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

Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
November 2, 2016

Public Hearing: @ 6:30 PM

Dan Hellmayer – Phoenicia Plaza – Restaurant/Bar Special Permit

Motion was made by Board Member Christie to open the public hearing for Mr. Hellmayer who's applying for a Special Permit to run an Asian restaurant with a bar in the Phoenicia Plaza. It will go in the old Russ' spot on the far left, plans to open at 5 PM with dinner service only. Will eventually open the deck with seating and have a sliding glass door to lead out. Deck is currently unusable until the necessary repairs are made, but will be done prior to opening. Mr. Hellmayer has yet to receive his liquor license, just doing one step at a time. After no further questions, motion was made by Board Member Horn to close the public hearing, seconded by Board Member Kalb. All in favor.

The regular monthly 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
Kath Jordan, V. Chair	Present
Art Christie	Present
John Horn	Present
Joanne Kalb	Present
Allen Shiner	Present
Cliff Rabuffo	Absent

Roll call summary: 6 Present

Others present: Warren Tutt, Bob Kalb, Dan Hellmayer, Jack Schoonmaker, Kathy Nolan, Chuck Perez

Minutes of previous meeting:

Motion was made to accept the previous month’s minutes by Board Member Kalb, seconded by Board Member Shiner, all in favor.

Communications:

Keith Holmquist has retired as liaison to the Ulster County Planning Board. Our current alternate, Mr. Sam Spata will be recommended to the Town Board for his replacement. There haven’t been any resumes or letters of intent for prospective Planning Board members. Board Member Christie will be recommended to the Town Board for another 7 year term.

Old Business:

Dan Hellmayer – Phoenicia Plaza Special Permit

After the Board discussed Mr. Hellmayer’s proposal and agreed it to be a nice addition to the Plaza, a motion was made by Board Member Horn to accept the application as submitted, seconded by Board Member Kalb.

Roll Call Vote:

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

Roll Call Summary: 6 Yes, 1 Absent

Big Indian/ Oliverea Fire Co. – Lot Line Adjustment

Chuck Perez, represents the firehouse for this project. Last meeting the maps presented to the Board didn’t include the line to be deleted. Mr. Perez provided the Board with the new maps that now includes the necessary changes. The fire co. currently owns three properties in Pine Hill and they’d like to eliminate the boundaries to make it all one parcel. They’ve received a Grant to expand, contingent on this lot line adjustment being approved. During Hurricane Irene, it served as a local command post for the National Guard. The project’s still in the very beginning stages but they’d eventually like to add an area strictly for the engines, and make the current firehouse into a kitchen/common area. Also need to become compliant with OSHA standards, American with Disabilities standards, the Red Cross would be able to use it during emergencies, add shower facilities, make it handicap accessible, and ultimately use it for the community. Board went over the map thoroughly along with Mr. Perez, and after review, a motion was made by Board Member Jordan, seconded by Board Member Christie, to accept the application as submitted, being all three are combined to make 12.7-2-32 one large parcel. The smallest of the properties indicated as SBL# 12.7-2-35, is land hooked, and some members don’t believe the tax map department will accept it combining with the other two lots. If they decide to keep it with its own tax map identification, the Board will accept and approve that also.

Roll Call Vote:

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

Roll Call Summary: 6 Yes, 1 Absent

Air B&B Rules & Regulations

Board Member Shiner submitted rules & regulations being implemented in many towns for our Town lawyer to review. Since the State is now in litigation over Air B&B rules, the Board thought it best to hold off until the matter is resolved and move forward from there. The Board can only make our laws more restrictive.

New Business:

Request for interpretation from ZBA

The Planning Board was asked by the judge overseeing the Belleayre Project's case, to request an interpretation of a "lodge development" from the ZBA. The Planning Board's attorney wasn't available until November to go over the documents and be present at the meeting for the request. Motion was made by Board Member Shiner, seconded by Board Member Kalb, to hold a Special Meeting on Monday November 14, 2016 at 7PM at the Town Hall to submit their request to the ZBA before their monthly meeting on November 16th. All in favor.

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Horn, seconded by Board Member Jordan. All in favor. The Town of Shandaken Planning Board meeting adjourned at approximately 7:20PM.

