



"The Heart of the Park... Where the Eagle Soars"

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**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
January 8th, 2025**

The regular monthly meeting was called to order with the pledge of allegiance at 7:00 pm.

Roll called by Secretary to the Planning Board Olivia Amantia, and attendance was recorded as follows:

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

Roll Call Summary: 6 Present, 1 Absent

Others Present: Zoning Enforcement- Officer Grace Grant, Alan Dumas, Chandra Valenti, Diego Celaya, Gary Chetkof

Minutes:

Chair Rabuffo made a motion to accept the minutes from the previous month's meeting, with no corrections, Board Member Spata made a motion to approve the minutes, with no corrections, seconded by Board Member Welton, all in favor.

Communications:

Chair Rabuffo states that the Board received a letter from Scott Olsen regarding the balloon test for the proposed cell tower via Verizon Wireless. There is a part of the letter that mentions eagles, and whether or not they're endangered. The eagles are in fact not endangered at this time.

Old Business:

Perpetual Space LLC - 25.3-1-11 - Special Use Permit/Site Plan Review

Alan Dumas their engineer, & Diego Celaya are here to represent. The property was purchased in 2021 and they would like to hold weddings and events at the Leeway Hotel, (the old Kate's Lazy Meadow.) The applicant would like to put up a tent on the site for the events. There is an existing 9 room hotel, and campground. They are currently not using the campground, and would like to use the site for weddings and events. The parcel is in the floodway and floodplain, most of the site is in the floodway. They are not proposing anything permanent. The site was used for camping and had several airstreams on the property when the old owner operated it. There will be parking along the lawn, and meadow along the creek. There will be a temporary kitchen for catering and there will be a bathroom. There will be no food prep on site, and they will have a licensed caterer per the DOH. The bathroom will be temporary with a sink, and a toilet. The maximum number of people associated with an event on site is 75. The DEP and the DOH have been to the site already. There is a gravel driveway staying in the existing footprint, there will be woodchips, turf, and proposed parking tufts for parking spots. The tufts are plastic feathers for parking spots.

The proposed tent will be partially open/closed depending on the weather. There are 39 parking spots needed; 41 spots are provided. There will also be two spots for employee parking and two accessible spots. The water and sewer fall under the DOH, and is a 5-1 public water system. A report will be done and the DOH and DEP regulate the sewage. They meet all of the setbacks, and it is noted that anyone staying at the motel will most likely be attending any event held at the site. Guests of the hotel for future events, will have the entire hotel, it is stated that valet parking will be something they will try to achieve as well. There will be a letter from the DOH provided as well. Mr. Dumas has reached out to the Fire Dept about the site, and notes there is no need for the DEC or for a SWPPP to be done since they are not disturbing wastewater. Mr. Celaya provides the Board with an emergency/evacuation plan in the event of a flood or an emergency, as discussed at the previous meeting.

Board Member Welton asks about the water and septic? Mr. Dumas states there is a pressure tank/well/chlorination system approved by the DOH that takes care of the entire site. Chair Rabuffo asks about the elevated restrooms, and how elevated they are? The answer is 5 ft up, and Mr. Dumas adds, it is a seasonal bathroom due to the exposed water line. Chair Rabuffo asks if the handicap spot is gravel? Mr. Dumas states the entire lot is gravel, they'll be marked with signage for ADA parking. He adds there will be tassels" markers", as discussed in the previous meeting, and if they're removed, they'll be replaced. All parking spots will be 9 by 20 per code for town parking regulations, and all spots will comply with the zoning code. Chair Rabuffo asks if the lower portion of the lot is staying grass? Yes, it is, and they are stabilizing the ground, grass pavers were a possibility but Building Inspector

LeMoine said they may not be allowed by code. Mr. Dumas states the Towns Building Inspector will look into the code/regs and let them know.

With no further questions or comments, Board Member Spata makes a motion to set a public hearing to be held on February 12, 2025 at 6:45pm, seconded by Board Member Welton, all in favor.

