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

Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
March 13, 2019

Public Hearing

Tom Fraser- Special Use Permit- Change of Use-Garage to Guest House
Motion to open public hearing made by Chairman Brewer seconded by Board Member Christie. All In Favor. Mr. Fraser entered an application for a special use to change the use of a garage to a guest house on his property. There were no concerns made by the public, neighbors via telephone or mail. Chair Brewer went out to the site to check if the garage was over the property line. When the garage was rebuilt it was built further from the property line than the original garage. As it is now it is 2.84' from the property line and the roof hang is 1.76' from the property line. Board Member Art Christie went to look at the site as well and agreed it is not an infringement on the property line. The board posed no concerns regarding the water as it is town water. Mr. Fraser advised the board that he is working with the NYC DEP in regards to upgrading the septic. According to Mr. Fraser the septic now precedes the records of the DEP. With no further inquiries from the audience or Board, a motion was made by Board Member Christie to close the public hearing, seconded by Board Member Rabuffo. All in favor.

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

Roll called by Planning Board Secretary Sandra Pettersen, and attendance was recorded as follows:

Don Brewer, Chair	Present
Art Christie	Present
John Horn	Present
Joanne Kalb	Absent
Allen Shiner	Present
Cliff Rabuffo	Absent
Sam Spata	Present

Roll call summary: 6 Present, 1 absent

Others present: Tom Fraser

Minutes:

Motion was made by Board Member Allen Shiner to accept the minutes from the last month's meeting as written, seconded by Board Member John Horn. All in favor.

Communications:

A memo from Howard Widensky, APCR, LLC requesting a (6) month extension to the Site Plan Review Resolution for the office building from the Emerson. Chair Brewer recused himself from this matter. Motion made by Board Member Shiner to extend resolution seconded by Board Member Cliff Rabuffo. All In Favor.

Old Business:

A letter from Jack Schoonmaker – Crossroads Ventures, LLC requesting an extension to their Special Use Permit. Motion made by Board Member Sam Spata to extend special use permit seconded by Board Member Christie. All In Favor.

New Business:

Tom Fraser came before the Planning Board applying for a Special Use Application to change the use of his garage at 81 High St Phoenicia, NY to a guest house to accommodate his brother in law. Chairman Brewer made a motion to approve application as entered Board Member Horn seconded. All in Favor.

Other Business:

The board would like the secretary to draft a letter to advise Special Use Permit holders that the permit is set to expire when building permit has not been applied for as of expiration date. The permit holder will then ask for an extension, it will be put on the agenda and voted on for extension.

County Liaison:

Included with the minutes

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Christie, seconded by Board Member Rabuffo. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 8:00 PM.