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

**Town of Shandaken  
 Comprehensive Plan Committee Meeting  
 March 12, 2024**

Meeting was called to order with the pledge of allegiance at 7:05pm; members present

Mary Herrmann	Present
Vivian Welton	Present
Mark Loete	Absent
Allen Vella	Present
Kevin VanBlarcum	Present
MJ Reiss	Absent
Leah Perloff	Present
Hilary Smith	Absent
Roy Dignes	Present
Grace Grant	Present

Others Present: Sophie Grant – Housing Committee, Peter DiSclafani – Supervisor, Philip Mones – Housing Committee

**Old Business**

The committee continues its review of the current plan with Section IV with members of the Housing Smart Committee present to go over their suggestions for edits to this section.

**5) Provide Full Range of Housing Opportunities**

Wording in the first paragraph should be changed from “A healthy housing mix is beneficial....” to “A healthy housing mix is essential...”

The updated plan should emphasize the importance/benefits of long-term housing. Without a vibrant community to welcome visitors, we cannot adequately benefit from tourism.

Going forward the committee would like to have more discussions, and add questions to the survey that could inform the following:

The need for higher densities in certain locations in order to house seasonal workers

The importance of long-term housing as it pertains to young families, seasonal workers, seasonal residents (when/where would the addition of multi-family structures “solve” some of these housing issues.)

What is a healthy housing mix is?

Affordable/Low Income housing vs affordability as it pertains to housing.

What does the current housing stock look like.

Information regarding the STR law that the Town Board passed in 2022, and how that impacts long term housing in Shandaken should be added to this section.

Information regarding the Housing Smart Committee being established in 2023 and the committee's intent and purpose should be added to this section.

Review of each bullet point of this section continues:

- a) No Edits
- b) Remove
- c) Wording changed to: "Develop an assessment of housing needs to ensure that the community recognizes regional housing needs, and assumes responsibility for creating and upholding needs specific to the Town of Shandaken."
- d) Add to this: "Establish a zoning revision committee to update and modernize town code to promote smart growth development, green building solutions, appropriate density, and diverse housing options for a variety of incomes.
- e) Add to this: "Review existing housing stock, looking at the conditions of existing homes that could provide housing opportunities that are compatible with existing development patterns."
- f) Diverse housing opportunities to meet the needs of seasonal workers should be prioritized. Remove language regarding "visitors" from this.
- g) Wording changed to: "Work with housing experts and consultants to identify resources for the Town to explore regarding tax incentives, zoning policies, modern technology, and web-based solutions. Build the capacity for town employees to implement and manage such systems through training programs and continuing education."

A bullet point should be added as follows:

"Determine what infrastructure updates the community needs in order to create more housing in locations suitable for density, factoring in policies set by regional agencies and regulators such as DEP, DEC, and Ulster County Department of Health."

The committee will continue its review with section V next month.

The Town Board should hear about the Pattern for Progress Grant in April.

### **Adjournment**

Motion to close the meeting was made by Leah Perloff; seconded by Kevin VanBlarcum, all in favor. Meeting was closed at 8:05.