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

## Town of Shandaken Planning Board

### MINUTES FOR REGULAR MONTHLY MEETING

January 14, 2015

The regular monthly meeting was opened by Chair Brewer at 7:00pm with the pledge of allegiance.

Roll called by Planning Board Vice Chair, Kathy Jordan and attendance was recorded as follows:

Don Brewer, Chair	present
Kathy Jordan, Vice Chair	absent
Art Christie	present
John Horn	present
Joanne Kalb	absent
Allen Shiner	present
Cliff Rabuffo	present

Roll call summary: 5 present 2 absent

**Others present:** Jack Schoonmaker, Gary Gailes, Kathy Nolan, Kham & Jamie Nguyen,

**Communications:** E-mail from Attorney Paul Keller regarding Farm Stand/Road Side Stand code 116-40T, letter from Osterman&Hanna and McCabe&Mack regarding Crossroads Ventures. All communications filed in Planning Board Correspondence File.

## Old Business

### Nugyen Farm Stand Application

Board Member Christie read aloud the e-mail from Attorney Paul Keller defining the Farm Stand/Roadside stand law. (Filed in PB Correspondence file/copies provided to all PB Members)

Chair Brewer recused himself from the Board and responsibilities as Chair to present the application in his capacity as the applicant's Surveyor. Board Member Christie invited Don Brewer and Kham Nguyen to address the board regarding the pending application. Kham Nguyen expressed his intent to have the farm stand as a supplemental income for his family. Post presentation Board Member Christie urged the board members to ask questions and voice any concerns they may have. Board Member Rabuffo questioned the distance between Route 212 and the driveway stating that it appears to be approximately 100 feet. The driveway is currently 20feet and will be enlarged to 40 feet to accommodate the requirements. Board Member Christie read aloud the site plan review checklist and addressed that these requirements have been met by the applicant. Board member Christie suggested any lighting be shielded from Route 28. Don Brewer stated that all lighting will be downcast. Don Brewer suggested a preliminary approval pending receipt of the DOT approval required prior to approval.

A motion was made for preliminary approval of the Nguyen Farm Stand application by Board Member Rabuffo, seconded by Board Member Shiner.

### Role Call Vote:

Don Brewer, Chair	abstain
Kathy Jordan, Vice Chair	absent
Art Christie	yes
John Horn	yes
Joanne Kalb	absent
Allen Shiner	yes
Cliff Rabuffo	yes

## History of Highmount

Chair Brewer stated that one of the comments submitted on the Crossroads Ventures project had stated that if the board were to review the history of Highmount they would

realize that it would not be a reasonable fit for the area. Chair Brewer visited the local library after researching the most notable area historians to review historical aspects of Highmount and has suggested the Board Members do the same. Chair Brewer recommended a book by John Hamm on the history of Highmount. Chair Brewer states it is recorded that there were in 1907 thousands of accommodations in both Pinehill and Highmount.

### Crossroads Ventures Site Plan Review

Board Members review the site plan application and the maps for the Crossroads Ventures application/project. Jack Schoonmaker advised the Board there is a checklist included with the application that references where each of the required items can be found. Chair Brewer asked Jack Schoonmaker about the survey maps, Jack Schoonmaker stated that the survey maps were all drawn to scale and he did not believe that they listed the direction and bearings on the drawings, and that it would have been in the deed and title that was attached and not on the actual drawings. Secretary Longhi advised the Board there is a copy of the power point presentation from the Public Hearing on file in the office for review to anyone interested. Board Members review maps, and site plan checklist with Jack Schoonmaker. Board Members will continue to review the maps, plans, and application in awaiting the referral response from the Ulster County Planning Board. Chair Brewer requests someone make a motion for Chazen to meet with the town officials.

A motion was made for Chazen to meet with the Town Officials by Cliff Rabuffo, seconded by Art Christie.

Don Brewer, Chair	yes
Kathy Jordan,Vice Chair	absent
Art Christie	yes
John Horn	yes
Joanne Kalb	absent
Allen Shiner	yes
Cliff Rabuffo	yes

Meeting is to be scheduled prior to or about the time of the February workshop meeting.

#### **New Business**

None

#### **Other Business**

None

#### **County Liaison Report:**

County Liason not in attendance.

#### **Adjournment**

There being no futher business before the board a motion was made for adjournment by Board Member Shiner, and seconded by Board Member Rabuffo . All in favor, none opposed. The Town of Shandaken Planning Board meeting adjourned at approximately 8:38pm.