



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

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Assessor Fax: (845) 688-5708

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

**Town of Shandaken Planning Board
Minutes for Public Hearing
March 12th, 2025**

The public hearing was called to order with the pledge of allegiance at 6:48 pm.

Roll called by Secretary to the Planning Board Olivia Amantia, and attendance was recorded as follows:

| | |
|----------------------|---------|
| Cliff Rabuffo, Chair | Present |
| Joanne Kalb | Present |
| John Horn | Absent |
| Allen Shiner | Absent |
| Sam Spata | Present |
| Vivian Welton | Present |
| Juan Rosales | Present |

Roll Call Summary: 5 Present, 2 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Alan Dumas, Robin Cornish, Don Brewer, Christopher Verall, Mike Moriello, Jan Jaffe, T.J. Ruane

Robin Cornish 14.1-2-28.200 Special Use Permit 6:45

The first public hearing this evening is for Robin Cornish. Mr. Cornish would like to build a single-family residence within 100 ft of a stream bank. Following the legal notice being read, Chair Rabuffo ask's the applicant to give a brief description of the project, for the public & the Board. Mr. Cornish plans to be a part of the community full time if approved to build the single-family residence he's proposing. Mr. Cornish has been before the ZBA for variances that were needed, and he has been granted those variances. Mr. Cornish is currently working with the DEP, the DEC, and the Ashokan watershed. There was extensive stream work restoration in 2021. With no further questions or comments for the applicant or from the Board, Board Member Spata makes a motion to close the public hearing, seconded by Board Member Kalb, all in favor.

Wellington Blueberry LLC 4.46-1-32.110 Special Use Permit/Site Plan Review 7:00

The next public hearing this evening is for Wellington Blueberry LLC. The public hearing is for the SEQRA aspect of the project. There are several people here this evening who signed up to speak, and are all in support of the project. There were also twelve letters sent in regarding the project, and each one is a letter of support for the project. Mike Moriello, as well as Alan Dumas project engineer are here alongside Jan Jaffee president of the Wellington Blueberry LLC. Each individual who signed up in support of the project, all agree that Pine Hill needs more housing, and the project overall would improve main street in Pine Hill. Many other individuals who signed up or sent in letters of support all feel this group is going to provide a strong enhancement to the local community. With no questions for the applicant or from the Board, Board Member Spata makes a motion to close the public hearing, seconded by Board Member Welton, all in favor.

Alfred Heitkonig 25.11-1-22.310 Subdivision

The next public hearing this evening is for Alfred Heitkonig for a subdivision. Don Brewer is here this evening to represent the applicant. Mr. Brewer has been before the Board previously for this applicant and this subdivision. Mr. Brewer states that the applicant changed his mind, since the previous meeting regarding the subdivision, and has new maps for the Board. The applicant would like to subdivide the existing 21.73-acre parcel into two parcels, individual lot acreage to be: Lot 1 – 5.44 acres Lot 2 – 16.29 acres. With no further questions or comments from the Board or for the applicant, Board Member Spata made a motion to close the public hearing, seconded by Board Member Welton, all in favor.

Town of Shandaken Planning Board Minutes for Regular Monthly Meeting March 12th ,2025

The regular monthly meeting was called to order at 7:35 pm with the pledge of allegiance.

Chair Rabuffo ask's the Board if they've had a chance to look over the previous month's meeting minutes. With one correction a typo, Board Member Kalb makes a motion to approve the minutes, seconded by Board Member Welton, all in favor.

Old Business:

Robin Cornish 14.1-2-28.100 Special Use Permit/Site Plan Review

The next order of business on the agenda is Robin Cornish who is constructing a new home on Silver Hollow Rd. in Chichester. With no further questions or comments from the Board or for the applicant, Board Member Kalb makes a motion to approve the special use permit, seconded by Board Member Spata, roll call vote as follows:

| | |
|----------------------|--------|
| Cliff Rabuffo, Chair | Yes |
| Joanne Kalb | Yes |
| John Horn | Absent |
| Allen Shiner | Absent |
| Sam Spata | Yes |
| Vivian Welton | Yes |
| Juan Rosales | Yes |

Alfred Heitkonig 25.11-1-22.310 Subdivision

The next order of business on the agenda is Alfred Heitkonig for a subdivision. With no further questions or comments from the Board or for the applicant, Board Member Spata makes a motion to approve the subdivision, seconded by Board Member Welton, roll call vote as follows:

| | |
|----------------------|--------|
| Cliff Rabuffo, Chair | Yes |
| Joanne Kalb | Yes |
| John Horn | Absent |
| Allen Shiner | Absent |
| Sam Spata | Yes |
| Vivian Welton | Yes |
| Juan Rosales | Yes |

Wellington Blueberry LLC 4.46-1-32.110 Special Use Permit/Site Plan Review

The next applicant on the agenda is the Wellington Blueberry LLC. President of the Wellington Jan Jaffe is here this evening to represent. They are proposing 10 affordable housing units, and a café/market. They are working with Rupco, and their lawyer Mike Moriello is here this evening as well. Following the public hearing Mr. Moriello stated that he was wrong and ZEO Grant is right that they do not require to be referred to the UCPB. The SEAF for this project will be reviewed at our next meeting.

