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## Town of Shandaken Planning Board

### MINUTES FOR REGULAR MONTHLY MEETING

August 12, 2015

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

Roll Called by Planning Board secretary Anne Ricciardella, and attendance was recorded as follows:

Don Brewer, Chair	Present
Kathy Jordan, V. Chair	Present
Art Christie	Present
John Horn	Present
Joanne Kalb	Present
Allen Shiner	Present
Cliff Rabuffo	Present

Roll call summary: 7 out of 7 present

Others Present: Bob Kalb, ZEO Warren Tutt

### New Business:

#### **Glass Mountain Inn Special Use Permit SBL# 13.12-02-22:**

Chair Brewer presented a parcel map for the proposed Glass Mountain Inn on behalf of owners Jeffrey William Bailey and Brooke J. Baxter. The Glass Mountain Inn was decided by Chair Brewer and ZEO Warren Tutt to be classified as a Cottage/Cabin Development. As described in the Shandaken Town Code §116-4 - Any parcel of land on which are located two or more cottages, cabins or other accommodations of a design or character suitable for seasonal or other temporary living purposes, including summer colony and resort, but not including a mobile home park, a camping or travel trailer park, boardinghouse, hotel or motel. Premises allowed transient use of less than 30 days but most likely to

be used for weekenders and vacationers. Full time usage is not permitted and application must be sent to the county because development is within 500 ft. from Rte. 214. The board members reviewed the application and preliminary map. After review a motion was made by board member Christie to refer application to Public Hearing next month, and seconded by Board Member Kalb.

#### **Art Christie Lot Line Adjustment Application SBL# 5.13-3-28.1:**

Board member Christie presented to the board a parcel map that showing the two properties at the top of Ruthenbeck Rd, Shandaken which shows two wells on one property. Board member Christie would like to transfer 5.13-3-28.1 to 5.13-3-28.2 so both wells are no longer on one property. The board members reviewed the application and preliminary map. After review a motion was made by Board Member Rabuffo to approve the lot line adjustment as is, as there are no environmental impacts detected. The motion was seconded by Vice Chair Jordan.

#### **Roll call vote:**

Don Brewer, Chair	Recused
Kathy Jordan, Vice Chair	Yes
Art Christie	Recused
John Horn	Yes
Joanne Kalb	Yes
Allen Shiner	Yes
Cliff Rabuffo	Yes

**Roll call summary:** 5 yes, 2 recused

#### **Other Business:**

#### **Workshop Meeting:**

Changing the upcoming workshop meetings to the last Wednesday of every month was discussed. Chairman Brewer made a motion to move the Planning Board workshop meetings to the LAST Wednesday of every month for the purpose of issuing and sending out 10-day notices and any or all notifications necessary before the regularly scheduled meeting. Vice Chair Jordan seconded.

#### **Roll Call Vote:**

Don Brewer, Chair	Yes
Kathy Jordan, Vice Chair	Yes
Art Christie	Yes
John Horn	Yes
Joanne Kalb	Yes
Allen Shiner	Yes

Roll call summary: 7 out of 7 Yes

#### Crossroads:

Planning Board is currently still waiting to receive a final statement from the DEC about density calculations. The engineering consultant, Pete Romaro has viewed and agreed with the calculations and found no errors. Board would like the ZEO Warren Tutt to review them as well.

#### County Liaison Report:

County Liaison alternate Bob Kalb informed the Board he resigned as the alternate to the County Board this month. He advises the next representative should not be on either board to avoid any quarrels. He/she must provide a resume and present it to the County Legislature. Also, informed the Planning Board of upcoming training sessions and grants.

#### Adjournment:

There being no further business before the board a motion was made by Board Member Kalb to adjourn, and seconded by Board Member Christie. All in favor - Yes. The Town of Shandaken Planning Board meeting adjourned at approximately 7:26 PM.

**\*\*NOTE-**All *regular* Planning Board and ZBA meetings are recorded and televised live the night of the regularly scheduled meetings. All *regular* meetings are posted to YouTube.com within two to three days of the meeting, and hard copies of the recorded meetings are filed both with the Town Clerk, and the Planning Board Secretary.

Prepared by: Tracy Longhi, Board Secretary