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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 February 14th, 2024**

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	Absent
Allen Shiner	Present
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 6 Present, 1 Absent

Others Present: ZEO Grace Grant, Don Brewer, Martin Torres, Matt Towne, Ricky Brooks, William Fichtner

Minutes:

Board Member Welton made a motion to accept the minutes from the February meeting with no corrections, Board Member Spata seconded the motion; all in favor.

Communications:

Chair Rabuffo states the Ulster County Planning Board reached out to inform the Board of their intent to serve as lead agency for SEQR review regarding the conversion of existing rail ways to a rail trail between Highmount and Pine Hill. Board Member Welton makes a motion that the Board sends a letter of support for the decision, seconded by Board Member Christie; all in favor. After discussion, the Board decides to add language to the letter, asking that all abutting parcel owners be notified of any Public Hearings or meetings that will be held during the review. Upon Chair Rabuffo's request a letter will be drafted and sent to that decision.

Old Business:

The next order of business is Graham and Co. Matt Towne from Willingham engineering is here with Martin Torres, co-owner of Graham and Co. Since the last time they presented to the Board there are some minor changes to the plan they have made, which they will go over. They are proposing a new multi-purpose building as an accessory use to the existing motel. Mr. Towne explains the building will be for Graham and Co, and their guests. They currently rent a space from their neighbor, who is selling the property, and they need a new space for their guests. The current building they rent does not have heat or water as well. The new building will be a communal space for guests to gather, serving breakfast, as well as grab and go food options. The primary goal is to have something available for guests staying at the hotel, it will not be advertised for the public. There will be light food options, and drinks for guests as well, it will not be a full-service restaurant. There may be special events held at the facility as well, including some local events. They could offer a movie night as well, since they own a projector screen. Mr. Torres states they will do small weddings, but by no means are a wedding facility, they can hold about 50-60 people.

Chair Rabuffo states the biggest concern is parking and noise, being that the Graham and Co, is in a residential neighborhood. Mr. Torres states he understands the concerns and they do their best to be good neighbors. Mr. Torres adds, the clientele that stays at the hotel are typically low key, and not big partiers” they are coming here to appreciate the outdoors. Mr. Towne adds there will be soundproofing that will be done for the new building as well. Mr. Towne and Mr. Torres add that the new building will be beneficial as well because their guests will have a place to congregate other than being outside. Board Member Kalb asks about the number of parking spaces and if there are 42? Mr. Towne states there are 49 proposed parking spots. Mr. Torres adds they’re by no means a wedding facility” but when they do have small events, weddings, or corporate events, they need a space to be able to host their guests, and this building will allow that. Mr. Lawrence states they do about 3 weddings a summer, and have 2 booked for October. He adds when individuals plan events, they bring in their own materials, caterers, etc. This new building will allow them the space they need, and they will be more professional. Board Member Shiner asks if they have room on their site to add additional parking if it’s needed. The answer is yes, they do have the space to add more parking spaces in the future if necessary. Chair Rabuffo asks where the septic is on site, and if they do have the room if they need, to add more spaces, the answer is yes. Mr. Torres states the previous owner of the hotel had a septic put in for an additional building on the property, and this has been something they have wanted to do for quite a while. He adds fortunately they were able to match the size of the building to accommodate for their plans.

Chair Rabuffo asks if the Building/Zoning Department has ever had any complaints from their events or weddings in the past? ZEO Grant is unaware of any complaints. Chair Rabuffo asks how is this going to differ from the way you’re currently using the property? As far as occupancy and the number of events? Mr. Torres states it will reduce their occupancy a little bit because they’re going to take two bunk house rooms in order to kind of balance out the water usage. Chair Rabuffo asks in terms of property occupancy how will this affect the site? And are there events like he explained currently happening? Mr. Torres states yes, they do have couples that bring in tents BBQ’s, they provide their own materials. He adds the kind of couples that they draw in are fancy”, they are more low key and here for nature and to enjoy the Catskills.

Board Member Christie thanks the engineer and co-owner for their submission and how informative it was, and how they thoroughly answered all of the Board's questions, since the last meeting. Chair Rabuffo adds the application was excellent, and thanks them as well. ZEO Grant states the Board needs to determine what type of action this is, the Board reviews the SEAF, and determines it is an unlisted action.

