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**Town of Shandaken Planning Board
 Minutes for Public Hearing
 March 8th, 2023**

Tim Guiher Special Use Permit 7:00

Public Hearing was opened at 7:00 with the pledge of allegiance

Roll called by 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	Absent
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 5 Present, 2 Absent

Others Present: Zoning Enforcement- Officer Grace Grant, Peter Disclafani, Tim Guiher, Brady Beal, Mariusz Wojtania, & Matt Frisch

Chair Rabuffo begins the Public Hearing , asking if the Board has any additional questions for the applicant, or if the public has any comments. Tim Guiher, representing Maxine Sherman & Michael Ferrari, states per the last meeting, there are no culverts or ditches on the road. He also states that the septic has not been determined as of yet. Mr. Guiher says a camera was put down the waste line of the building they wish to renovate, and traced it to a 3 by 3 pit, that he wouldn't call a cess pool. He had a camera put down the well of the adjacent house on the property, and found a "newer "500-gallon plastic tank, which is not the size that is required. Board Member Christie ask's if he is working with a local engineer? the answer is yes, He states he is currently awaiting two different proposals regarding the septic. He states they're a month away from having a perk test done as well, but it has to wait until the ground thaws. Board Member Kalb suggests leaving the Public Hearing open, upon

approval of the septic. Chair Rabuffo discussed Public Hearing will be closed, pending septic approval. Board Member Kalb makes a motion to leave the Public Hearing open, seconded by Board Member Christie, roll call vote as follows:

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

Regular Monthly Meeting was preceded by PUBLIC HEARING as follows:

**Town of Shandaken Planning Board
Minutes for Monthly Meeting March 8th, 2023**

The regular monthly meeting was called to order at 7:08 pm.

Chair Rabuffo ask's the Board if they've had a chance to look over the previous month's meeting minutes. Board Member Welton, and Chair Rabuffo state the minutes were great, with no comments or corrections. Board Member Welton makes a motion to approve the minutes, seconded by Board Member Kalb, all in favor.

The first order of business on the agenda, is Tim Guiher. The discussion amongst the Board and Mr. Guiher is in regards to the septic. Mr. Guiher doesn't think he'll be able to have someone come to the property within a month, he states it can take six to eight weeks for someone to come out, as well as the DEP. Mr. Guiher ask's if he's required to come to the meeting next month. The answer is yes. Chair Rabuffo points out the Public Hearing, and a vote on the project, is not done in one meeting, therefore the applicant is required to come back next month.

The next order of business on the agenda, is Mariusz Wojtania, for a lot line adjustment. Brady Beal one of the property owners, is here to walk the Board through what he'd like to do. Mr. Beal states there are two properties he owns, and the road cuts off part of the property. Mr. Beal has a buyer interested in one of them, but they don't want to pay for the run off onto their property. He states he is selling the upper part of their property, and the lower part stays with them. He would like to change part of the lot line from the stone wall to the shared road. So, .048 acres would be transferred into the adjacent lot. Chair Rabuffo states he doesn't see any issues with this, other then the Board requires a Survey Map

prepared by a licensed Surveyor, showing exactly where they would like to make the adjustment on their property.

Other Business:

ZEO Grant addresses the Board about Kate's Lazy Meadow. They would like to relocate their current sign, and notes the current sign is pre-existing non-conforming. Board Member Kalb ask's if the proposed sign will be closer to route 28? Ms. Grant says yes, their current location of the sign is not that great. Ms. Grant suggests they go to the ZBA, and get an Area Variance.

Matt Frisch, Member of the Catskill Heritage Alliance addresses the Board in regards to a letter submitted to the Board. Regarding previous renewals that Crossroad's Ventures, has received of their Special Use Permit. He is a Todd Mountain Resident, and lives close to the proposed project, and has concerns, of the impact it will have in our area. The Board has not yet had a chance to review the letter, but they will and, will discuss it at next month's meeting.

Old Business:

Adjournment:

Board Member Christie made a motion to adjourn the meeting, Board Member Kalb seconded, all in favor. The Meeting was adjourned at 7:22 pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia