guests. Patrons that would normally be leaving the premises would now be able to stay on property. There will be eight cabins on the hill side, and 2 down below. Motion was made by Board Member Christie to open the public hearing, seconded by Board Member Rabuffo. All in favor. There were a few residents present in opposition to the cabins. Some weren't clear on exactly where the cabins were going in, maps provided at meeting helped clarify. Main concerns were how dangerous the road leading up to the Full Moon is with all the traffic. Residents Mr. & Mrs. Williams live just past the Full Moon and trying to get to their property during weddings has been a bit of a problem. The staff workers assume everyone traveling up the road is going to the Resort and place cones in the roadway to block parts off. People walking all over the road and large parties create a lot of noise for the neighbors, and they tend to go until after 11PM. Signs on the road are too big, cones directing traffic on the middle yellow line of the road and have solid bottoms. If driven in to, it'd cause a lot of damage to the car. Staff workers drive golf carts in the road delaying traffic. After comments, motion was made by Board Member Rabuffo to close the public hearing, seconded by Board Member Christie. All in favor.

APCR, LLC/ Howard Widensky – Route 28 Across from Emerson – Office Building

Motion was made by Board Member Rabuffo to open the public hearing, seconded by board member Kalb. Mr. Widensky is the owner of the old Fillipelli apartment building across from the Emerson on Mt. Pleasant Rd. He'd like to combine the parcels, and add another building for office space. There were no comments from residents on this matter. He's proposed additional parking, which is located above the water line that currently provides water to the Emerson Resort. It'll consist of item 4 to allow the Emerson the ability to dig into it if the need to reach the water line ever arises. There are currently eight (8) apartments in the apartment building. There'll be a one story breezeway built to connect the additional two-story office building to the apartment building. Mr. Widensky has been in contact with the DEP and the DOT on this matter. Don Brewer provided an updated survey for the Board to review. With nothing further, motion was made by Board Member Kalb to close the public hearing, seconded by Board Member Christie. All in favor.

The regular monthly meeting was called to order by Board Member Kalb at 7:05 pm with the pledge of allegiance.

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

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

Roll call summary: 4 Present, 3 Absent

Others present: Warren Tutt, Bob Kalb, Harry Jameson, Tina Rice, Anique Taylor, Kathy Nolan, Henry Stout, Rex Sanford, Gael Alba, Harry Jameson, Chuck Perez, Sam Spata,

Minutes of previous meeting:

Motion was made to accept the previous month's minutes by Board Member Kalb, seconded by Board Member Horn, all in favor.

Communications:

None

Old Business:

Howard Widensky – Office Building

Board members went over the site plan checklist one by one to further clarify the proposal. There will be a curb cut from Route 28 for cars to enter. This has been discussed with the DOT, plans and approvals have yet to be submitted. The septic will be attached to the apartment building, which can facilitate both buildings. Mr. Widensky hasn't decided what kind of sign he'd like to post yet. There are a couple huge trees at the front of the property that he may have to remove to make room for the curb cut, waiting to be directed as to how to proceed. Board has requested further information and plans for the building itself that include elevations, and how it'll look outside, and a floor plan layout of how the office space will be configured.

Henry Stout – Full Moon – Seasonal Cabins

Mr. Stout has scheduled an appointment with the building inspector to visit the site and go over the concerns voiced about the traffic going to Full Moon. The noise level, according to the Shandaken Town code, in a residential zone is 57 dBa (decibals) from 7AM to 7 PM and 53 dBa from 7PM to 7AM. Determination is made at or within property boundary of receiving land, which means one would have to stand at the end of the property line to measure the volume. The position of the cabins will not increase the amount of guests on the property and they'd generally only be used for the guests to turn in after the event is over. There was a suggestion for Full Moon to provide the transportation of the guests up to their

cabins to alleviate the amount of people walking/crossing the road and the noise from them traveling to their cabins.

New Business:

None

County Liaison:

Mr. Spata present and informed the Board of upcoming training sessions for the Planning and Zoning Boards. The UCPB reviewed APCR/Widensky referral and said that the site plan review was incomplete, wasn't a clear proposal, no elevations and said it was a "survey masquerading as a site plan." Also reviewed Full Moon, said it was lacking background on the side access and sewer information. The UCPB allow for public comment at the end of the meetings, and encourage anyone with a referral before the Board to come and explain their proposals, nice to put a face to the application.

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Christie, seconded by Board Member Kalb. All in favor. The Town of Shandaken Planning Board meeting adjourned at approximately 8:10PM.