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Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
January 13, 2016

The regular monthly meeting was called to order by Chair Brewer at 7 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:** Kathy Nolan, Tina Rice, Chuck Perez, Gael Alba, Keith Holmquist, Jack Schoonmaker, Bob Kalb,

**Minutes of previous meeting:**

Minutes were reviewed by board members, some corrections were requested to be made about the roofing fee portion and has since been adjusted with the fee schedule available for viewing on the Town website.

**Communications:**

None

**Old business:**

Crossroads Belleayre Resort has presented the board with the resolution and SEQR findings for their review. Representatives from the Project were present at the meeting to discuss and answer any questions or concerns that the board expressed. The board has had a week to go over the paperwork. Questions and concerns that came up were: 1. Paragraph 4, Section D- "Clerk of the Works" Clarification of who hires this person. Clerk is hired by the Town and is contracted strictly with them only. The applicant pays for this so that the Town doesn't have to. The Clerk is there to assist the building inspector with this project so he is free to continue his usual responsibilities. The Clerk will be the initial building inspector for the Project and will file copies of all reports and certifications concerning the construction of the Project. 2. Paragraph 4, Section M- This section was a little unclear due to its wording, Belleayre lawyer agreed to look at it further. As of now, the fire chiefs are still looking for an agreeable date to hold a meeting to

discuss the findings. 3. Blasting- Clarification as to why the residents would have to submit a letter in writing to be notified about the blast and also feels it's the applicant's responsibility to make this aware to the neighbors. All of the residents within a ¼ mile radius will be notified prior to the blast. There will be pre-blast surveys done in case the blasting has effects on wells. They will know specifically that the problem arised because of this particular project. Anyone who is outside of the ¼ mile radius that wishes to be notified must do so in writing. Question arose as to whether there actually will be any blasting because it's usually hard to tell before the construction begins. Belleayre lawyer assures the Board that since they've been doing so many soil and other tests on site for the past 16 years, she's 100% certain that there will be blasting. Board asked if there could be a public notice posted with a number to reach someone after hours if they needed to. The Storm Water Pollution Prevention Plan requires the Project to keep a box on site with the manuals available. They would be happy to post one on there, at the Town Hall and near the construction trailer. Blasting procedures have heavy mats now that will muffle the sound. Explosives will be brought to site as needed, are stored in special bunkers, and are only handled by those qualified to do so.

The Chairman of the Board then asks everyone if they'd had enough time to go over the entire packet and feel comfortable with the resolution and SEQR findings. Majority agreed it was well put together, detailed and informative. Board member Shiner then makes a motion to accept the resolution and findings as written and approve the Special Permit, seconded by Board member Horn.

**Roll Call Vote:**

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

**Roll Call Summary:** 7 Yes

**New Business:**

None

**County Liaison Report:**

Keith Holmquist present. Has only the Glass Mountain Inn before the UC Board and that's currently with the ZBA. Expressed the fact they're still in need of an alternate liaison and does not have to be a Planning Board member. Many training opportunities are coming up in Febuary and April. Board needs to have a recommendation ready for the next meeting.

**Adjournment:**

There being no further business before the board, a motion was made for adjournment by Board Member Kalb, seconded by Boar Member Jordan. All in favor. The Shandaken Planning Board meeting adjourned at approximately 7:44 PM.