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

Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
July 11, 2018

Public Hearings:

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 were instructed to re-visit the Planning Board if they wished to add/alter anything else on the property. 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 15 rooms, 20ft. off the gable end facing route 28, and a 50x26 facing Golf Course Rd. Proposing to add another one, below grade 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. One of the neighbors was present to review the site plan, didn't see any problems with it. Motion was made by Board Member Christie to close the public hearing, seconded by Board Member Shiner. All in favor.

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

Allan Dumas 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. The parking lot is for 45 cars, 3 Handicap spaces, and 8 employee spots. 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. Mr. Dumas recently received an e-mail from DOT saying this was satisfactory. There is enough room for people to be coming in and out at the same time. They've also reviewed their traffic generation calculations, and parking that they're laying out. The DOT will be requiring a work permit, which they've almost completed, just waiting to hear what the Planning Board decides. The bulk of the site is mostly woods, which is the ropes course. Proposing to use the existing septic tank for the employees, and will be replacing existing leech field which is in the new parking lot area. They'd like to add portable bathroom trailers, 8x18, entirely self-contained, which have also been

presented to the DOH for their approval. Signage will conform to both DOT and Town standards, 24 sq. ft. will most likely be placed on the lattice of the deck for high visibility from Route 28.

Pursuant to Town Code, mountain related activities are permitted with a special permit in R5 zones. The two parcels that will be used are R1.5 & R5. Catskill Ventures, LLC has requested that the zoning be amended to solely R5 for the approval of the special permit. Request was already sent to County in the fall, came back with no County impact. Neighbor inquired about the zoning being changed from residential to commercial, but it will be still be residential, requiring a special permit from the Planning Board. The patrons will be navigating themselves on wood-chipped, designated foot paths and will have adequate signage all over to make sure that they don't stray off of them onto anyone's property. Nothing further from Board or residents, motion was made by Board Member Kalb to close the public hearing, seconded by Board Member Christie. All in favor.

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

Chair Brewer conducted the survey, so he's recused himself. Mr. Heerjee has recently purchased the property right next to the Parrish Field. He would like to rent out bikes and scooters outside of his property, in an HC zone. 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 has set up bikes at the Phoenicia Belle, and The Graham & Co. He's also placed one in front of the liquor store for advertising purposes. Mr. Heerjee mentioned perhaps moving the business over to the old "Mama's Boy" owned by Declan Feehan. Special permits go with the owner, in which case, Mr. Feehan would have to reapply as the property owner and repeat the entire process. Mr. Heerjee will be open 7 days a week, from 8 to 6/7. He expects most people to come by foot from the bus. 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. Parking is the biggest concern, neighbors don't want them parking on their property, and to watch out for children that live in the area or are going into the Park. He also occasionally parks the cars from his other town car business in the driveway but was instructed to park them elsewhere if he wants to pursue the special permit for this property. With nothing further from the Board, a motion was made by Board Member Rabuffo to close the public hearing, seconded by Board Member Kalb. All in favor.

The regular meeting was called to order by Chair Brewer at 7:31 pm with the pledge of allegiance.

Roll called by Planning Board Secretary Anne Ricciardella, and attendance was recorded as follows:

| | |
|-------------------|---------|
| Don Brewer, Chair | Present |
| Art Christie | Present |
| John Horn | Present |
| Joanne Kalb | Present |
| Allen Shiner | Present |
| Cliff Rabuffo | Present |
| Sam Spata | Present |

Roll call summary: 7 Present

Others present: Howie McGowan, Bob Kalb, Vivian Welton, Jay Jacobs, Scott Glick, Allan Dumas, David Zilenziger, Bruce Winchell Sr., & Bruce Winchell Jr., Kerry Hendersen, Murad Heerjee, Rob Stanley, Louis Torino, Christian Smythe, Doug Thornton

Communications:

None

Minutes:

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

Old Business:

Shandaken Inn Properties, LLC – Shandaken Inn site plan review:

With no further inquiries from the Board, motion was made to accept that site plan as submitted by Board Member Kalb, seconded by Board Member Spata.

