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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 February 8, 2023**

The regular monthly meeting was called to order with the pledge of allegiance at 7:01pm.

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

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

Roll Call Summary: 5 Present, 2 Absent

Others Present: ZEO/Assessor Grace Grant / Tim Guiher

Minutes:

The first order of business is approving the minutes from the previous month's meeting. Motion was made by Board Member Welton to accept the minutes from the previous meeting with one correction, seconded by Board Member Spata.

The applicant on the agenda tonight, is Tim Guiher. The applicant is here on behalf of Michael Ferrari and Maxine Sherman, for a site plan review. The applicants would like to convert the existing barn into an accessory dwelling.

The building being proposed is currently a barn/dog kennel/ and there is a cottage. The cottage was once habitable but no longer is, they may tear it down, or fix it up. The applicant states the existing barn is in fairly good condition, but the cottage is in poor condition.

The applicant states there is a furnace, and water, but the septic is still to be determined. Board Member Chrisite suggests sub dividing the lot, the applicant states the homeowner is not interested in doing so. Mr. Guiher says that both structures on the lot are 700 sq ft. The structure they wish to renovate is quite narrow 14 by 14.

Board Member Chrisite asks Mr. Guiher for some clarification on the project. There are two structures on the parcel, one is a cottage once habitable in poor condition. The other structure is a barn, that has utilities, and a waste pipe stubbed up from the concrete, where it goes to, is to be determined. Board Member Chrisite asks if anyone has ever lived in the barn? the answer is no.

Board Member Spata notes the Short Environmental Assessment Form needs to be reviewed. Chair Rabuffo concurs and states that all Board Members look over the SEAF to see if there are any questions or concerns.

Board Member Christie tells Mr. Guiher that he needs to bring an agent authorization form with him to the next meeting, on behalf of him representing the homeowners. There is a discussion amongst the Board if the parcel is in a Flood Zone, it is not.

The board reviews the SEAF, and with no additional questions or concerns, Chair Rabuffo states the form is acceptable as submitted. Board Member Christie asks about culverts under the driveway. Mr. Guiher states he is unsure, and Board Member Chrisite advised him to find out that information for the next meeting.

Board Member Christie states he's noting there is sewage disposal, which will be verified by the DEP. Chair Rabuffo asks what the well house is? Mr. Guiher states it is one of the many structures that was on the property, it's a concrete block building. Mr. Guiher makes a correction, stating what was being looked at is, in fact the original well house, and there are two wells on site.

Board Member Welton asks if there are two separate wells for the Barn and Cottage, the response is it is unclear whether or not that is the case. ZEO Grant states when the barn was built, it was on its own piece of property, so it's very likely they wouldn't have been able to draw water from a different property onto a separate parcel, she states the previous ZEO would require the structure having its own water source.

Board Member Christie states after reviewing the SEAF, the only question is the status of the septic, which will need to be reviewed by the health department, and the contractor who says he's going to look into it. Board Member Spata makes a motion to set a Public Hearing for the applicant, next month March 8th, at 7:00 pm. Motion seconded by Board Member Welton. All in favor

Old Business:

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Adjournment:

There being no further business before the Board, a motion was made to adjourn the meeting by Board Member Spata, seconded by Board Member Christie. All in favor. Meeting adjourned at 7:48 pm.

These minutes were prepared by the Planning Board Secretary Olivia Amantia