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

Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
December 9, 2015

The regular monthly meeting was called to order by Chair Brewer at 6:59 pm with the pledge of allegiance.

Roll called by Planning Board secretary Anne Ricciardella, and attendance was recorded as follows:

Don Brewer, Chair	Present
Kath Jordan, V. Chair	Present
Art Christie	Present
John Horn	Present
Joanne Kalb	Present
Allen Shiner	Present
Cliff Rabuffo	Present

**Roll call summary:** 7 Present

**Others present:** Tina Rice, Jeff Bailey, Jack Schoonmaker

**Minutes of previous meeting:**

Motion was made to accept the previous month's minutes by Board Member Kalb, seconded by Board Member Rabuffo, all in favor.

**Communications:**

None

**Old Business:**

Revisions have been made to the current fee schedule for the building department. After Planning Board review they need to be sent to the Town Board for approval. It's recently been brought to the Building Department's attention that all fire alarms in the County are required to have a permit. We've generated an alarm permit application that must be submitted through the Town. That goes for any alarm that's hooked up directly or to an alarm company that alerts the fire and police companies. They will get one false alarm each year and any others will result in a fine. Another new addition would be the operating

permit, which is a Department of State requirement. Any occupancy over 100 and hazardous undertaking such as manufacturing, storing, or in our case motor fuel dispensing or gas stations, will require annual property maintenance, and fire safety inspections and the renewal of the permit to operate. Manufactured mobile homes fee has been raised to \$175.00 plus foundation, meaning the plans for the foundation must be approved by the building inspector. Manufactured mobile homes have about 4 or 5 more inspections than a regular mobile home, must review who the manufacturer is, and foundation must be designed by an engineer certified by the state, along with another set of inspections. Fire inspections were previously free and we will now charge \$25.00. There will now be an appliance permit for heating and hot water that will be \$15.00. The roofing permit as of now is required for repairing 25% of the roof, it will soon be changed to 50% when the new codes are adopted, and if the sheathing is removed and no insulation is found, contractors will then be required to put in the insulation. A motion was made by Board Member Jordan to accept the fees and refer them to the Town Board, seconded by Board Member Kalb.

Crossroads representative Jack Schoonmaker was present at the meeting to go over a couple things pertaining to the Belleayre Resort. Each member of the board received a DVD for the Belleayre project that had just been posted on the DEC website. Pete Romano has gotten in touch with the Crossroads engineer and as of now still waiting to have the secondary meeting with the fire chiefs. Belleayre has been approved for numerous improvements, there's a cumulative analysis between the improvements and the Resort but there is no reliance. They can go on and do their improvements and Crossroads can do theirs.

**New Business:**

Chair Brewer brought up the Comprehensive Plan Committee. Needs a chair person, Art Christie volunteered. Chair Brewer made a motion to have Art Christie become the chair of the Comprehensive Plan Committee, seconded by Board Member Rabuffo, all in favor.

**Other Business:**

Planning Board interviews are conducted at the end of the year following end of term for one of the board members. Interviews were conducted in a closed meeting. Afterwards, Board Member Rabuffo made a motion to enter into executive session to discuss the interviewees and vote on the next member, seconded by Board Member Christie.

**County Liaison Report:**

County Liaison Keith Holmquist – not present.

**Adjournment:**

There being no further business before the board, a motion was made for adjournment by Board Member Christie, and seconded by Board Member Rabuffo. All in favor. The Town of Shandaken Planning Board meeting adjourned at approximately 8:28 PM.

<b>Application/Permit</b>	<b>Old</b>	<b>New</b>
<b>Building Permit</b>	<b>No Change</b>	<b>Same, Cost valuation plus CO fee</b>
<b>Fine for Working w/o Permit</b>	<b>Non-Existant</b>	<b>\$250.</b>
<b>Fence Permit</b>	<b>\$30.00</b>	<b>\$45. Includes CC (Certificate of Compliance)</b>
<b>Alternative Heating Appliance Permit</b>	<b>\$50.00</b>	<b>\$65. Includes CC</b>
<b>Demolition Permit</b>	<b>\$55 (\$50 Refund)</b>	<b>\$70 Includes CC, no refund</b>

<b>Sign Permit</b>	<b>\$55.</b>	<b>\$70. Includes CC</b>
<b>Logging Permit</b>	<b>\$100.</b>	<b>No Change</b>
<b>Floodplain</b>	<b>\$100.</b>	<b>No Change</b>
<b>Special Permit</b>	<b>\$100.</b>	<b>Same plus Certified Mailing Fee</b>
<b>Subdivision</b>	<b>\$110.00</b>	<b>No Change</b>
<b>Lot Line Adjustment</b>	<b>\$50. Per lot</b>	<b>No Change</b>
<b>Area Variance</b>	<b>\$50 1<sup>st</sup>, \$25 Each Add.</b>	<b>Same plus Certified Mailing Fee</b>
<b>Use Variance</b>	<b>\$100.</b>	<b>Same plus Certified Mailing Fee</b>
<b>Manufactured/Mobile Home</b>	<b>\$150.</b>	<b>\$175. Plus foundation cost (Engineer –Contractor must be certified).</b>
<b>Certificate of Occupancy</b>	<b>\$25.</b>	<b>No Change</b>
<b>Certificate of Compliance</b>	<b>\$15.</b>	<b>No Change</b>
<b>Municipal Search Request</b>	<b>\$25.</b>	<b>No Change</b>
<b>Fire Inspections</b>	<b>Free</b>	<b>\$25.</b>
<b>Appliance Permits(Heating, Hot H2O)</b>	<b>Non-Existent</b>	<b>\$15.</b>
<b>Roofing Permits</b>	<b>Non-Existent 50%</b>	<b>\$25.</b>
<b>Operating Permit (assembly hazardous)</b>	<b>Non-Existent</b>	<b>\$50. Yearly</b>
<b>Alarm* Permit</b>	<b>Non-Existent</b>	<b>\$20. One time</b>
<b>False Alarm Fines</b>	<b>Non-Existent</b>	<b>No Charge 1<sup>st</sup> offense per year. 2<sup>nd</sup> Offense \$50 3<sup>rd</sup> &amp; all after - \$200</b>

**\*Any Alarms that directly contact a responding agency**