

Supervisor: (845) 688-7165

Police: (845) 688-9902

Town Clerk: (845) 688-5004

Justice Court: (845) 688-5005

Assessor: (845) 688-5003

Assessor Fax: (845) 688-5708

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

Fax: (845) 688-2041

*"The Heart of the Park... Where the Eagle Soars"*

[www.shandaken.us](http://www.shandaken.us)

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

**Town of Shandaken Planning Board  
Minutes for Regular Monthly Meeting  
August 11, 2021**

**PUBLIC HEARING:**

**The Aurum:**

Public Hearing was opened at 7:02pm. Hearing was open to the public. Ciro Interrante (design architect) and Michael Moriello (lawyer for The Aurum) both representing The Aurum. Also present was Anthony Gentile (notified abutter), James Amenta (notified abutter), Jim Cartledge (notified abutter), Tom Harvey (lawyer for resident near site not abutting), Robert Goldstein (resident near site not abutting), Kathy Nolan (member of general public), Ken Lovelett (notified abutter), along with Tina Rice, Kevin Vanblarcum, Consultants Ellen Hart for the Planning Board, and Code Enforcement Officer (CEO) Howard McGowan.

Ciro Interrante is first asked to present the site plan to the public to which he shows the Planning Board a new site plan revision that had been submitted before the meeting began via email without any knowledge from the Planning Board or Secretary for the Planning Board. This revised site plan with a revision date of 8/11/21 represents the comments from Ulster County Department of Public Works and The Shandaken Fire Department. (See attachment)

Anthony Gentile an abutting neighbor speaks to his concerns to the traffic along Plank Rd. 83 vehicles parking at The Aurum which he believes is way too much for Plank Rd. He states the road is 9 feet wide with no shoulder. He requests to have a traffic engineer conduct a study to be able to handle the new purposed traffic. He will be notifying Ulster County putting them on notice via certified mail that they are out of compliance for allowing this project on their roadway. He reminds the Board it is their purpose to in



section 116-3 to promote beneficial traffic services and to avoid congestion in areas. He also requests that all determinations from the Board they as neighbors be notified as well.

James Amenta an abutting neighbor wants to understand how there can be a Public Hearing given the applicant just submitted new plans.

Jim Cartledge an abutting neighbor asks the Board why everything is done in private without anyone knowing. He continues to state that no one on the Planning Board does a good job and all decisions are done in secret and under the table.

Tom Harvey lawyer for a home owner near site not abutting on Mt. Laurel rd. states that someone from out of town with a lot of money bought in and then realized the property is a big mess which will then be the Boards mess and in turn the neighbor's mess. He states to the applicant that they have on their plans that the water is listed as existing use, but it's illegal to use existing water on new construction. He states the plans don't show where the new well will be drilled or where the septic is going.

Robert Goldstein resident near site not abutting on Mt. Laurel Rd. says he is concerned it will change the character of the neighborhood. There's no water plan or septic plan. He continues to state that if they need approval from board of Health and DEP and DEC then why doesn't the Planning Board wait for their response to give approval of a Special Use permit Site Plan Approval.

Kathy Nolan a neighbor in Mt Tremper speaks next. She states that neighbors contacted her in regard to their wells. She feels she cannot find adequate information on the water resources of the property. If the existing springs are intended to be used then there should be information to show that. Where will the sprinklers be, are there water calculations? If the spring isn't acceptable then a well needs to be drilled. This mountain has wells that range from all different depths. So, this well should be drilled while monitoring the neighboring wells. This project keeps changing so therefore should stay open until a final site plan is submitted. There seems to be other commercial businesses associated with the parcel. The Yoga study and pool with concessions may require their own special permitting. Cumulative impact should be looked at for the road.



Ken Lovelett an abutting neighbor speaks to his concern in regard to the mountain behind the property he claims is like a funnel with run off and has tremendous effect on his property. He shows photos of the flow running from The Aurum onto his property. This runoff contaminated his spring house. He states you can't have water running from one property onto another which is what happens between these two properties. He shows another photo of a grate covering a 100-foot spring that comes out on his property. He doesn't believe they will ever be able to put a septic on The Aurum property. He shows another photo of the CWC putting a curtain drain to prevent the runoff from the mountain behind his property. He moves on to say that between the glamping and this project the road will not be able to handle the traffic. He continues to state that the plans only show three lines on the site plan that show storm and drain and that the zoning office told him the DEP had no comment in regard to the plans. He is concerned for noise issue as well.

