

**TOWN OF SHANDAKEN PLANNING BOARD**  
***MINUTES FOR PUBLIC HEARING & REGULAR MONTHLY MEETING 9/12/12***

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The regular monthly meeting was opened by Chair Joanne Kalb at 7:06 PM with the Pledge of Allegiance to the Flag. The Secretary called the roll, advised that a quorum was present and that the meeting could commence.

**ROLL CALL:**

Art Christie	Absent
John Horn	Present
Joanne Kalb	Present
Maureen Millar	Present
Joan Munster	Present
Faye Storms	Present

*Roll Call Summary:*

*5 present, 1 Absent,*

*Others Present: Kurt Boyer, Bernard Handzel, Liz Potter all representing the Phoenicia Library, Councilmember Doris Bartlett, Keith Holmquist, Beth Waterman, Don Brewer.*

*Councilmember Bartlett asked if we had advertised for the vacancy on the Planning Board*

*New Business: Case 2012-10 Phoenicia Library for site plan review on renovations on the Phoenicia Library located on 48 Main St. Phoenicia, SBL 14.13-3-4, Zoned HC.*

*Kurt Boyer is here representing the Phoenicia Library. He explained that they are in the process of re-building the Phoenicia Library. Mr. Boyer indicated he met with the Building Inspector and reviewed the plans. Mr. Boyer indicated they completed the application for the flood plain development. Member Munster asked if they had a completed elevation certificate. Mr. Boyer indicated Mr. Stokes has the maps. Mr. Boyer indicated according to Mr. Stokes, and the fact it is commercial property they would not have to raise the building. Member Munster asked how they were going to "flood-proof" the building. Mr. Boyer indicated and explained the floodgates will be installed and the building will be on piers and displace the least amount of water. He indicated Mr. Stokes stated he will make all info available to their engineers regarding the flood-proofing. Member Millar brought up the issue of the required variances and how she feels this case should be moved to the Zoning Board of Appeals and would be revisited after the ZBA makes their determination. Motion made by Chair Joanne Kalb to move this to the ZBA. Seconded by Maureen Millar, all members present in favor.*

*New Business: Case 2012-11 David Pillard, Joan Gossoo, Mark Gossoo, Executor for Claude Gossoo. Lot Line Adjustment for SBL# 4.12-1-7.1. Zoned R1.5 & R5.*

*Mr. Don Brewer is here representing the applicants. He explained the way the lot lines are right now and the adjustment they are requesting. Member Joan Munster made a motion to approve the lot line adjustment as submitted, seconded by Member Faye Storms, all members present in favor.*

*Other Business:*

*Keith Holmquist from the Ulster County Planning Board announced "Creek Week", Mr. Holmquist explained the economic climate in the county. Mr. Holmquist indicated that since our workshops are now on Wednesday evenings we should discuss having someone to be the alternate to the Ulster County Planning Board.*

*-Motion was made by member Joan Munster to accept the minutes from the August 2012 meeting as submitted. Seconded by Chair Joanne Kalb, all members present in favor.*

*Vote on new Planning Board Member:*

*The board took a vote on the new Planning Board member. Mr. Don Brewer was unanimously recommended for the vacancy on the Planning Board. Recommendation will be sent to the Town Board for consideration.*

There being no further business a motion was made by member Maureen Millar to adjourn the meeting, seconded by Joanne Kalb, all members present in favor.