



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

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Assessor: (845) 688-5003

Assessor Fax: (845) 688-5708

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

Fax: (845) 688-2041

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

**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
June 12th, 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	Present
Allen Shiner	Present
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 7 Present, 0 Absent

Others Present: Zoning Enforcement- Officer Grace Grant, Don Brewer, Chandra Valianti,

Minutes:

Chair Rabuffo made a motion to accept the minutes from the previous month's meeting, with one correction a typo, Board Member Welton made a motion to accept the minutes, Board Member Spata seconded the motion, all in favor.

Communications:

A letter was sent to the Board from a concerned neighbor Donna Sender, about the potential apartment building being built across from her residence, currently the application is being reviewed by the Planning Board. Chair Rabuffo read's aloud the letter sent in to the Board and audience. The letter will be attached to these minutes.

New Business:

William McGuinn – 4.46-3-9 - Subdivision

Don Brewer is here this evening to represent the applicant. The applicant would like to subdivide the existing 22.24-acre parcel into two parcels, the individual lot acreage to be; Lot 1- 21.412 acres, Lot2- .799 acres. Mr. Brewer attended the most recent Planning Board Workshop to discuss the subdivision he is presenting of this evening. Mr. Brewer presents the Board Members with new updated maps of the property. He states one of the questions at the workshop pertained to the sewer hookup. Mr. Brewer states that each house has their own sewer hookup, the sewer line goes through the ditch in front of the house. As far as the water supply, the applicant does not have Pine Hill water hookup, they use their own existing spring, and they've owned the property for 100 years. Chair Rabuffo states with the curb cut and guard rail, there is room for a driveway, Mr. Brewer states he's driven over it a few times, and its adequate for a driveway. Chair Rabuffo ask's Mr. Brewer to have the deed updated as well to show the water easement. Board Member Shiner ask's if the applicant wishes to, can they hook up to town water supply? The answer is yes, they can, they do not need to. Board Member Spata ask's what is the property zoned as? It is a hamlet commercial zoning district. Chair Rabuffo asks Mr. Brewer if he can revise the answer to question 11 on the SEAF before the next meeting. With no further questions or comments from the Board, Board Member Spata makes a motion for a public hearing for the applicant for next month's meeting, seconded by Board Member Welton. The public hearing is scheduled for July 10th, at 6:45 Roll call vote as follows:

Cliff Rabuffo – Chair Yes

Art Christie Yes

Joanne Kalb Yes

John Horn Yes

Allen Shiner Yes

Sam Spata Yes

Vivian Welton Yes

Max and Carolle Huber – 23.-2-3 – Special Use Permit

Mrs. Huber is here this evening to present. Mrs. Huber has 22 acres on Oliverea Rd. They are proposing to build a new house next to the existing house, and to connect the two with a screened in porch. Previously they had a 3-bedroom mobile home on the property which has been gone for several years. Mrs. Huber had attended our workshop previously to discuss the project, and wanted to know if the Board would consider the new home as the main residence, and the existing house could be the accessory dwelling unit. Board Member Spata ask's the applicant what's encroaching the 50 ft setback. The applicant states it's a proposed wall which is 2ft high retaining wall, and drainage away from the house. The applicant states the existing house is 38.9 ft, the new house is approximately 46 ft. There is a

question why the setback is 50 ft, the applicant states because there is a septic field in the back. There is a discussion amongst the Board and ZEO Grant about the setbacks, Chair Rabuffo states it's not protruding on the other house on the property. With no further questions or comments from the Board, Board Member Spata makes a motion for a public hearing on July 10th at 7:00, seconded by Board Member Kalb. Roll call vote as follows:

Cliff Rabuffo – Chair Yes

Art Christie Yes

Joanne Kalb Yes

John Horn Yes

Allen Shiner Yes

Sam Spata Yes

Vivian Welton Yes

The Board Members go over the SEAF, ZEO Grant states on 13B on the SEAF flood zones and wetlands, the applicant didn't answer but stated that the house is within 700 ft off of the Esopus. ZEO Grant states if you enter that into the EAF mapper it comes back as wetlands, but if you draw the project site as opposed to just selecting the entire parcel it's not. It is the land on the opposite of Oliveria that shows up as being in the wetland. There is a discussion amongst the Board what the applicant should put on the SEAF. Board Member Spata states it sounds like 13a answer should be yes and 13b should be no. Chair Rabuffo states the questions that need to be revised on the SEAF are yes for the first part, yes for 13a, and no for 13b, and your explanation is good.

Other Business

Chair Rabuffo states the next order of business is the comprehensive plan. Chair Rabuffo states Supervisor Disclafani stated if there are any changes that the Board Members want to make, they won't be implemented in this version of the plan most likely. Chair Rabuffo adds it won't hold anything up, but they would like the Board's input, so if there are any changes we feel should go in, we should speak about them, but we can approve this section to move forward. Chair Rabuffo makes a motion to move forward on this matter concerning the comp plan, seconded by Board Member Christie, all in favor.

ZEO Grant states the comprehensive plan committee met with the patterns for progress who's going to help with the next section, being that they're consultants. They are looking to sit with a member of each Board and have a conversation, they stated it would be a long discussion. ZEO Grant ask's the Board Members if they'd like to have that discussion during a regular monthly meeting, or would they like to set up a special meeting for that. The Board agrees a special meeting would be better for that discussion.

Ulster County Liaison

Chandra Valianti our Ulster County Planning Board liaison is here to update the Board on the UCPB's meetings. She states one of the big topics of discussion was regulating the development of warehousing. She states several massive sites about 400,000 sq ft and companies like Amazon are trying to come to Ulster County. She states that Orange County is full, so they are trying to build and buy space in Ulster County. She states they are working on a draft that should be ready next month, and it's going to be a memorandum of everything that they feel would help guide all the different towns, especially with the comprehensive plan. She emphasis on the need for housing, and that it has been an ongoing problem in the area, we need more housing not boutique hotels.

The Board went into an executive session to discuss a personnel issue. Chair Rabuffo states the personnel issued was resolved to the satisfaction of the Board, the executive session was closed.

Adjournment

There being no further business before the Board, Board Member Spata made a motion to adjourn the meeting, board Member Christie seconded, all in favor. The Meeting was adjourned at 8:00pm.

These minutes were prepared by the Planning Board Secretary Olivia Amantia