Sarah Pellizzari the secretary for the Planning Board summarizes a four-page letter submitted via email by Hilary Smith, resident in Shandaken. (See attachment)

Kathy Nolan asks again is there a storm water plan and grade on the new driveway submitted?

Anthony Gentile asks again is there any other place in Shandaken with this much congestion. His point is that it's a 9ft lane with the guard rail on the road. That there is no option for run off.

Robert Goldstein points out that the area has lost power 9 times in the last six months. The plans state its Central Hudson but is in fact NYSEG. He also states that this project will have to use a lot of generator power, and would like to point out the stress it will put on the rest of the neighborhood.

Chair Rabuffo takes this opportunity to review the site plan and special use permit process as written in the Town of Shandaken Code book. He also provides information to the public that all minutes of every meeting are posted on the Town of Shandaken webpage along with being available on the youtube channel. Every meeting each month is broadcast live on channel 23 on Spectrum.

Ken Lovelett would also like to know where the garbage for the property is going and what is the plan to store it and for pick up.



Board Member Christie states he has been involved in the Town Planning for 40 years. He understands why all the public is concerned with this applicant, and feels the applicant is not prepared. He reads the checklist from the Town of Shandaken code book for a site plan review, and points out each time the applicant is missing information from the checklist. Existing watercourses, drainage plans, grades of road, erosion, design materials of all parking, locations of all site improvements, culverts and retaining walls, description of sewage, description of water supply and facilities, location and design of electric gas and solar energy, signage, outdoor lighting facilities, design of retail sales, detailed landscaping plans, building elevations. He is upset that the new site plan was handed in right before the meeting. The requirement from the Board is ten days and feels it is inappropriate and not complete.

Chair Rabuffo states the Public Hearing can't be closed because there isn't enough information provided from the applicant.

These notes were prepared by Secretary Sarah Pellizzari.



After the last planning board meeting OF June 9, 2021, I hand delivered site plans to the Ulster County Department of Public Works. On June 18, 2021 I met with Adam Dietz of the Ulster County Department of Public Works at the project site to review the proposed entrance roads. Adam had not previously received any site plans. We measured the site distance for the two proposed entrance roads and found that the proposed northern most entrance had inadequate site distance. After some discussion it was decided that the only solution was to relocate or eliminate the road.

On July 1<sup>st</sup>, 2021, I met with Teddy Byron, the town of Shandaken fire chief. Teddy had not previously received any site plan drawings for him to review. I brought a site plan drawing with me to the meeting and we discussed the traffic circulation internal to the site as it relates to fire truck access. He requested that roadways be provided for access to both sides of the proposed hotel and that adequate water supply and hydrants be available. He mentioned that he plowed snow at the property for 20 years and admired the stone walls and asked if they would be kept in the new design.

Considering input from both of these meetings, I looked at ways to modify the access roads that would provide adequate site distance and design a network of internal roads that would provide fire truck access to both sides of the hotel. I also considered ways to preserve much of the existing natural features of the property. The current revised site plan, with a revision date of August 11, 2021, represents the implementation of the comments from the Ulster County Department of Public Works and the Shandaken Fire Department and an effort to preserve as much of the property as possible in its current natural state.

The proposed entrance driveway at the north end of the property has been eliminated. The site plan now shows one entrance driveway approximately 90 feet north of the existing entrance. The new entrance will utilize part of the existing driveway which will be widened and connected to the network of existing and proposed roadways and parking areas internal to the site. Some of the internal roadways are limited to golf cart traffic only. Access to the hotel and other buildings for delivery trucks and fire equipment is provided. Sight distance along Plank Road from the proposed singular entrance driveway is 930 feet in a southerly direction and 820 feet in a northerly direction.

Ciro Interrante Architect, P.C.



**Planning Board Site Plan / Special Permit**

**PUBLIC HEARING COMMENTS on THE AURUM 575-585 Plank Road**

**August 11, 2021**

**From Hilary Smith, 210 Fox Hollow Rd. Shandaken**

The Special Permit Site Plans are incomplete and inadequate for Public Hearing purposes. The purpose of a Public Hearing is, especially for neighbors, the official opportunity to get a clear understanding of the proposal and how its development may or may not impact the neighborhood. The current application materials do not have enough information for the public to understand or evaluate the project as proposed. The current plans lack necessary information: Landscaping, Lighting, Signage, Construction Details, Full Architectural Plans, etc. to confirm the plan's consistency with the Supplement Requirements set forth in 116-39 and 116-40(o).

