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

Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
June 13, 2018

The regular 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: Howie McGowan, Sam Spata, Bob Kalb, Vivian Welton, Jay Jacobs, Scott Glick, Allen Dumond, David Zilenziger

Communications:

None

Minutes:

Motion was made by Board Member Rabuffo to accept the minutes from the last month's meeting as written, seconded by Board Member Christie. All in favor.

Old Business:

Rail Explorers:

Mr. Kalb inquired to the Board about the "right turn only" stipulation that was added to the ESRM site plan approval being implemented or not. Chair Brewer said that he would look into it.

New Business:

Shandaken Inn Properties LLC – Site plan review – 18 Lower Golf Course Rd.

Board Member Rabuffo will be performing the construction on the upcoming project, and recused himself. The Shandaken Inn just got approved for a special permit to re-establish and operate the property as an inn. They're now seeking site plan approval for two additions on the existing inn; add a new parking lot and a gazebo. The inn is currently 8 rooms, going to be 14 rooms, 20ft. off the gable end facing route 28, and a 50x26 facing Golf Course Rd. The existing parking lot was a little small, so they're proposing to add another one by the tennis court with 32 spaces. The hill slopes up there so it'll give the people of Golf Course Rd. more privacy from the arrivals. The two (2) Handicap spots are located in the original parking lot near the Inn, with six (6) spaces altogether. Board Member Kalb inquired about the building on the site plan being labeled as "16 rooms and 64 seats." There will be 14 rooms, there was going to be two cottages but they're not applying for that at this time. The 64 seats will be for the dining room. The sign will stay in the original location by Route 28, with down facing lights. With nothing further from the Board, motion was made by Board Member Christie to send the application to public hearing for next month's meeting, seconded by Board Member Kalb. All in favor. Meeting will be held July 11th, at 6:30PM.

Catskill Ventures LLC – Special permit – Big Indian Adventure Park – 8145 Route 28:

Allen Dumond from Brinnier & Larios, P.C. and David Zelinziger of Catskill Ventures are applying for a special permit application to run a ropes course at 8145 Route 28, Big Indian. They did a preliminary site plan last fall, have been doing a lot of work since then with different agencies for the site plan, which is three (3) pages: existing, proposed, and grading conditions. They'll be adding a parking lot to the area, new shed, a foot path over an existing culvert for foot access to the course, and other foot paths throughout the course. There's already an existing building with a deck on the property, it'll be used as an office/visitors center. There will no expansion at this time. They'll be removing the existing shed and replacing it with a slightly smaller one, 8x20, but in the exact same footprint to not create impervious surfaces by the stream. The parking lot is for 45 cars, 3 Handicap spaces, and 8 employee spots. There will be 8 employees in the slow season, and 12 in the busy seasons, roughly 100 people per day. They'll switch out the extra 4 spaces throughout the rest of the lot. Employee parking was located right at the entrance to minimize stacking of cars pulling in from Route 28, which has been discussed and agreed upon by the DOT, just waiting for confirmation. The driveway will have paved access per DOT regulations, then gravel drive and parking once you come in. Generally won't be seeing patrons walking/driving in randomly because the tickets/reservations will be made online beforehand. There is enough room for people to be coming in and out at the same time.

Sewage is a little bit of a challenge on this site, recently did test holes with the DEP and DOH. They had some fairly good soil samples on the South side, and not so good ones on the East. They're restricted with soil on the property and sewage area due to the 100 ft. setback from the stream, the 50 ft. setback from the swale on Route 28, and the 75 ft. right of way. The old sewage area was discovered, and now needs replacing because it's under the parking area, which will go through the proper agency approval. The sewage will be enough to handle the employees, and the visitors will be more of a pump out station, but both bathrooms are located within the building. There is currently no well on site, only springs, but they can't use untreated spring water for public facilities so they're proposing a well at the South end of the parking lot. Signage would most likely go between the 70 ft. right of way and the sewage disposal area. They'd potentially like to put something up on the deck of the building as well, but the 24

sq. ft. requirement isn't an ideal size for it to be seen from Route 28 so they would have to apply for a variance. They can't put the sign right by 28 because of the DOT right of way.

For the ropes course, there is a 275 lb. weight limit, there is no minimum requirement. The beginning point would be going off of the deck, and ending back there as well. The biggest change to the building would be a sliding barn door that opens on both sides to open up the view from the ticket office, looking over the deck. Emergency vehicles will have access off of 28, and there will be 100 percent vehicular access; i.e. ATVs, & UTVs on the foot paths. There is no lighting currently on site, it's strictly a day time activity, and seasonal as well, will not be operating during the winter. The current zoning of the two parcels is split between R1.5 & R5 zones. According to the Shandaken Town Code, section §116-10, "Commercial recreation facilities, mountain related," is prohibited in R1.5, but requires a special permit in R5 zone. They've put in a request for the zoning change to be solely R5 to the Town Board. With nothing further from the Board, motion was made by Board Member Rabuffo to send the application to public hearing for next month, seconded by Board Member Kalb. All in favor. July 11th at 6:45PM.

Murad Heerjee – Special permit-6 St. Ursula Place:

Chair Brewer conducted the survey and presenting as the applicant, so he's recused himself. Mr. Heerjee has recently purchased the property right next to the Parrish Field from Mary Gormley. He would like to rent out bikes and scooters outside of his property, in an HC zone. He's applying to do a Class II home occupation, occurring outside the residence which requires a special permit. He'll have 10 bikes, and 10 motorized scooters for use to travel throughout the Town. He's spoken to the local businesses in the area and they're willing to work with him if there's demand for them. He's expecting most people to be coming on foot from the bus. He'll post a sign on the front of the garage only, 2'x3' in size. There's an existing lawn lamp that will be sufficient enough light. The parking lot is located next to the garage, on the right side of St. Ursula Pl., with 4 spaces, but the idea is for most people to walk over. Board inquired about the scooters being electric or gasoline powered, and what the hours of operation were going to be. Mr. Brewer said he'd look into that and will have Mr. Heerjee come to the workshop meeting to explain in further detail. There won't be any public restrooms, septic will remain the same. With nothing further from the Board, motion was made to send the application to public hearing for next month's meeting by Board Member Kalb, seconded by Board Member Rabuffo. All in favor.

Other Business:

County Liaison:

Mr. Spata present, included with minutes.

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Kalb, seconded by Board Member Jordan. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 8:15 PM.



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

Date: Regular meeting, June 13, 2018

Time: 7:00 PM

Place: Main Hall, Town Hall Building

Public Hearing: None

AGENDA

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:

None

6. Old Business:

7. New Business:

- Shandaken Inn – Site plan review
- Catskill Ventures LLC – Big Indian ropes course
- Murad Heerjee – Bike/scooter rental

8. Other Business:

None

9. County Liaison Report:

10. Meeting Adjournment