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Supervisor: (845) 688-7165  
Police: (845) 688-9902  
Town Clerk: (845) 688-5004  
Justice Court: (845) 688-5005  
Assessor: (845) 688-5003  
**ZBA/ZEO/Planning: (845) 688-5008**  
Highway: (845) 688-9901  
Fax: (845) 688-9863

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

Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
August 8, 2018

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, Tina Rice, Hank Williams

**Communications:**

None

**Minutes:**

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

**Old Business:**

**ESRM/Rail Explorers:**

Mr. Kalb brought up the "right turn only" stipulation leaving the ESRM lot for the Rail Explorers project. Building Inspector McGowan and Chair Brewer both agree that making the right turn onto Lower High Street, and then the left at Bridge Street to go towards Route 28, is more dangerous than making the left out of the museum parking lot onto Lower High Street and going towards Route 28 from there. Chair Brewer stated that he went out with the Building Inspector and measured the site distance at 15, 25, and 35 ft and the foliage isn't in the line of sight until 35 ft.

### **New Business:**

#### **Mary Garraffa – 1446 Wittenberg Rd. – Windy Ridge day care:**

Mrs. Garraffa has been operating Windy Ridge day care from her residence for about three (3) years now. It was recently brought to the attention of the Building Inspector, and she's been asked to come before the Planning Board for a special use permit. Board Member Spata has been out to the site for a visit, stated that it's already set up for a day care, has a privacy fence in the front, a rectangular pool with fence around the deck, and the residence at the top of the property. He recommends that some of the shrubbery/foliage at the end of the driveway be trimmed to increase visibility leaving the property. Mrs. Garraffa has presented a survey of her property from about 1992, hired an engineer to draw up the site plan but was unable to finish due to a family emergency. She and the entire grounds have been inspected by the State in order for her to be issued a license to operate a day care within New York State. She's been fingerprinted, had a background check, fire, water, lead, and a pool inspection. The Board doesn't see any issues with granting a special use permit, but before they send the application to a public hearing they'd like to see a completed site plan. Mrs. Garraffa will present at the next regular meeting.

### **Other Business:**

#### **Woodland Valley Statue:**

Hank Williams present to inform the Planning Board of the statue of Sri Chinmoy that the owner of 822 Woodland Valley Rd. would like to erect on his property. As of now, no plans/application have been filed with the Town. Until they have an application in front of them, the Planning Board isn't able to make any decisions on the matter.

### **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 Kalb, seconded by Board Member Christie. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 7:30 PM.



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

Date: Regular meeting, August 8, 2018  
Time: 7:00 PM  
Place: Main Hall, Town Hall Building  
Public Hearing: None

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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
Art Christie	_____ present	_____ absent
John Horn	_____ present	_____ absent
Joanne Kalb	_____ present	_____ absent
Allen Shiner	_____ present	_____ absent
Cliff Rabuffo, V.Chair	_____ present	_____ absent
Sam Spata	_____ present	_____ absent

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

4. Previous meeting minutes:

5. Communications:

None

6. Old Business:

7. New Business:

Mary Garraffa – 1446 Wittenberg Rd. – Windy Ridge Pre-school

8. Other Business:

None

9. County Liaison Report:

10. Meeting Adjournment