Site Plans focused on planning elements are necessary to evaluate the appropriateness of the on-site pedestrian safety provisions, parking areas, traffic circulation plans, screening / landscaping, adequacy of lighting design and locations, etc. The current plan set may adequately serve as the Engineering / Construction Plans, but is not adequate as the Planning Board's Site Plan set. (Required elements are lacking and the inclusion of proposed underground features and other engineering aspects make interpretation and evaluation of the actual 'site plan' difficult if not impossible). See 116-49A for list of required site plan elements.

Also, to make sure that the new construction and development (parking areas) are in harmony with / enhance the existing unique historic character of the house and its landscape, conceptual site-wide elevation views should be provided. Also, per 116-49A(18) and (20) the applicant should provide the required Floor Plans for all buildings (new and re-purposed), and Elevation Construction Plans for the new Yoga Building and the Residence-to-Restaurant Conversion (which includes an addition).

**Traffic.** Both the Aurum and Firelight Campground projects will be adding new vehicle and truck traffic to a County Rd that is inadequate in its design and construction to accommodate existing traffic. As previously commented, the two projects traffic impacts should be considered together, along with the existing traffic. The speed limit is too high, the road lacks shoulders along either side for pretty much its entire length, and is barely wide enough to allow two large vehicles (or one Trailways bus and one car) to pass in opposite directions. Besides the documented potential for vehicle collisions, there is much potential for future conflict between vehicles and pedestrians / bicyclists, two growing users of Plank Road. Plank Road also is subject to parking pressures (and pedestrians) associated with the very small trailhead area for Mt. Tremper. Adding more traffic, particularly from users unfamiliar with this quirky road or country roads in general, seems like a bad idea. The Planning Board has the power pursuant to the Special Permit regulations to ensure these projects are compatible and appropriate with the surrounding. In any event, the Town should request a speed limit reduction, currently most of Plank Road is 55 mph.

**Connections** - If the Aurum spa and/or restaurant are open to the public and not just guests, it would be reasonable to assume that there will be pedestrian traffic between it and the Firelight Campground, potentially crossing Plank Road in groups and after dark. Both plans should reflect this and be coordinated. Lighting, pedestrian markings and improvements, signage on the road for vehicles, etc. should be considered. A



**Emergency Services** -- Similar to Firelight, the Aurum is frequently not accessible via Plank Road (and therefore inaccessible) due to the 'normal' flooding locations at the (former) Mt. Tremper Arts (now wedding venue only) and right before the DEC parking area. Plank Road also is experiencing erosion from the Esopus threatening to remove (undermine) a lane at anytime, and on the opposite side, is often blocked by flooding from the natural stormwater "chutes" running down Mt. Tremper, bringing trees, water rocks and mud into / across the road. What happens if the road is inaccessible and this facility / the occupants require emergency assistance? How will fire trucks access the site if the road is closed? What if people feel they need to (or have a real emergency like a heart attack and must) be evacuated? Whose cost is that? Who makes the plan? When is it activated? What happens if guests trying to arrive can't reach their destination, at all? Has the Planning Board consulted with the Town's Fire and Ambulance heads?

**To protect the integrity of the Planning Board's environmental evaluation (SEQR Neg Dec) of the current plans, the applicant should propose a formal, legally-enforceable Development Restriction Area.** The Site Plans have a line that states "No Development Beyond -- Phase 1". (Noting that the plans actually show development beyond the line...) SEQR does not allow segmentation of phases. If there is a Phase 2, it should be shown and incorporated into an amended SEQR review or the applicant should remove the phase reference and provide the Planning Board with formal assurance that there will be no further development beyond the current plans. This would also insure protection of steep slopes and known rattlesnake habitat in perpetuity.

**Historic / Archeological Significance** -- The previous owner has publicly represented that the property includes indicators of Native American presence / use, including quarries and stone cairns. Did the applicant provide any information to the local tribal representatives? Also, NYS may not be aware of, or recognize, the existing 100-year old native bluestone Maidstone residence and accessory structures as historic, but it certainly is of local historical significance. Did the applicant provide NYS OPRHP with photos and information about the existing residence when making the "impact request."? It seems the applicant did the minimum necessary to assure that NYS OPRHP / SHPO provided a letter of non-significance. Even though the area of concern and existing structures are remaining relatively intact *in this plan*, the Board should keep this in mind should the applicant happen to return in the future with a second Phase.

