

Town of Shandaken Planning Board

MINUTES FOR REGULAR MONTHLY MEETING 08/14/13

The public hearing was opened by Chair Joan Kalb at 7:00pm with the Pledge of Allegiance. The Secretary called the roll, advised that a quorum was present and that the meeting could commence.

Roll call:

Don Brewer	present
Art Christie	present
Joan Munster	absent
Faye Storms	present
Cliff Rabuffo	present
Joanne Kalb	present
John Horn	absent

Roll Call Summary: 5 present 2 absent

Others Present: Bob Kalb, W. Thomas Tintle, Paul LaPierre, Darin Moorehouse, Ellen Povill

Old Business:

1. 2013-05 Empire Railway Museum, Lot Line Adjustment for property located on Lower High Street, Phoenicia; mylar needs to be signed by Chair.

Motion to approve lot line adjustment by Member Storms, seconded by Member Christie, all members present in favor.

2. 2012-03 Krendel, Robert, Lot Line Adjustment for property located at 802 Route 214, Chichester; maps were not filed with the County Clerk's Office within the required sixty-two (62) days from the date the Planning Board Chair initially signed them.

New Business:

1. 2013-20 Tintle, W. Thomas, Site Plan Review for the construction of a steel "Mini Warehouse" at 7357 Rte. 28, Shandaken; SBL# 5.17-1-12.1

Mr. Tintle explained that the business would be located next to Merritt Tackle on less than ½ acre of property. There is an existing entrance on the property. Erecting 30'x 90' steel mini warehouse constructed in Pennsylvania and assembled on-site. It will have a 6" concrete slab and will line up with Merritt Tackle. It will have a 54' set back same as Merritt Tackle. There will be 18 10x15 storage units under one roof. Chair Kalb indicated that there may be a problem as it is not a permitted use and there is nothing in the Code book for storage units. Mr. Tintle stated he was under the (inaudible) that everything is "legal" unless it is deemed "illegal." Board member, Faye Storms and Chair Kalb stated it is not a permitted use and is not in the Code book and there are many things that are not in the book, therefore, are not permitted/allowed. Member Christie was asked for his opinion. He stated he found something on pg. 11-638. Member Brewer indicated that these units did not exist when the code was setup. Chair Kalb stated that they are not allowed to make the law and it would need to go to the Town Board for possible addition to the Code. Member Brewer asked Mr. Tintle what the Building Inspector stated and he advised that he was told it was a permitted use, however, he needed to go further back for front setback and as long as he was lined up with Merritt Tackle, he was in compliance. Further discussion amongst members as to possible highway commercial (this should actually be HB highway business) zone which would be a permitted use as well as, is this in a flood zone. Member Christie advised what would be required for next meeting.

Old Business:

1. 2013-15 Sirgmund & Ragnhild Arp-Subdivision which was previously presented by Don Brewer of Brewer Land Surveying. Don inquired if there has been any communication from the ZBA concerning this matter. ZBA has contacted the Town Attorney and is awaiting their response.

Other Business:

Discussion was held amongst members and secretary regarding memo from Joyce Grant, Town Clerk, and missing maps of subdivisions, lot line adjustments, notice of actions and variances. Secretary to Boards once again advised of the chaotic situation in the office wherein files cannot be located, lack of training etc. Member Storms indicated that she could provide what she has and stated meeting needed to move on.

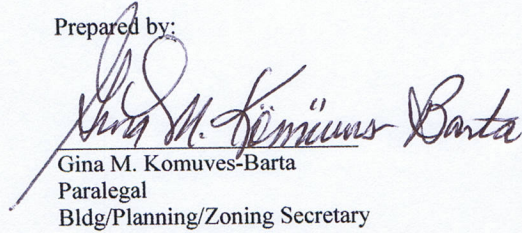
1. Empire Railway Museum, for property located on Lower High Street, Phoenicia; to erect 40 x 96 building and a platform. Discussion amongst members and Mr. Moorehouse about future lease, availability of funding, setbacks from county line etc.
2. Discussion amongst members regarding new flood insurance rates and the potential adverse effect it will have with regards to real estate.

Approval of July 10, 2013 minutes

Motion was made by Member Brewer to accept minutes, as submitted, for July 10, 2013 meeting, seconded by Member Rabuffo, all members present in favor.

Motion was made by Chair Kalb to adjourn the meeting; seconded by Member Rabuffo, all members present in favor.

Prepared by:


Gina M. Komuves-Barta
Paralegal
Bldg/Planning/Zoning Secretary