



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

[www.shandaken.us](http://www.shandaken.us)

Supervisor: (845) 688-7165

Police: (845) 688-9902

Town Clerk: (845) 688-5004

Justice Court: (845) 688-5005

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  
November 13<sup>th</sup>, 2024**

The regular monthly meeting was called to order with the pledge of allegiance at 7:02 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, Don Brewer, Scott Olsen, Roy Dignes, Leah Perloff, Chandra Valianti

**Minutes:**

Chair Rabuffo asked the Board if they had any comments or corrections from the previous month's meeting minutes. Board Member Welton made a motion to accept the minutes from the previous month's meeting with no corrections, Board Member Shiner seconded; all in favor.

**Old Business:**

William McGuinn Subdivision 4.46-3-9

Don Brewer is in attendance to represent William McGuinn this evening. The Planning approved Mr. McGuinn's subdivision in August of 2024. The applicant did not submit the approval to Ulster County within 30 days, and now is asking that the same map be approved

again so that County can accept it and make the necessary changes to the lot. After the Board reviews the information and maps they've previously seen, Board Member Spata makes a motion to approve the subdivision, seconded by Board Member Welton, roll call vote as follows:

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

6 yes's 1 absent

### **New Business:**

#### Verizon Wireless Special Use Permit/Site Plan Review 25.15-2-7

The next order of business on the agenda is Verizon Wireless. Scott Olsen from Verizon is here this evening. Mr. Olsen explains they are proposing a new cell tower on Wittenberg Road. The tower will be 160 ft, with a 4ft lightning rod. They are trying to close the very large gap on Route 28, where there is no cell phone service at all. The proposed site will connect to an existing town of Olive site. The proposed new tower will be on Andre James Shultis's property. Board Member Shiner ask's what happens if the proposed lease doesn't get renewed? Mr. Olsen states Verizon would remove the tower. The lease would be for 25 years, and Mr. Olsen states as an employee for Verizon for 20 plus years, they've only removed two towers.

Chair Rabuffo ask's Mr. Olsen what is the view of the property where the proposed tower is going? Mr. Olsen has provided the Board Members with copies of a detailed booklet showing the exact site location along with the site plan and SEAF. Mr. Olsen states there will be very few areas on site where the tower will be visible. Mr. Olsen states they do a visual impact analysis, and a ballon test. The Board and Mr. Olsen discuss what a ballon test is, and what it entails. Mr. Olsen states individuals will drive around and near the proposed site taking pictures to see visibility, the ballon is used for scale purposes, and is usually red or a bright color. Board Member Spata ask's what the tower will be made out of? Mr. Olsen states galvanized steel. Board Member Spata ask's the proximity of the pole to existing houses. Mr. Olsen states the tower will be set back 100ft from property lines. He adds when the towers are put up right, they will not come down, and they will be fully compliant with setbacks. Chair Rabuffo asks about the access rd. for the tower, it is a 12 ft wide access gravel rd. Chair Rabuffo ask's how far from Wittenberg rd. is the site? It is set back 514 ft from the road, and about a mile away from the tower. Chair Rabuffo ask's how high above the trees will the

tower be? Mr. Olsen states 70 or 80 ft. There is a question from the Board regarding endangered species, the DEC will be involved regarding eagles or any endangered species. There is a discussion amongst the Board about what type of action this project will be, it is determined it is an unlisted action. Mr. Olsen states it will be two months of construction to put the tower up. If approved it will be built in the spring/summer of 2025.

Rensselaer Grads LLC.4.37-1-4.100 Lot Line Adjustment

The next order of business on the agenda is Rensselaer Grads LLC. Roy Dignes is here this evening to present. Mr. Dignes is a resident of Chelsea Park in Pine Hill; his neighbor would like to build a garage. The applicant will carve out a portion of his lot so he can build a garage, Mr. Dignes states he's trying to be a good neighbor. Chair Rabuffo ask's what the zoning is on this lot? The zoning is r1.5. The subdivision will give the individual enough space/room to build. The Board Members look over the applicant's map, and review the S.E.A.F. With no further questions or comments for the applicant or from the Board, Board Member Welton made a motion to approve the lot line adjustment, seconded by Board Member Kalb, roll call vote as follows:

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

6 yes's 1 absent

Leah Perloff 13.16-3-2-1 Special Use Permit/Site Plan Review

The next applicant this evening on the agenda is Leah Perloff. The applicant attended the previous Planning Board Workshop to discuss a cottage development at her residence. Her property is mixed use, residential. She currently has one ADU on her property, as well as a garage and one shed, the garage is zoned as a workshop. The applicant would like to renovate the existing garage and shed to make them accessory dwelling units. There is an existing septic, the applicant states she would also like to have a general store/lounge/café in the future as well. There would be no structural changes just interior work. The applicant states her plan is to STR each structural piece on her property. It is noted that a Short Term Rental License would not be required in the application for a Cottage Development is approved, since that would be a commercial use. ZEO Grant ask's the applicant if the café/store will be open to the public or will it just be for her guests? The applicant states it would be open to the public, and hopes for a shop with vintage items, produce, coffee, and a lounge space. Ms. Perloff is informed that she will need a use variance from the Zoning

Board of Appeals, as a Cottage Development is not allowed in a Hamlet Commercial zoning district. Chair Rabuffo also states we'll need to see parking at the site as well. The Board requested a large map for the next meeting the applicant attends.

There is a discussion amongst the Chair and the applicant regarding that she has to attend several meetings before the approvals are made. The applicant was perplexed that she wouldn't be receiving approvals at this first meeting. The Chair and ZEO Grant explained that is a process, and there are several meetings to attend as well as a public hearing to be set before anything is ruled on officially.

### **Other Business**

ZEO Grant states that Board Member Kalb's position is up on the Planning Board, and needs to be advertised.

Interviews for the position will be held during the December meeting.

The December workshop will be cancelled since it falls on Christmas Day.

**Adjournment:** Board Member Spata made a motion to adjourn the meeting, Board Member Welton seconded; all in favor. The Meeting was adjourned at 8:30pm.

These minutes were prepared by the Planning Board Secretary Olivia Amantia.