### **Engineering Concerns:**

Water Supply -- The existing central water supply system, a spring-fed system, is not legal for new construction. Drilled wells will be required. The location for drilled wells should be shown at this time, as their location will affect the site layout. *The adequacy of the new wells to provide necessary water for the planned uses, including the sprinkler system for the new hotel building, should be demonstrated before any approvals are granted.*

Septic Systems -- Where are the calculations for the Main Building and Staff building along with a comparison of the existing system's design compatibility with the proposed new uses? Any modifications will affect the current site layout and should be determined prior to any approvals. (Note that on Sheet 2, the figures in "Description of the Operations..." do not match the figures used in the "Design Calculations" shown thereon.).

Retaining Walls -- The extent of retaining walls and newly-created steep slopes, particularly along the back of the property are not clear. The grading lines are confusing and seem to have errors (the plans note a continuous retaining wall at 800 elevation but in the parking area near the hotel, the 800 elevation is shown in the parking area). Additional engineering information and details should be



provided to clarify the design, location and height of the wall. It appears it may be as high as 10 feet. Additionally, the plans proposed to create drainage swales above the retaining walls to reroute existing 'intermittent watercourse' and general stormwater runoff. It's unclear how water running along/behind a retaining wall affects the longevity and integrity of the retaining structure. The Planning Board knows how violent the 'intermittent watercourses' in this area can be. How does it know the velocity won't overflow the wall or blow-out it's structure?

Stormwater Management Plans -- These include (potential?) underground retention areas and treatment structures, "rain gardens", rerouting of intermittent watercourse and piping of existing ACOE-regulated watercourses. Given the site constraints, the plans for treating and managing stormwater should be fully fleshed out at this time, and not as a condition of approval, as their sizing and location may impact the overall site layout.

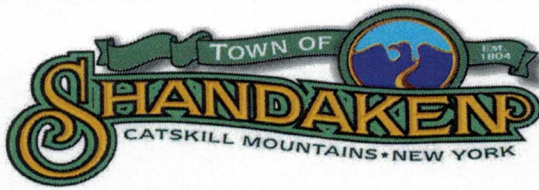
**Site planning comments to be considered / questions that should be resolved:**

1. The additional Special Permit specific standards for hotel/motel development require that the restaurant use is clearly accessory to the hotel / motel use. If the on-site restaurant is open to the public under normal operating hours, it should be considered a second principal use, with it's own required Special Permit and conformance to required setbacks and other standards, and also with the requirements for separation as set forth in 116-17.
2. Driveway sight distances are not provided for the new, western-most driveway. There should be documentation provided from the County regarding the appropriateness of the location and design of the two new curb cuts on Plank Road *before the Planning Board issues any approvals, as changes may substantially alter the current grading plans and affect on-site circulation.*
3. There are utility poles and low wires in the site entrance areas. Are any modifications necessary (per consultation with NYSEG)? If so, new locations should be shown. Similarly, any changes proposed to the existing on-site overhead wires should be shown. Also, the applicant should provide the Board with an understanding of what work is required, when, and what local inconveniences it may pose for how long? (Road closures/delays, electric off, etc).
4. According to Spectrum, the 'hub' serving this area is already overloaded as an explanation for weak signals when trying to implement a larger-size on-site coverage area. Has the applicant had any discussions with the utility provider regarding upgrades that may be necessary to continue to provide current service levels while accommodating this new development? (Firelight will likely have similar service issues, perhaps the two can coordinate with Spectrum and help finance the necessary upgrades for better service for the Plank Road corridor.)
5. The SEQR Negative Declaration mentions "wet basins" with dry hydrants that can be used for firefighting. The current plans only show one stormwater basin and no dry-hydrant. Is this still part of the plans? Does this basin (pond) require fencing, particularly where the driveway is close? Location and design details should be provided.
6. What kind of fencing will be utilized for the garbage area and the pool area? More information should be provided.



