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

Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
September 12, 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 Chair Don Brewer, 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, Mary Garraffa, Gael Alba

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 Spata. All in favor.

Old Business:

Mary Garraffa – 1446 Wittenberg Rd. – “Windy Ridge” special permit

Mrs. Garraffa is applying to operate “Windy Ridge” daycare out of her residence located at 1446 Wittenberg Rd. Last month she presented a survey map that was from the early 90s and wasn't totally complete. She was asked to come back this month with her completed site plan, which was done by Chair Brewer which resulted in him being recused. The vegetation brought up last month by Board Member Spata from his site visit is shown on the map and has been agreed to be trimmed. There are plenty of

parking spaces drawn out, but most of the traffic will be drop off/ pick up. Hours of operation are Monday-Friday from 9-4, sometimes 4:30 if parents are running late, and closed on weekends and holidays. There won't be more than twelve (12) kids at any given time, about 6-8 right now. The property has a private well, their water usage won't be effecting any surrounding neighbors. There is a pool on site, surrounded by a fence and deck with a self-locking gate, it's been inspected by the State and Mrs. Garraffa stated it's inaccessible to the children. The playground is located at the front of the property in a fenced in area. There was a letter submitted by attorney Marc Miller on behalf of the Adlers who reside at 1441 Wittenberg Rd. with a list of issues that they'd like to be clarified and made more concrete during the operation of the day care. Many of the points are already listed on the site plan checklist and inquired by the Board Members. They felt most of them had been properly addressed. With no further questions from the Board, a motion was made by Board Member Kalb to send the application to public hearing for next month, seconded by Board Member Shiner.

Roll call vote:

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

Roll call summary: 6 yes, 1 recused

New Business:

Miranda Morrison – 33 & 39 Grubman Rd. – Lot line adjustment:

Ms. Morrison is the owner of both 33 Grubman, and 39 Grubman Rd., and she would like to combine them into one lot. 33 Grubman, 14.1-1-15.100 currently 1.3 acre, and 39 Grubman, 14.1-1-16 currently .95 acre, are both undersized, the combination will make the lot more conforming to the zoning codes. The deed to 33 Grubman actually goes to center line of Route 214, but it's been indicated on the survey that it will not be included in the lot line adjustment. Acreage will be 1.262 to be added to 1.135 minus the bounds to Route 214 of 0.144, totaling 2.253 acres total. The combination will make it easier for the addition of a bathroom in her garage to be connected to her existing septic system. The Board saw no issues with the request, with nothing further a motion was made by Board Member Kalb to approve the lot line adjustment as presented, seconded by Board Member Spata. All in favor.

Other Business:

None

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 Rabuffo. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 7:45 PM.



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

Date: Regular meeting, September 12, 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
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:

-Mary Garraffa - 1446 Wittenberg Rd. - "Windy Ridge" pre-school

7. New Business:

-Miranda Morrison - 33 Grubman Rd. - Lot line adjustment

8. Other Business:

None

9. County Liaison Report:

10. Meeting Adjournment