



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
June 12, 2019

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	Present
Allen Shiner	Present
Cliff Rabuffo	Present
Sam Spata	Present

Roll call summary: 7 Present, 0 absent

Others present: Rob Allison, Carrie Cowan, Bob Kalb, Elise Kornack, Anna Hieronimus, Brad Will, John Michelotti, A.C. Michelotti, Martie Gales, Joan McCoy, Ed McCoy, Nelson Deltufo, Louis Roels, Pica Roels

Minutes:

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

Communications:

Old Business:

New Business:

Rob Allison presented the Lot Line Adjustment to the board for the conveyance of land to sell to NYC. Mary Ann Giorgio is the property owner SBL #4.-1-2.100 is requesting a Lot Line Adjustment as she would like to sell 51.75 acres to NYC DEP leaving 5.81 acres as the new lot size. Board Member Cliff Rabuffo made a motion to accept the application for the Lot Line Adjustment and motion was seconded by Board Member Joanne Kalb.

Carrie Ann Cowan, Representative for Michael Marinaccio, 125 Lasher Rd SBL # 12.7-1-3 has applied for a Special Use Permit to have a change of use, Residential to a Bed & Breakfast. Chairman Don Brewer recused himself as he did the elevation certificate on this property. This came at the request of the owners RE Agent, as it would make the property more marketable. It is a large house to sell and the recommendation for a B & B would allow it to be used as a business. The Board advised that the Special Use Permit would go with the owner, so upon selling the new owner would be required to apply for a Special Use Permit. Carrie Ann Cowan, Representative rescinded application.

Brad Will, representative for Anna Hieronomus, Vale Restaurant, 5696 Route 28 SBL# 14.3-1-5.100 applied for a Special Use Permit for a change of use, Residential to Commercial/Restaurant/Place of Assembly. The board reviewed the application and site plan, advised Representative he will need to present a Certificate of Elevation, Zero Rise Certificate at the next Planning Board meeting. A motion was made by Board Member Sam Spata and seconded by Board Member Joanne Kalb to accept the preliminary the Short Environmental Assessment Form and move the application to a Public Hearing at 6:45PM on July 10, 2019.

Other Business:

The Big Indian Beautification Committee came before the board to express their concerns regarding multiple properties in the Hamlet. These are problematic properties that are what they consider to be “junk yards” and ye sores to their community. They are asking what is being done about these properties. The board heard their concerns and advised them that the Planning Board was not the Board to rectify their concerns they would need to bring their concerns back to the Town Board Members.

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.