

**Town of Shandaken  
County of Ulster  
State of New York**

**The Town of Shandaken Town Board – held a Special Meeting - Public  
Hearing Thursday, May 16<sup>th</sup> – 6:30pm. Shandaken Town Hall. 7209 Rt. 28  
Shandaken, NY**

**Call to Order  
Pledge of Allegiance  
Roll Call**

<b>Members Present</b>	<b>Peter DiSclafani – Supervisor Kevin VanBlarcum - Board Member Kyle Steen – Board Member Elizabeth Kneissl – Board Member</b>
<b>Absent</b>	<b>Robert Drake – Board Member</b>

<b>Recording Secretary</b>	<b>Joyce Grant - Town Clerk</b>
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*Pursuant to Resolution #73-24 The Town Board of the Town of Shandaken has scheduled a public hearing for May 16, 2024 at 6:30 in Shandaken Town Hall. The purpose of the hearing is to obtain citizens' views and comments relative to the submission of an Ulster County application to Empire State Development for financial assistance under the Restore NY Communities Initiative. This project includes adaptive reuse of a historic Pine Hill hotel to provide commercial food and retail as well as units of affordable workforce housing. The following properties will be submitted for consideration: 310 Main St, Pine Hill; 11,000 sf; vacant mixed use property; proposed for rehabilitation.*

Jan Jaffe spoke about the plans for the historic building if they receive the grant funding. Drawings of proposed work were shown to the board. Jan gave a detailed presentation with a draft design and a cost estimate; there were questions on where she would get funds and a time-line.

There were no other audience comments.

Public Hearing was closed at 6:45.

**MOTION-** by VanBlarcum/Disclafani to enter into an agreement with the Archdiocese, to rent Parish Field. All in Favor, Motion Carried.

**RESOLUTION # 81**

**OFFERED BY: VanBlarcum**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF SHANDAKEN APPROVING AND  
ENDORING THE COUNTY OF ULSTER TO SUBMIT AN APPLICATION TO THE EMPIRE  
STATE DEVELOPMENT CORPORATION RESTORE NEW YORK COMMUNITIES**

**INITIATIVE ROUND EIGHT GRANT FUNDING FOR REHABILITATION OF AN EXISTING  
COMMERCIAL/RESIDENTIAL BUILDING**

**WHEREAS** the County of Ulster is eligible for grant funding under the Restore NY Communities Initiative Municipal Grant Program; and

**WHEREAS** the County of Ulster has considered proposals that qualify for funding under the program and selected one Project to be included in an application to Empire State Development Corporation: The Wellington Restoration, 310 Main Street, Pine Hill, NY 12465, rehabilitation of an 11,000 square foot historic hotel property that is vacant and deteriorated, into a commercial property including retail on the first floor and 10 affordable workforce residential units; and

**WHEREAS** the grant application requires approval and endorsement of the Project by the local governing body of the municipality in which the project is located as a condition of application approval; and

**WHEREAS** the Town of Shandaken finds that the Project is consistent with all existing local plans; and

**WHEREAS** the proposed financing is appropriate for the Project; and

**WHEREAS** the Project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources in the Town of Shandaken.

**WHEREAS**, The Town Board held a Public Hearing on Thursday, May 16<sup>th</sup> at 6:30pm.

**NOW THEREFORE BE IT RESOLVED** that the Town of Shandaken hereby approves and endorses a County of Ulster application for Restore NY funding for The Wellington, 310 Main Street, Pine Hill NY 12465 and upon approval of said request to enter into and execute and agreement, and any and all related documents, in accordance with all applicable rules and regulations established by ESDC.

**AND MOVES ITS ADOPTION**

Seconded by: Kneissl

	ROLL CALL	
	AYES	NAYS
<b>BOARD MEMBER DRAKE</b>	Absent	_____
<b>BOARD MEMBER KNEISSL</b>	__X__	_____
<b>BOARD MEMBER STEEN</b>	__X__	_____
<b>BOARD MEMBER VAN BLARCUM</b>	__X__	_____
<b>SUPERVISOR DiSCLAFANI</b>	__X__	_____

**RESOLUTION # 82**

**OFFERED BY Kneissl**

**RESOLUTION AND ORDER CALLING PUBLIC HEARING**

Increase and Improvement of Facilities of the Phoenicia Water District in the  
Town of Shandaken, in the County of Ulster, pursuant to Section 202-b of  
the Town Law of the State of New York

**WHEREAS**, the Town Board of the Town of Shandaken, Ulster County, New York (the “Town”) has proposed the purchase of a 2015 GMC Sierra pickup 4x4 for use by the Phoenicia Water District Superintendent; and

WHEREAS, the estimated cost of said proposed purchase is \$18,890;

NOW, THEREFORE, it is hereby determined as follows:

1. A public hearing shall be held on June 3, 2024 at 6:30 p.m. at the Shandaken Town Hall for the purpose of hearing all persons interested in the proposed purchase.

2. The notice of said public hearing shall be in substantially the following form, to wit:

TOWN OF SHANDAKEN

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Shandaken will conduct a public hearing on June 3, 2024 at 6:30 p.m. at the Shandaken Town Hall, 7209 Rt. 28, Shandaken, New York 12480 to consider the purchase of a 2015 GMC Sierra pickup 4x4 for use by the Phoenicia Water District Superintendent.

The estimated cost of the proposed purchase is \$18,890.

The public is invited to attend and comment on the proposed purchase. It is expected that following the public hearing the Town Board of the Town will consider a bond resolution authorizing the issuance of its general obligations in an amount not to exceed \$18,890 pursuant to the Local Finance Law to finance the cost of the proposed purchase.

3. The Town Clerk is hereby authorized and directed to cause notice to be given of said public hearing by publishing the same at least once in the Daily Freeman, a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town for such publication, the first publication thereof to be not less than ten (10) or more than twenty (20) days before the day set forth therein for the hearing as aforesaid, and shall also cause a copy thereof to be posted on the signboard of the Town maintained pursuant to the Town Law and on the website of the Town not less than ten (10) or more than twenty (20) days before the day designated for the hearing as aforesaid.

4. This order shall take effect immediately.

Seconded by: DiSclafani

ROLL CALL

	AYES	NAYS
<b>BOARD MEMBER DRAKE</b>	Absent	_____
<b>BOARD MEMBER KNEISSL</b>	__X__	_____
<b>BOARD MEMBER STEEN</b>	__X__	_____

**BOARD MEMBER VAN BLARCUM**

  X  

          

**SUPERVISOR DISCLAFANI**

  X