A motion was made by Board Member Spata to have a Public Hearing on March 13, 2024 at 6:45, seconded by Board Member Welton; all in favor.

Old Business

Ben DeRosa and Jeremy Bernstein -14.6-2-35.113 and 14.6-2-36.200 - Lot Line Adjustment

Rob Allison of Catskill Region Surveying Services is here to represent the applicants. In 2019 they were before the Board for a lot line adjustment, one parcel of land was added to the DeRosa parcel, leaving them with 57.58 acres of land. They would like to take another piece of land and add it to the DeRosa parcel. The map that the Board Members have shows the triangle of land which is 5.51 acres to be taken from Mr. Bernsteins lot and added to Mr. DeRosa's. Mr. Allison states there will be no improvements just a willing seller willing buyer its steep mountain land. Mr. Allison adds Mr. Bernstein is going to end up with 7.59 acres, and Mr. DeRosa will have 63 acres. Board Member Welton ask's if there is any particular reason for the sale of the land. Mr. Allison states just a willing seller and a willing buyer.

With no further questions Board Member Spata makes a motion to hold a Public Hearing on March 13, 2024 at 7:00, seconded by Board Member Welton; all in favor.

William K Fichtner - 5.14-1-6.100 and 5.14-1-6.200 - Lot Line Adjustment

Ricky Brooks from Control Point Associates is here this evening to represent Mr. Fichtner. Mr. Brooks states this is a relatively simple matter of moving 1.68 acres of land owned by Mr. Fichtner to another parcel of land owned by Mr. Fichtner. Applicant is seeking this lot line adjustment so that the water source for the trailer park located on 5.14-1-6.100 is on that lot, currently it sits on 5.14-1-6.200. One of the Board Members ask's how many units the water supply is approved for? Mr. Fichtner states it is approved for 15 units.

Board Member Spata makes a motion to set a Public Hearing for March 13, 2024 at 7:10, seconded by Board Member Kalb; all in favor.

Chess - 24.16-1-4 - Special Use Permit/Site Plan Review

Graydon Yerick is here this evening to represent the Chess's. There is an existing garage on the property that the homeowner would like to convert it into a guest cottage. They are 4 ft from the rear lot line, and DEC owns the adjacent land. Chair Rabuffo ask's what the lot size is? It's 1.7 acres in an R 3 zone. The plan is to take the existing garage and turn it into a gym. Board Member Welton ask's what will be added? Mr. Yerick states they will add a bathroom and a gym to the garage space. Board Member Welton ask's if there is a septic? They are currently awaiting septic approval, and there is an existing well on the property.

Chair Rabuffo reads the SEAF for this project. Chair Rabuffo ask's the applicant to revise his answer for question 1 on the SEAF, before the next meeting. Chair Rabuffo states question 11 needs to be amended as well on the SEAF before the next meeting. Following review of the SEAF, the Board determines that the project will be a Type II action, and will not require any further environmental review.

Board Member Spata makes a motion to hold a Public Hearing on March 13, 2024 at 7:20, seconded by Board Member Welton; all in favor.

Robert Schroeder & Vincent & Susan Bernstein 13.16-1-40.12 Lot Line Adjustment

Don Brewer is here this evening to represent Schroeder/Bernstein. Mr. Brewer states its an existing nonconforming lot that they are making better. It is a R 1.5 lot, that is unbuildable because it's not big enough, and its all rock.

With no further comments or questions Board Member Spata makes a motion to approve the lot line adjustment, seconded by Board Member Christie.

Roll call vote as follows:

Chair Rabuffo: Yes
Art Christie: Yes
Joanne Kalb: Yes
John Horn: Absent
Allen Shiner: Yes
Sam Spata: Yes
Vivian Welton: Yes

Adjournment:

There being no further business before the Board, Board Member Spata makes a motion to adjourn the meeting, seconded by Board Member Shiner; all in favor. Meeting adjourned at 8:30 pm.

Minutes prepared by Planning Board Secretary Olivia Amantia.