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

**Town of Shandaken
 Comprehensive Plan Committee Meeting
 February 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	Present
Leah Perloff	Absent
Hilary Smith	Absent
Roy Dignes	Absent
Grace Grant	Present

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

New Business

Since last month the application for the Pattern for Progress Grant was submitted, awards for the grant will be announced in March or April.

Mary Herrmann discusses with the Board the “revised” plan that will be submitted to the Town Board in May, with the emphasis that following the submittal/approval of the revised plan this committee will continue towards the goal of submitting a fully updated plan.

James Amenta has resigned from the committee; a new member will be sought.

Old Business

The committee continues its review of the current plan with Section IV

C. Route 28 Corridor

Information about the Scenic Byway should be added to this section. Questions will be added to the survey to guide the revision of this section.

Mountain Valleys (Rt 42, etc)

Questions will be added to the survey to guide the revision of this section.

Mountainsides, Ridgelines and Mountaintops

Zoning Code should be amended to include more strict regulation regarding this.

- b. No edits
- c. remove from plan, moratorium adopted in 2005
- d. No edits
- e. No edits
- f. No edits

Modifications to Dev/Site Plan Regulation, Land Use and Zoning Laws

No Edits

Review Hamlet Boundaries

No Edits

Provide Incentives to Build Desired Developments

No Edits

Provide Full Range of Housing Opportunities

The Housing Smart Committee reviewed this section during their last meeting, their notes are attached to these minutes.

The Housing Smart Committee will be doing a survey of the housing stock in Shandaken that could inform the Comprehensive Plan.

The committee will continue its review of IV.5 during the next meeting.

Adjournment

Motion to close the meeting was made by Kevin VanBlarcum; seconded by Mary Herrmann, all in favor. Meeting was closed at 8:02pm.

5) Provide Full Range of Housing Opportunities

A healthy housing mix is ~~beneficial~~ **essential** to the overall economic health of the community. ~~including~~; aiding local businesses in labor force attraction and retention as well as provide for additional revenues for businesses, providing construction jobs and associated material purchases some of which occur locally, and generation of critical mass that allows for creation of service oriented businesses within the community that revitalizes the hamlets and reduces needed travel.

In 2023, the Town of Shandaken joined the Ulster County Housing Smart Communities Initiative to address the housing shortage and its impacts. The Housing Smart Task Force was formed to work with and for the community to increase affordable housing opportunities, and to advise our local government officials and committee members on appropriate policies, programs, and mechanisms to meet the housing needs of our residents and businesses, while also protecting the natural environment and maintaining clean waterways.

a) Encourage development and use of loan and grant programs for rehabilitation of existing housing stock. Grants, financing assistance and tax abatement can be used to promote desired development. Priority: Short-Term

b) Develop a definition of affordable housing consistent with the needs of the community and connected to recognized standards and practices. Priority: Immediate

c) Develop an assessment of housing needs to ensure that the community responds to its fair share of regional needs. Priority: Immediate

d) Establish flexibility in design, density and unit type to provide a healthy housing mix. **Establish a zoning revision committee to update and modernize town code to promote smart growth development, green building solutions, gentle density, and diverse housing options for a variety of incomes.** Priority: Short-Term

suggestion) 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 UC Department of Health.

e) Rehabilitation of the Towns existing housing stock is the most effective means to provide housing opportunities that are compatible with existing development patterns and to foster hamlet revitalization. Priority: Short-Term

2024 Housing Smart Committee edits/notes/comments for Comp Plan Committee

Link to full document:

https://ulstercountyny.gov/sites/default/files/documents/shandaken-comp_plan.pdf

f) Alternative housing needs to meet the needs of seasonal and visitors to the area should be considered. Priority: Short-Term

g) Explore the “toolbox” of alternatives available to the community including incentive set asides, tax credits, etc., and incorporate into policy and regulatory documents that are appropriate to the town’s needs and ability to implement. Priority: Short-Term

Responsible Parties: Town Board, Planning Board,

+ Housing Smart Task Force