Roll Call Vote:

| | |
|-------------------|---------|
| Don Brewer, Chair | Yes |
| Art Christie | Yes |
| John Horn | Yes |
| Joanne Kalb | Yes |
| Cliff Rabuffo | Recused |
| Allen Shiner | Yes |
| Sam Spata | Yes |

Roll call summary: 6 yes, 1 recused

Catskill Ventures, LLC – Big Indian Adventure Park – Special permit:

Town Board named the Planning Board lead agency at the July meeting for the approval of the zoning amendment. Chair Brewer went over the SEAF form required with everything resulting in “no or small impact.” Motion was made by Chair Brewer for a negative declaration regarding SEQR for the Big Indian zoning amendment Local Law #2 of 2018, seconded by Board Member Christie.

Roll call vote:

| | |
|-------------------|-----|
| Don Brewer, Chair | Yes |
| Art Christie | Yes |
| John Horn | Yes |
| Joanne Kalb | Yes |
| Cliff Rabuffo | Yes |
| Allen Shiner | Yes |
| Sam Spata | Yes |

Roll call summary: 7 yes

Motion was made by Chair Brewer to accept the special permit application for the ropes course as submitted with the zoning amendment/SEQR neg. dec. pending the adoption of Local Law #2 of 2018, seconded by Board Member Kalb.

Roll call vote:

| | |
|-------------------|-----|
| Don Brewer, Chair | Yes |
| Art Christie | Yes |
| John Horn | Yes |
| Joanne Kalb | Yes |
| Cliff Rabuffo | Yes |
| Allen Shiner | Yes |
| Sam Spata | Yes |

Roll call summary: 7 yes

Murad Heerjee – Bike scooter rental-special permit:

The Board discussed the parking issue more thoroughly, deciding that the majority of people showing up to rent these bicycles will be walking over, or be drop off/pick up. The money transactions will be mostly made electronically. Bikes will be kept inside the garage. The project was originally classified as a Class II home occupation, the Board would like to classify it under “other commercial recreation and amusement facilities.” With no further inquiries from the Board, motion was made by Board Member Christie to accept the application as submitted, with the stipulations that there be no parking on the neighbor’s lawn, and the applicant come back to the Planning Board in March to re-visit the application, seconded by Board Member Spata.

Roll call vote:

| | |
|-------------------|---------|
| Don Brewer, Chair | Recused |
| Art Christie | Yes |
| John Horn | Yes |
| Joanne Kalb | Yes |
| Cliff Rabuffo | Yes |
| Allen Shiner | Yes |
| Sam Spata | Yes |

Roll call summary: 6 yes, 1 recused

New Business:

Ullman/Umhay – Lot line adjustment – LLA-2018#1:

Ed & Patricia Ullman, own the parcel located at 40 Miller Rd., totaling 2.198 acres. Arthur & Mary-Jack Umhay own the parcel located at 5356 Route 212, totaling 0.741 acres. The Ullman’s would like to give 1.003 acres to the Umhay’s parcel totaling it to 1.744 acres. The Ullman’s new acreage will then be 1.195 acres. They also own a rectangular parcel next door on Miller Rd. which is vacant land,

totaling 0.425 acres. They'd like to combine that acreage with the 1.195 acres, totaling 1.620 acres altogether. With no further questions from the Board, motion was made by Board Member Rabuffo to accept the application as submitted, seconded by Board Member Shiner.

Roll call vote:

| | |
|-------------------|---------|
| Don Brewer, Chair | Recused |
| Art Christie | Yes |
| John Horn | Yes |
| Joanne Kalb | Yes |
| Cliff Rabuffo | Yes |
| Allen Shiner | Yes |
| Sam Spata | Yes |

Roll call summary: 6 yes, 1 recused

Other Business:

Chair Brewer made a motion to recommend that Board Member Rabuffo replace Kathy Jordan's vice-chair position, seconded by Board Member Christie. All in favor. Board Member Rabuffo will become vice-chair after the approval of the Town Board at the August meeting.

County Liaison:

Ms. Welton present, included with minutes.

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Christie, seconded by Board Member Rabuffo. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 8:45 PM.



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

Date: Regular meeting, July 11, 2018

Time: 6:30 PM

Place: Main Hall, Town Hall Building

Public Hearing: Shandaken Inn Properties LLC, Big Indian Adventure Park, &
Murad Heerjee

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:

- Shandaken Inn Properties LLC – Site plan review
- Big Indian Adventure Park – Ropes course special permit
- Murad Heerjee – 6 St. Ursula Pl. – Bike/scooter rental special permit
- Ullman/Umhay – Lot line adjustment

7. New Business:

8. Other Business:

None

9. County Liaison Report:

10. Meeting Adjournment