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

Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
August 14, 2019

Public Hearing

Vale Restaurant-Special Use Permit-Change of Use: Residential to Commercial/Restaurant/Place of Assembly

Motion made by Board Chair Don Brewer to open Public Hearing, seconded by Board Member Art Christie. All in favor. Brad Will, Representative for Anna Heironomus, LLC provided the board with a complete application, including appropriate drawings. The public had the opportunity to express their concerns and questions regarding the location of the parcel in which part is in the floodway. The applicant provided a stamped "Elevation Certificate" and "No Rise Certificate" as asked by the Planning Board. The Public Hearing was held open for an additional month, during that time no further correspondence was received from the public and no one from the public has asked to appear in front of the board tonight. Brad Will, representative advised the board and public that Ulster County Planning Board tabled this item on their agenda till next month (September 2019). He also advised that they have a meeting scheduled with Dennis Boyle from the UCPB. Board Member Allen Shiner made a motion to close the Public Hearing. seconded by Board Member Joanne Kalb. All in Favor

The regular meeting was called to order by Chair Brewer at 7:35pm.

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	Absent

Roll call summary: 6 Present, 1 absent

Others present: Bob Kalb, Elise Kornack, Anna Hieronimus, Brad Will, Vivian Welton

Minutes:

Motion was made by Board Chairman Brewer to accept the minutes from the last month's meeting as written, seconded by Board Member Joanne Kalb. All in favor.

Communications:

Old Business:

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. Chair Don Brewer, CFM and Aaron Bennet, CFM agree applicant is compliant with FEMA. Applicant proved they will be “No Rise” or “Zero Elevation” with stamped approval from a Licensed Engineer. Applicant made some design changes, by moving an accessory structure entirely out of the flood way. Board Member Art Christie made a motion to approve the application as presented for a Special Use Permit, contingent on the Zoning Board of Appeals Use Variance decision. Board Member Allen Shiner seconded motion to approve the Special Use Permit. Don Brewer, Chairman recused himself from the vote, due to having a professional opinion being a Certified Flood Plain Manager (CFM) All in Favor. AYE.

New Business:

Other Business:

County Liaison:

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Joanne Kalb seconded by Board Member Art Christie. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 8:15 PM.