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

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**Town of Shandaken Planning Board
Public Hearing
December 13, 2023 6:45pm**

Zen Arts Center Inc. – Special Use Permit

Public Hearing was opened at 6:48pm with the pledge of allegiance.

Roll Called by acting secretary Grace Grant; attendance recorded as follows:

Cliff Rabuffo, Chair	Present
Art Christie	Present
Joanne Kalb	Present
John Horn	Present
Allen Shiner	Present
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 7 Present

Present for the hearing was Adam Katzman representing the applicant. Legal Notice was read by acting secretary.

Applicant is seeking a Special Use Permit to exceed the limit of 3 accessory structures per lot allowable by Zoning Code. As the parcel is more than 5 acres, more than three accessory structures can be constructed through a Special Use Permit. The applicant would like to expand the existing 26.5 kW solar array by adding an additional 19.68 kW of solar through an additional ground mounted panel.

Hearing was opened to the public for comment, none were received. No comments were sent prior to the hearing.

With no comments from the public or the Board, a motion to close the Public Hearing was made by Board Member Spata, seconded by Board Member Welton; all in favor. Public Hearing closed at 6:51pm.



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**Town of Shandaken Planning Board
 Regular Monthly Meeting Minutes
 December 13, 2023**

The regular monthly meeting was called to order at 7:00pm. Attendance recorded as follows:

Cliff Rabuffo, Chair	Present
Art Christie	Present
Joanne Kalb	Present
John Horn	Present
Allen Shiner	Present
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 7 Present

Others Present: Adam Katzman representing Zen Arts Center, Don Brewer representing Veitch Real Estate Holdings and Slide Mtn Forest House, Matthew Towne representing Graham & Co, Supervisor DiSclafani, Council Member VanBlarcum, Council Member Kneissl, Council Member Drake, Council Member Steen, Hilary Smith, Chandra Valianti, Mary Herrmann, Jerry Sforza, Monica Sforza, Brian Powers

Minutes:

A motion was made by Board Member Welton to approve the minutes from the previous months meeting, seconded by Board Member Spata; all in favor.

Old Business:

Zen Arts Center Inc – 25.1-2-9.100 – Special Use Permit

There were no further questions or comments with regards to this application from the Board. Part 2 of the SEAF was completed by the Board, and signed by the Chair. A motion to issue a Negative Declaration for this project was made by Board Chair Rabuffo, seconded by Board Member Christie with a roll call vote as follows:

Art Christie	Yes
Joanne Kalb	Yes
John Horn	Yes
Allen Shiner	Yes
Sam Spata	Yes
Vivian Welton	Yes

7 yes, 0 no

Following the issuance of the Negative Declaration, a motion to approve the Special Use Permit was made by Board Member Welton, seconded by Board Member Christtie with a roll call vote as follows:

Art Christie	Yes
Joanne Kalb	Yes
John Horn	Yes
Allen Shiner	Yes
Sam Spata	Yes
Vivian Welton	Yes

7 yes, 0 no

New Business:

Veitch Real Estate Holdings – Lot Line Revision and Subdivision – 4.12-1-7.110 & 4.12—1-14.100

Applicant is represented by Don Brewer. They are seeking a Lot Line Revision so that parking that exists on lot 7.110 would be added to lot 14.100, prior to the subdivision.

Applicant is seeking approval of a subdivision of 4.12-1-7.110 into three lots in order to sell them.

The Board asks that setback lines, utility easements, and access easements be presented at a future meeting before they can send the application for Public Hearing.

Parker Lane Ventures/Graham & Co – 14.13-1-50 – Site Plan

Applicant is being represented by Matthew Towne, P.E. Applicant is seeking Site Plan approval in order to construct a Multi-Purpose building to support the existing commercial use. Applicant is currently renting a building off site, and the property where the building is located is being sold. The proposed multi-purpose building would replace that use.

The proposed structure would have two small office spaces, a small kitchen, a bar, restrooms and a utility room. They would serve bar food and alcoholic beverages. The building would not be open to the public, but for the use of people staying at the hotel and any guests they may have. Questions from Board members regarding the property being used for retreats, weddings, etc. Representative is unsure about the exact uses for the proposed building. The owners will be present during the next meeting and will be able to offer more clarity on the exact uses and expected occupancy on the site during any events that may take place should the site plan be approved. Board members Christie and Spata express concerns with potential exhaust and noise that may impact neighboring residential properties that the owners will be able to speak to the next time they present.

Board Chair Rabuffo asks if the proposed building is located on top of one of the septic reserves? It is not, they plan to have a grease trap and connect the new building to the existing septic. Plans for the septic have been discussed with the Ulster County Health Department, but no permits or approvals have been issued yet. They are reducing the number of guest rooms in one of the buildings from 6 to 4 to accommodate the additional load on the septic that will be created by the multi-purpose building.

The doubled setback (40 feet) requirement is being met.

Applicant will put together the requested information and present at a future meeting.

Slide Mtn Forest House LLC/Ralph and Daniela Combe – 23.-1-9.100 & 23.-1-9.200 – Lot Line Revision

Applicant is being represented by Don Brewer. Applicant plans to sell 23.-1-9.200, but would like to retain 15 acres from that lot for their house lot prior to sale. Land associated with 23.-1-9.100 that is on the west side of Oliverea Road will be added to 23.-1-9.200. Septic and well for the house will remain on the same lot as the house, and the existing access to the house will remain. With no concerns regarding the proposed Lot Line Adjustment, Board Member Welton makes a motion to approve the Lot Line Adjustment, seconded by Board Member Kalb with a roll call vote as follows:

Art Christie	Yes
Joanne Kalb	Yes
John Horn	Yes
Allen Shiner	Yes
Sam Spata	Yes
Vivian Welton	Yes

7 yes, 0 no

Other Business:

The Board goes into executive session to hold interviews for the open Planning Board position created by Art Christie's term ending. Applicants for the position are Art Christie, Hilary Smith, and Chandra Valianti.

Following the executive session, the Board decides to recommend the following:

1. Art Christie's reappointment for the Planning Board position.
2. Hilary Smith's appointment as the Planning Boards liaison to the Ulster County Planning Board.
3. Should an alternate position be created by the Town Board, Chandra Valianti's appointment as the alternate member.

Adjournment:

There being no further business before the Board, a motion to close the meeting was made by Board Member Kalb, seconded by Board Member Spata; all in favor. Meeting closed at 9:05.

Minutes prepared by acting secretary Grace Grant.