7. Backup generators are not shown on the plans but should be required (especially given the possibility that people may be unable to leave the site during certain rain / flood events).
8. The Plans should detail measures to prevent bears from accessing the trash and recycling.
9. Does the new hotel building have any exterior lighting?
10. What does "Light Uniform Transparent Red (Typ)" refer to / mean? (Right side of plans, near property line)
11. Where are the underground propane tanks going?
12. Parking and Loading:
  - The Parking Calculation does not match the requirements set forth in the zoning law and should include both SF and the other "per" parameters to demonstrate which is greater. This should be the case for parking for all buildings / uses, and based on the Floor Plans.
  - Parking calculation uses "5 existing garage spaces" -- are three of these in the 3-car garage that is proposed to be removed
  - The Plans seem to show a 12-foot wide parking aisle with perpendicular parking spaces for Parking Lot A. The aisle width for Parking Lot E is noted as "25 feet. Per zoning, a 26 foot wide aisle is required for each of the parking areas shown on the plans. Also, it is unclear if the parking spaces conform to the required 9x20.
  - Designated loading areas and access thereto is not clear.
  - Where will snow storage be?
  - The Site Plans should demonstrate that the parking areas can accommodate maneuvering vehicles that are delivery, garbage truck and emergency-sized
  - There is no landscaping or screening shown as required.
  - Pervious pavers should be considered.





Supervisor: (845) 688-7165  
Police: (845) 688-9902  
Town Clerk: (845) 688-5004  
Justice Court: (845) 688-5005  
Assessor: (845) 688-5003  
Assessor Fax: (845) 688-5708  
ZBA/ZEO/Planning: (845) 688-5008  
Highway: (845) 688-9901  
Fax: (845) 688-2041

*"The Heart of the Park...Where the Eagle Soars"*

[www.shandaken.us](http://www.shandaken.us)

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

**Town of Shandaken Planning Board  
Minutes for Regular Monthly Meeting  
August 11, 2021**

**REGULAR MONTHLY MEETING:**

The regular monthly meeting was called to order by Chair Rabuffo at 8:10pm with the pledge of allegiance.

Roll Called by Sarah Pellizzari, and attendance was 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, 0 Absent

The regular monthly minutes for the July 14, 2021 minutes were accepted with a motion from Board Member Kalb, seconded by Board Member Welton, all in favor.

**Others Present:** Ciro Interrante and Mike Moriello The Aurum, James Amenta, Tina Rice, Kevin VanBlarcum, Bob Kalb, Howie McGowan (CEO), Ellen Hart, SLR.

**Old Business:**

**The Aurum**

The County Referral was read aloud by Chair Rabuffo (see attachment). Ellen Hart read the comment letter in regard to The Aurum project which reiterates what remains to be addressed from The Aurum. (See attachment) Ellen Hart suggestion to the Board is to get a full submission from The Aurum and refer to The County again and set another Public



Hearing. Chair Rabuffo asks The Aurum for pedestrian paths to be labelled, propane tanks, topo map to all be labelled on the map.

**Other Business:**

The Board discusses making changes to the application process, and adding a PDF version to the requirements as well. This will all be discussed at the next Workshop.

The Board reviews the Rail Explores Site Plan approval in regard to operating times due to many complaints recently riding at night in the dark. After reviewing the file, it is determined that the County is who licensed the rides and approval for the times. The County license expires at the end of this year, and will allow for the Planning Board to reach out to The County and urge them to only allow for rides during daylight hours.

**Adjournment:**

There being no further business before the Board, a motion was made to adjourn the meeting by Board Member Shiner and seconded by Board Member Kalb. All in favor. Meeting adjourned at 8:46pm.

These minutes were prepared by the Planning Board Secretary Sarah Pellizzari.



# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

Sam Spata, Chair  
Town of Shandaken Planning Board  
P.O. Box 134  
Shandaken, NY 12480

REFERRAL NO: 2021-126

2021-127

DATE REVIEWED: 8/4/2021

### Re: Aurum – Special Permit and Site Plan Review

#### Summary

The applicant is proposing to revitalize a former resort and construct a new 24-bedroom hotel, while converting an existing structure for restaurant use, as well as additional on-site amenities including a new pool. The applicant is proposing to have all site disturbance or construction to occur on the portion of the property that was previously developed and disturbed. The project is located off County Route 40/Plank Road in the R-1.5 and R-3 zoning districts.

The following materials were received for review:

- Referral Form
- Draft Local Law
- Site Submission Set 4/29/21
- Plan Elevations
- Site Map
- Application
- Notice of determination
- FEAF and response to comments
- Project Narrative
- Cover Letter
- SWPPP
- Negative Declaration
- SWPPP

#### Recommendations

##### Health Department

The applicant is proposing new septic facilities for the proposed hotel building and will be converting an existing structure for restaurant use, as well as develop a new pool facility.

##### Required Modifications

The applicant will need to obtain the necessary approvals for wastewater, pool, and food service from the Ulster County Health Department. A review of the capacity of any existing facilities to handle the update should also be completed.



