

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

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The Public Hearing was opened by Chair Joanne Kalb at 7:00 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:

|              |         |
|--------------|---------|
| Don Brewer   | Present |
| Art Christie | Present |
| John Horn    | Present |
| Joanne Kalb  | Present |
| Joan Munster | Present |
| Faye Storms  | Absent  |

Roll Call Summary:

5 present    1 Absent

*Others Present: Mighty Xee*

1. *Public Hearing Case 2012-13 Mighty Xee 791 State Route 214 Chichester, NY requesting special use permit for Property located at 781-791 Route 214 Chichester, NY to have a seasonal rental unit, SBL# 14.5-2-20.21 Zoned R1.5*  
*Secretary read legal notice*  
*There was no correspondence received. However, the secretary did receive two phone calls from neighbors who received notices. The secretary explained that this was in regards to a special use permit that was applied for. Neither neighbor had any issues with the property or with the Planning Board issuing a special use permit.*

*Motion made by member Joan Munster to close the public hearing, seconded by member Art Christie.*  
*All members present in favor.*

*Chair Joanne Kalb opened the regularly scheduled meeting of the Planning Board. Roll call was dispensed with as no change in attendance*

1. *Action on Public Hearing Case 2012-13 Mighty Xee: Motion made by member Joan Munster to accept and approve The special use as submitted. Seconded by member John Horn.*

*Roll Call Vote:*

*Art Christie- Yes*  
*Joan Munster- Yes*  
*Joanne Kalb- Yes*  
*Don Brewer- Yes*  
*John Horn- Yes*

*Summary: 5 Yes    1 Absent*

2. *New Business: Case 2012-14 Bruce VanHorn & Martine Baum 5 Miller Rd. & 25 Miller Rd. Mt. Tremper, NY SBL# 25.10-2-5 & 25.10-2-6, Zoned R1.5. Lot line adjustment, transferring 1 acre from 25.10-2-5 to 25.10-2-6.*  
*Mr. Baum and Mr. VanHorn are present.*  
*There was a discussion regarding the lot line adjustment and a decision was made to postpone this case until next month's meeting. They will bring site plan maps showing the line adjustment.*

*Motion made by member Art Christie to accept November's minutes as presented, seconded by Chair Joanne Kalb, all members present in favor.*

*Motion was made by member Joan Munster to re-appoint Joanne Kalb as Chair to The Town of Shandaken Planning board. Seconded by member Art Christie, all members present in favor. The secretary will forward this to the Town Board.*

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