New Business:

Chet 5 Festivals LLC Special Use Permit/Site Plan Review 4.-2-59.60 & 61

The next item on the agenda is Chet 5 Festivals LLC. Gary Chetkof founder of Mtn. Jam, and engineer Alan Dumas are here to represent. The applicant is proposing to hold his festival at Belleayre Mountain, it has previously been held at Hunter Mountain. The festival was started twenty years ago, and there has not been one since 2020. The festival will take place this June 20-22nd. The applicant states this festival will be smaller than previous years, there will be one stage for artists as opposed to four. Thirty to fifty percent of attendees camp, and lodging is very limited and very expensive. Roy and Anella Dignes have leased their land to the applicant to use for camping. The Dignes have thirty acres, right across from the Mtn. The applicant is proposing 600 campsites, and they'll be attending a ZBA meeting as well for a variance. Mr. Dumas passes out maps to the Board Members showing the proposed camping. There are 3 parcels all owned by the Dignes, one is 11 plus acres, one is 3 acres, and one is 22 acres. Mr. Dumas notes that this is the initial first draft, and a work in progress. NYS code regulations start at 5,000, the same code as Woodstock 94. They expect 8,000 people at the festival, and for 600 campsites, and no more than 4 people per campsite.

Mr. Dumas states that no vehicles will be allowed on the site. There are two emergency access roads for vehicles so Fire and EMS can get by. There will be several camping areas, and the parcel being used for camping by the Dignes, have certain areas that will not be open to the public for use. Those areas will be fenced off, that includes a pool, and their tennis courts. The campsites will be 225 sq ft per site. There will be pedestrian crosswalks, the 3 existing lots at the Mtn. are the discovery, overlook, and hawk lift lot will be utilized as well. Chair Rabuffo ask's where the main stage and festival be held? It will be at the discovery lodge. There is a question of how the spaces are marked? They will be marked by chalk like a football field, The lots will be parking for campers, and they are encouraging attendees to arrive on Thursday to be there early to set up. Mr. Dumas shows a map to the Board of proposed parking, campsites, and states there will be porta johns and water stations, and the porta johns will be pumped during the weekend. There will also be water stations for individuals to fill water bottles. NYS health code calls for 50 sq ft per camper, and the DOH will be informed as well. Board Member Spata ask's the applicant how is the camping controlled? Mr. Chetkof states that the camping tickets are limited. They allow four individuals per campsite. Board Member Spata asks how many tickets will be sold? Mr. Chetkof states there will be 8,000 tickets, there were 4,000 tickets at the last event. Chair

Rabuffo asks how many people are at the Mountain on a good busy day? Mr. Dumas states between 4,500 people to 5,000 people. Mr. Chetkof adds they are prepared to have offsite parking, and shuttle buses. There will be food trucks at the Mtn for the festival, all will be permitted through the DOH. Food trucks will be in designated areas, as well as water supply, and watering stations. Mr. Dumas states there is a potable well and an existing water system regulated by the DOH.

UCDOH will have septic permits as well. ORDA and Mtn. Jam will have the required permits as well. There will be one from Ulster County, and one from NYS. Chair Rabuffo ask's how pedestrian access will work in terms of camping/campsites? Mr. Dumas states there are exisiting pathway's, woods, and woodchip paths, there will be no grading. Board Member Welton ask's if they will be cutting trees? No, they will not be, they only picked areas that were level for camping, there will be no camping on steep areas of the site proposed. ZEO Grant asks how many spots do they have for camping? They have 500, 9 by 20 according to code. They'll be 100 ft of anyone, and 200 ft from residential areas. Board Member Welton asks about drainage? The topography lines have a natural bowl" drainage channel. The sites are off the channel and not near the stream. Chair Rabuffo ask's if the paperwork can reflect the campsites as temporary for the next meeting.

Other Business:

ZEO Grant states that Zen Mtn. Monastery have existing solar panels and would like to add additional panels. They would like to know whether or not they have to come to the Board each time in order to do so? Board Member Spata states yes, they do.

At this time, Chair Rabuffo calls for an executive session to conduct Planning Board interviews, for the open position on the Board.

Following the executive session, the Planning Board asks that the Town Board be made aware that they are recommending Juan Rosales for the open Planning Board seat.

Adjournment:

There being no further business before the Board, Board Member Kalb made a motion to adjourn the meeting, seconded by Board Member Welton; all in favor.

The Meeting was adjourned at 9:25 pm.

These minutes were prepared by the Planning Board Secretary Olivia Amantia