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Supervisor: (845) 688-7165  
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Highway: (845) 688-9901  
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P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
December 13, 2017

Public Hearing:

Otto & Mary Hillenbrand, of 18 Lower Golf Course Rd., formerly the Shandaken Inn, would like to re-establish their property as an inn. They're represented by Mr. Wayne Graff, esq. Chair Brewer recused due to him preparing the site plan for the property in 2008. When the Hillenbrand's originally purchased the parcel, they didn't want to use it as it was, the Shandaken Inn. They approached the Planning Board to inform them they'd no longer be operating the Inn and would just be residing there. The special permit dissolved due to cessation of use. They would now like to sell the property, but before they do, the prospective buyer wanted to be sure the Town would allow him to run it as an Inn again. Mr. and Mrs. Hillenbrand have no intention of operating the Inn themselves. They will be selling it, and the buyer will be the operator. He's already met with the building inspector and has been informed that any plans for expansion need to be presented to the Planning Board with a site plan. There was no one present in the audience for this hearing. With no further comments, a motion was made by Vice Chair Jordan to close the public hearing, seconded by Board Member Christie. All in favor.

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 Present

**Others present:** Warren Tutt, Tina Rice, Vivian Welton, Paul LaPierre, Bob Kalb, Sam Spata, Wayne Graff, esq., Harry Jameson, Gary & Marty Gailes

**Communications:**

None

**Minutes:**

Motion was made by Vice Chair Jordan to accept minutes as written, seconded by Board Member Christie. All in favor.

**Old Business:**

**Otto & Mary Hillenbrand – Special Permit – Inn:**

Chair Brewer recused again for the vote on the application. With no further questions from the Board, motion was made by Board Member Christie to accept the application as submitted, seconded by Board Member Kalb.

**Roll Call Vote:**

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

Roll Call Summary: 6 yes, 1 recused

**New Business:**

None

**Other Business:**

**Rail Explorers:**

Although there is no application before the Board at this time, Building Inspector Tutt wanted to bring the Rail Explorers project to their attention now. He'd like to brainstorm with them on what exactly they'd be issuing them. Mr. Paul LaPierre was present to answer any questions the Board may have. They'd like to begin their activity in the Spring, to hopefully start the rail cars Memorial Day. They'll be erecting a small barn, close to 12x16, on the Empire State Railway Museum property to be used for selling tickets and a gift shop, cannot go on County property. Looking to put it about 75 ft. East of the car barn the museum just recently built. They wish to have picnic tables outside the building for the patrons for the next available rail cars. Rides will be about an hour and a half. The rail cars will start in Phoenicia, and end on mile marker 233 of the train tracks. They also want to put in a larger parking lot, about 60x500 ft, permeable surface, crushed stone. They'd put in a trailer for sanitation facilities; toilet stalls, urinals,

and wash room to be pumped out regularly and would have it's own water supply. This operation has been previously running in Saranac Lake, now currently running in Rhode Island and they've been very successful and professional. The Board members have many concerns pertaining to the project, but will wait to see what's shown on the site plan and application. The people preparing the site plan and information plan to meet with the Code Enforcement Officer on January 4<sup>th</sup> to go over their plans in more detail. Planning Board needs to discuss what kind of permit they'll be issuing.

**Joanne Kalb's term ending:**

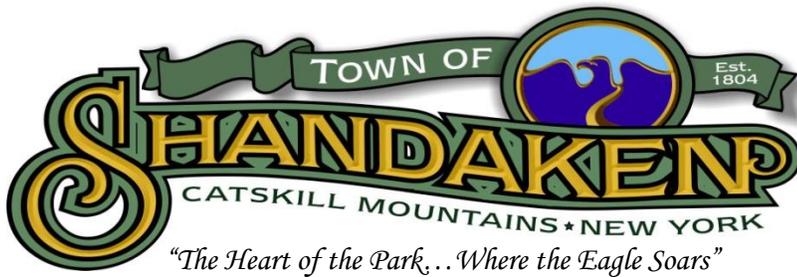
Board had one inquiry for the open position, Ms. Vivian Welton. Board held their interviews at the November workshop meeting. Board conducted their vote, unanimously voted for Joanne Kalb to serve another 7-year term.

**County Liaison:**

Mr. Spata present, stated that December was a quiet month for the zoning referrals. Provided grant information for the Board.

**Adjournment:**

There being no further business before the Board, a motion was made for adjournment by Board Member Rabuffo, seconded by Board Member Christie. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 7:15 PM.



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

Date: Regular Meeting, December 13, 2017  
 Time: 6:45 PM  
 Place: Main Hall, Town Hall Building  
Public Hearing: Otto & Mary Hillenbrand – Special Use Permit – Inn

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## AGENDA

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1. Meeting Called to Order
2. Pledge of Allegiance
3. Roll Call:

Don Brewer, Chair	___ present	___ absent
Kathy Jordan, Vice	___ present	___ absent
Art Christie	___ present	___ absent
John Horn	___ present	___ absent
Joanne Kalb	___ present	___ absent
Allen Shiner	___ present	___ absent
Cliff Rabuffo	___ present	___ absent

Quorum of \_\_\_\_\_ members present

4. Previous meeting minutes:

5. Communications:

6. Old Business:

- Otto & Mary Hillenbrand – Special Use Permit – Inn

7. New Business:

8. Other Business:

9. County Liaison Report:

10. Meeting Adjournment