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

Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
June 8, 2016

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	Present

**Roll call summary:** 7 Present

**Others present:** Bob Kalb, Ron Pordy, Randy Ostrander, Doris Bartlett,

**Minutes of previous meeting:**

Motion was made to accept the previous month's minutes by V. Chair Jordan, seconded by Board Member Horn, all in favor.

**Communications:**

None

**Old Business:** Karlyn Monroe – 19 Old Rte. 42 “Glamping”

Discussion continued forward for the project on Old Rte 42 about glamping which is basically glorified camping in tents on a wood floor, with modern amenities available. The public hearing was closed at the previous meeting. Motion was made by Board Member Shiner confirming that there is no negative impact on the environment, seconded by Board Member Kalb. All in favor. As of this meeting, all efforts to contact the Fire Chief Gary Carr have been to no avail. Many have reached out to test the weight capacity of the bridge to ensure one of the Town's trucks would make it safely across. We've

received a letter from Mr. North of North Engineers confirming the bridge is in good condition and can in fact withstand the weight. Because it is up to normal AASHTO standards, there's no need to label the bridge.

Chair Brewer produced a letter to the Board explaining their position on this particular project and some requests he'd like to be addressed in the Special Permit. He states that due to no history of these projects existing so far in our town, they're incapable of knowing the exact benefits or negative impacts that could or will arise. The only way the Board can safeguard against many of the speculations brought up by the neighbors, is to approve this application conditional on a one year basis, as it's allowed in our zoning regulations. Ms. Monroe is to provide the Board and ZEO with a list of the rules and regulations that will be implemented. The conditions are that the implementation of the rules and regulations shall be the responsibility of the applicant and are as follows:

1. Hours of activities and Noise control
2. Regulation of campfires
3. Control of trash and litter
4. Control of motorized vehicles on the property
5. Prevention of trespassing by visitors or pets on neighboring lands
6. Continuous supervision

A one year conditional permit is not uncommon for Planning Board's to decide on, it's been done in other Townships. The Board feels that to ensure what was presented at the meetings does in fact occur, a one-year timeline will be beneficial to them and the neighborhood. If complaints are repeatedly made to the Zoning Enforcement Officer, they will be recorded and presented to the Board for review at the year's end. In lieu of getting in touch with Chief Carr, the Board would like to postpone the official vote until they've heard from him regarding the bridge.

**New Business:** John Zirinsky – Lot Line Adjustment 14.5-2-64

Chair Brewer recused himself because he's the surveyor for this project. Mr. Zirinsky owns the property located at 794 Route 214. His neighbor, Mr. Kenneth McLeod owns the adjoining property which includes Mr. Zirinsky's driveway and a portion of the road that leads to the Homeowner's Association. Mr. Zirinsky is the VP of the Homeowner's Association and would like to take responsibility for the bridge that leads over to the Homeowner's Association building. Mr. Zirinsky's property totals 1.163 acres, while Mr. McLeod's totals 2.059. They would like to take 0.075 from McLeod and give it to Mr. Zirinsky totaling his property at 1.238 acres. Since it's in an R3 zone, Town Code states that you cannot make a substandard lot smaller. The Planning Board thinks it best to get a variance first from the ZBA. Motion was made by Board Member Rabuffo to send the application to the ZBA for review, seconded by Board Member Kalb. All in favor.

**County Liaison Report:**

Keith Holmquist not present.

**Adjournment:**

There being no further business before the Board, a motion was made for adjournment by Board Member Kalb, seconded by Board Member Jordan. All in favor. The Shandaken Planning Board meeting adjourned at approximately 7:45 PM.