



Supervisor: (845) 688-7165  
 Police: (845) 688-9902  
 Town Clerk: (845) 688-5004  
 Justice Court: (845) 688-5005  
 Assessor: (845) 688-5003  
 Assessor Fax: (845) 688-5708  
 ZBA/ZEO/Planning: (845) 688-5008  
 Highway: (845) 688-9901  
 Fax: (845) 688-2041  
 P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

*"The Heart of the Park... Where the Eagle Soars"*

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

**Town of Shandaken Planning Board  
 Minutes for Regular Monthly Meeting  
 December 14, 2022**

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

Roll called by acting Secretary to the Planning Board Olivia Amantia, and attendance was recorded as follows:

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

**Roll Call Summary:** 6 Present, 1 Absent

**Others Present:** Zoning Enforcement- Officer Grace Grant, Building Inspector- Donna Lamoine Supervisor- Peter Disclafani, Don Brewer, Howard Widinsky, Henry Stout, Kate Heidecker, Bruce Campbell

**Minutes:**

Chair Rabuffo made a motion to accept the minutes from the previous month's meeting, with no corrections, Board Member Christie made a motion to accept the minutes, Board Member Kalb seconded the motion, all in favor.

The first order of business on the agenda is APFU LLC for a Subdivision. Land Surveyor Don Brewer is here representing APFU LLC. The parcel of land is 8.79 acres, and the owner would like to subdivide it into two lots. There is an existing septic, and well, on lot 1. The owner would like to build a two-family house, on lot 2. The septic for lot 2, has already had DEP approval, & the driveway would be shared, off of route 28.

Board Member Spata ask's if there's a water course, the answer is no possibly some drainage, but there is no running water behind the house.

Board Member Christie ask's if there has been health department approval, the answer is yes, he also ask's if there is electric, the answer is yes.

Chair Rabuffo thanks Mr. Brewer for being so thorough, and it doesn't look like there's any issues.

Chair Rabuffo points out, on the EAF he missed the first two questions, and if he could take care of that for the next meeting, if there are any issues, they'll be informed per the next meeting. Board Member Spata made a motion for a public hearing, Board Member Kalb seconded the motion, with a roll call vote as follows:

<b>Cliff Rabuffo, Chair</b>	<b>Yes</b>
<b>Art Chrisite</b>	<b>Yes</b>
<b>Joanne Kalb</b>	<b>Yes</b>
<b>John Horn</b>	<b>Yes</b>
<b>Allen Shiner</b>	<b>Yes</b>
<b>Sam Spata</b>	<b>Yes</b>
<b>Vivian Welton</b>	<b>Absent</b>

**The public hearing for APFU LLC will be January 11<sup>th</sup> 2023, at 6:45.**

The next order of business is Henry Stout, of Full Moon Resort. Mr. Stout is here for site plan review for a garage/barn . Mr.Stout states that his maintenance and grounds crew has endured the open elements throughout the colder months, this proposal is to build a shop for equipment, and to have some shelter for his employees. He states the focus of this is to improve efficiency and quality of life for his maintenance employees. It is a barn structure to the S and in front a two-door garage is designed, with two doors, with a storage area in the back.

Board Member Kalb ask's how many acres are on the property. Mr. Stout states there is over 100 acres, it is two separate parcels divided by the road. Chair Rabuffo ask's why the structure will be so close to the road. The answer is there is a very steep grade, and for an aesthetic point of view, he states it's a metal structure with wood, & will look like a traditional barn, with fencing as well, and that no other properties will be able to see it. The idea is the equipment will be behind the barn, so it's not visible. He also mentions there is a power line as well, as a DEP water course. He mentions he's already spoken to the DEP. He states there will be a full concrete basement as well.

Chair Rabuffo ask's what the dimensions are? He states the garage is 20 by 50, and the storage barn is 50 by 50. They will be two 50 by 50 ft long buildings connected. He states the

entire project is 100 linear feet long. He states the aesthetic of Full Moon Resort, is of upmost importance.

Board Member Spata states he has a code related issue, he's concerned about chemicals and gasoline and their containment. He states from a code point of view, he wants to make sure that no solvents or gasoline, will be exposed, and escape from the area. He states he wants to make sure its not a motor pool, if it is a maintenance garage.

Board Member Christie states this will have to be addressed at some point. Mr. Stout introduces his engineer; he states they have existing fuel tanks on site. He states he used to have a mechanic on staff, but no longer has the need for one. He states the plan for this barn is to keep doing what they are already doing, and doesn't have his guys change oil on site, its more cleaning vehicles, storage and not a mechanic shop. The Board states Mr. Stout will need to present to the Zoning Board of Appeals as well, and will come back for another meeting.

Mr. Stout has a second proposal as well, for his Full Moon resort. This is a site plan review for the proposed pool house. He states he's had Full Moon for 23 years, and the pattern of business, is very busy in summer, and it slows down in the colder months. There currently is a large swimming pool on the grounds, which is very old and the idea is to build a beautiful and much smaller heated year-round swimming pool. He states this is something that the Belleayre region does not have. He states it will be a ski resort style pool, where you can swim in and swim out, he states he's hoping to get some Belleayre traffic in the slower months, and to enhance guest experience as well. The project falls within the existing swimming pool.

In addition, from a septic point of view, he has a brand-new septic put in by Rex Sanford in 2020. He would like to put in men's and women's locker rooms and a changing area/bathroom eventually as well. The dimensions of the building are 48 by 54 ft, with a basement for storage. The swimming pool is 20 by 40, with 16 by 16 ft. The entire pool is 3.5 ft deep. It will have a thermal cover as well. The upstairs area would be a conference room, with windows facing N down the valley, with a sauna and hot top on the first floor. He states he currently has an application from the Building Dept, for the pool. He states after engineer and health dept approval he can build the pool.