**Required Modifications**

A pedestrian access plan will need to be provided. Any trails or pathways should be indicated on the site plan as well as details regarding their surface and width.

**Signage**

Signage details have not been provided to the Ulster County Planning Board for review.

**Required Modifications**

A detailed signage plan including the locations and types of signs to be installed will need to be provided. All signage should meet the standards of the zoning statute without need for variance. The development of an internal wayfinding plan for guests is also recommended.

**Retaining Walls**

The site plans indicate that multiple retaining walls will be necessary as part of this site's redevelopment. Details regarding the specifications of these walls is lacking from the materials provided for the Board's review.

**Required Modifications**

Details regarding construction materials, heights, and style of retaining wall will need to be provided to the Planning Board for review. It is also noted that a retaining wall will be necessary immediately adjacent to the proposed hotel. Renderings/visualizations of what that will appear to look like from the proposed hotel rooms.

**Emergency Response**

The project narrative indicates that the "site's stormwater management basis will be designed as "wet basins" with dry hydrants to provide an on-site ancillary water source that can be accessed by fire protection officials."

**Required Modifications**

Wet basins and dry hydrants are not indicated on the site plan provided. These will need to be noted on the site plan and further review by the fire district may be necessary since there is a disconnect between the site plan and the project narrative provided.

**Road and Parking Lot Materials**

It is unclear from the materials provided the type of road surface that will be used for either the upgraded driveways and the proposed and updated parking lots.

**Required Modifications**

Details regarding the surface materials for the driveway and parking lots will need to be noted on the site plan.

Reviewing Officer



Robert A. Leibowitz, AICP  
Principal Planner

Cc: Vivian Welton – UCPB  
Tim Rose – UC DOH





August 11, 2021

Mr. Clifton Rabuffo, Chair  
Town of Shandaken  
P.O. Box 134  
Shandaken, NY 12480

**Re: Aurum Project**  
**SLR #142.14615.00027.0010**

Dear Mr. Rabuffo and Planning Board Members:

SLR Engineering, Landscape Architecture, and Land Surveying, P.C. (SLR) has not received any new submissions from the Applicant for the Aurum project since our last review letter dated July 8, 2021. This review letter serves to reiterate comments that remain to be addressed and provide clarification on requests for information to the Applicant.

**Comment 1:** SLR recommended specific language be added to the design plans. This language has been added to the Timber Rattlesnake report. It is still recommended that this language be added to the design plans for the construction contractor to easily access. The language is as follows:

The following steps shall be taken if the Timber Rattlesnake is encountered at the site:

- Stop work immediately.

- Move away and leave the snake alone.

- Contact the Department Region 3 Bureau of Wildlife at (845) 256-3098. Please provide the work location, the name of the project and description of the situation. This is the general phone line for this off ice. Staff are available M-F from 8:30am - 4:45pm and can provide assistance as soon as they are able. Please be aware there could be a delay in response from the Department using this method.

- Do not start the work until either the Timber Rattlesnake has left or a Department's representative has given the approval to proceed. The work on the Project can continue at other sites, a minimum of 750 ft from the site of the snake encounter.

The following steps shall be taken if you are bitten by the Timber Rattlesnake:

- Do not attempt to treat the bite yourself, seek medical attention by calling 911.

- Keep limb elevated.

- Do NOT panic, stay calm and find a cool area to wait for help.

In addition to submitting a plan set that includes this language, please submit a full plan set. There were portions of the plan set that were submitted early in the application process and the Planning Board did not request any revisions to certain Plan Sheets thus they were not included in the later submissions. For the ease of review by the Planning Board and the public, please submit a full plan set that includes, but is not limited to, the landscaping plan, lighting plan, details sheets, signage, and plans and elevations for the buildings.



**Comment 2:** Please continue to keep the Planning Board apprised of your permit applications with NYCDEP, UCDOH, NYSDEC, and USACE. Please share studies and assessments that are being prepared for these approvals with the Planning Board. In particular, the Planning Board would like information regarding the water supply and septic treatment plans. As noted in the Town Code, please note that the final stamping of the plans by the Planning Board Chair cannot occur without "record of application for and approval status of all necessary permits from federal, state and county officials" (Town of Shandaken Town Code §116-51. B.(1))

**Comment 3:** Please address comments received from the Ulster County Planning Board dated August 4, 2021.

Sincerely,

SLR Engineering, Landscape Architecture, and Land Surveying, P.C.

*Ellen M Hart*

Ellen Hart, AICP  
Associate Environmental Scientist/Planner