Mr. Stout also states he has a fully booked upcoming season, and needs the pool to be up and running, and it will help the business a great deal. The pool being built is less then half of the size of the existing pool. The current pool has an old wooden deck, which will be replaced by stone around it.

Board Member Spata made a motion to set a public hearing for Mr. Stout, Board Member Chrisite seconded the motion, roll call vote as follows:

**Cliff Rabuffo Chair    Yes**

<b>Art Chrisite</b>	<b>Yes</b>
<b>Joanne Kalb</b>	<b>Yes</b>
<b>John Horn</b>	<b>Yes</b>
<b>Allen Shiner</b>	<b>Yes</b>
<b>Sam Spata</b>	<b>Yes</b>
<b>Vivian Welton</b>	<b>Absent</b>

**The public hearing for Henry Stout will be January 11<sup>th</sup> 2023 at 7:00.**

The next order of business is John Heidecker who is here for a subdivision. The applicant's sister Kate is here, as well as Matthew the engineer on the project. The applicant would like to subdivide into two lots. It is 4.4 acres in size in the R 1.5 zoning district, giving room for both lots. There is approval from the DEP and the health department. He states access to Lasher rd, and there is a steep incline off the road, the design he's shows the board shows what they're proposing. He states there will be a retaining wall as well. He states there proposing a 14 % driveway slope.

Board Member Kalb states it shows two proposed homes, and ask's how they'll be built? The answer is stick built. Board Member Kalb mentions she lives near where the proposed houses are being built, and that modular homes cannot be delivered, there is no way for them to get across the bridge.

Board Member Spata states they are well within the setbacks, and meet other requirements,

Chair Rabuffo states the proposal was very nice, & the driveway will be the only hurdle.

Board Member Spata makes a motion to set a Public Hearing, Board Member Kalb seconds the motion. Roll call vote as follows:

<b>Cliff Rabuffo Chair</b>	<b>Yes</b>
<b>Art Chrisite</b>	<b>Yes</b>
<b>Joanne Kalb</b>	<b>Yes</b>
<b>John Horn</b>	<b>Yes</b>
<b>Allen Shiner</b>	<b>Yes</b>
<b>Sam Spata</b>	<b>Yes</b>
<b>Vivian Welton</b>	<b>Absent</b>

**The public hearing for John Heidecker will be January 11<sup>th</sup> at 7:15**

The next order of business is Margo Watanabe for a Special Use Permit. Board Member Christie is recused. The applicant would like to convert their pool house/garage into an

accessory dwelling. The footprint of the structure will stay as is. There is already a two-bedroom house on the lot, and they would like to add 100 sq ft to the main house to expand the kitchen. A kitchen/toilet/sink would be added to the accessory structure. It is a 1 ½ story loft, 24 by 30. There is a new septic, and an existing leech field. It is in a R 1.5 zoning district. There will be no changes to the structure other than the interior. The use for the structure would be for family.

ZEO Grant mentions they have a growing family and need more room. Board Member Spata makes a motion for a Public Hearing for Margo Watanabe  
Board Member Kalb seconds the motion. Roll call vote as follows:

<b>Cliff Rabuffo</b>	<b>Yes</b>
<b>Art Chrisite</b>	<b>Recused</b>
<b>Joanne Kalb</b>	<b>Yes</b>
<b>John Horn</b>	<b>Yes</b>
<b>Allen Shiner</b>	<b>Yes</b>
<b>Sam Spata</b>	<b>Yes</b>
<b>Vivan Welton</b>	<b>Absent</b>

**The public hearing for Margo Watanabe will be January 11<sup>th</sup> at 7:30**

The next order of business is Laura & Bruce Campbell, for a special use permit. Andrew the engineer for the project is here to represent the Campbell's. They would like to add another house onto their property, they have an existing septic and well, they have no intention to sub divide. The area of the proposed house, septic and well, are all outside of the 500-year flood Plaine. The existing house is 1100 sq ft, and the second home would be for family.

Board Member Chrisite ask's if there's a reason why they don't wish to subdivide? Noting it would be the simplest way to go. There is 23.27 acres, they are in an R.15 zoning district. The applicant states the proposed house is nowhere near the flood plain. The proposed house is twice the size of the existing house, 2500 sq ft. The engineer ask's the board what way his client should go since he does not wish to subdivide. The applicant states the property has been in his wife's family for 80 years, she doesn't wish to subdivide. The board states if they were to subdivide it wouldn't change anything other then the tax bills.

ZEO Grant states regulations don't specify on size, according to the zoning code, when it comes to accessory dwellings.

Board Member Christie states the intention of the ordinance is if you have enough property to have two houses, you can have two houses if you subdivide. The intention of the ordinance is to make things as conforming as they can. There is a barn and chicken coop, as well as an existing shed on the property. It is not a shed" the applicant states tarp with two poles. A

discussion regarding accessory structures, no more than 3 being on the parcel regardless of the number of dwellings was held.

Chair Rabuffo goes over the SEAF. They will come back to the board upon septic approval. Chair Rabuffo states Ulster County has to review special permits.

**Other Business:**

The Board went into an executive session to discuss an open seat on the Board. Following an executive session, The Board voted to extend Mr. Horn's term another 7 years. Pam Veitch expressed interest in the open Planning Board Spot. The Board felt she could be our Ulster County Liaison for the time being, on the Ulster County Planning Board until a spot becomes available

**Old Business:**

**Adjournment:**

Board Member Spata made a motion to adjourn the meeting, board Member Christie seconded, all in favor. The Meeting was adjourned at 8:45pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia

These minutes were prepared by the Planning Board Secretary Olivia Amantia