Christopher Verall 13.2-1.111 Class II Home Occupation

The next applicant on the agenda is Christopher Verall, he currently rents at 6280 state route 28, and there have been several complaints that he is conducting business in a residential area. Mr. Verall states he does not conduct any commercial business at the property. He rents trailers that are moved in and out of his residence. The applicant states he is not conducting business; he states any business that is done is done outside of the house. The applicant states that trees can be planted to help hide the trailers, and that he is not conducting business at his residence. He states his business is primarily done in New Jersey, and that the trailers are rented online, and the trailers are to be picked up at a different location, not where he rents his house on state route 28. He states the trailers are to go to MH logistics which is a separate location, not where he lives. Mr. Verall has maps to show the Board with the proposed new trees for screening that were discussed at last month's meeting. Mr. Verall has looked at three possible locations for the trucks to turn around and unload the equipment. Board Member Spata asks the applicant if he can put on the paperwork the site address for the equipment at the next meeting. Chair Rabuffo asks that the applicant add on the application that the unloading of the trailers will be at a different location as well. With no further questions or comments for the applicant, Board Member Welton makes a motion to hold a public hearing for the applicant at next month's meeting, seconded by Board Member Kalb, all in favor.

Perpetual Space LLC 25.3-1-11 Site Plan Review

Here to represent perpetual space is Joshua Pulver architect for the project. The applicant is proposing a seasonal event tent, for weddings, parties, reunions etc. There will be a maximum of 75 people at these events, there will be on site catering, and temporary bathrooms outdoors as well. The proposed event tent will be removed after each event. There is additional parking proposed on the site as well. The Leeway, formerly known as Kate's Lazy Meadow, is an existing 9 room hotel, they are not proposing any new construction, or excavation. There is also no site disturbance so a SWIPP is not required. There will also be valet parking for the events, the parking lot is gravel and there will be 16 parking spots, all valet. The original plan was for 90 guests, they have dropped that down to 75 guests. The DEP and DOH have already been to the site. Mr. Pulver addresses the concerns about noise, he states music will end at 10:30 pm, and all events will end by 11:00 pm, he adds they will be monitoring the music levels with devices. Mr. Pulver adds that they will let the neighbors know 3 months prior to any event being held, and these events will only happen in the fall, and on weekends, not during the spring/summer. Board Member Kalb asks how many events will there be? Mr. Pulver states he can't give a definite answer, but there will be one event per weekend, and states no more than one event can occur during a weekend. Board Member Spata asks if the noise can be negated from the West? Mr. Pulver states they put up a fence previously to help with the noise. There were letters sent in regarding this project, some were for the project, and some letters were against the

project. Chair Rabuffo reads aloud the letters that were sent in regarding the project, there are many concerns about noise and quality of life. And for a proposed event tent to be in a residential area it is heavily opposed by the neighbors, adding it will set a precedent for future neighbors who wish to do something similar. At this time Chair Rabuffo states this project will be discussed further at our Planning Board workshop.

Graham & Co 14.13-1-50 Special Use Permit Extension

The next order of business is Graham & Co, Martin Torress co-owner is here this evening to represent. They currently have a special use permit for a new building on the property, the building is still under construction, it is taking longer than anticipated. With no further questions or comments for the applicant, Board Member Kalb makes a motion to extend the special use permit for an additional year, roll call vote as follows:

| | |
|----------------------|--------|
| Cliff Rabuffo, Chair | Yes |
| Joanne Kalb | Yes |
| John Horn | Absent |
| Allen Shiner | Absent |
| Sam Spata | Yes |
| Vivian Welton | Yes |
| Juan Rosales | Yes |

Zen Arts Center Inc. 25.1-2-9.100 Site Plan Review

The next order of business on the agenda is Zen Arts Center Inc. Adam Katzman is here this evening to represent. The Zen Arts Center currently has solar panels and are looking to expand the ground mounted solar array. The Board Members look over the map that Mr. Katzman handed out, with no questions or comments for the applicant, the Board feels a sketch plan conference is sufficient for this application. Board Member Welton makes a motion to approve the application, seconded by Board Member Spata, all in favor.

Crossroads Ventures LLC 4.5-1-5 Special Use Permit Extension

The next order of business on the agenda is Crossroads Ventures LLC. T.J. Ruane of Whiteman Osterman & Hanna LLP is here this evening to represent. Mr. Ruane is here for an additional year extension on the special use permit from 2016. Chair Rabuffo ask's if there have been any changes or any progress on the project? Mr. Ruane states there are no changes to the project, they currently have a DEC & Speedy permit as well as a stream disturbance permit, which have both been approved. There is a discussion amongst the Board and the applicant about the proposed condos at the proposed site, whether they are time shares or condos. ZEO Grant states that condos are not allowed by code in the Town of Shandaken. Board Member Spata states how many extensions are too many to give? Since they have had several extensions over the years. Board Member Kalb adds that the project

has been held up for several reasons, including very frivolous reasons for 19 years. The project has been held up for years by several lawsuits, as well as the 2020 covid pandemic. Board Member Welton feels that the public should have more information regarding the status of the project. Board Member Kalb adds that the public are informed since this applicant is on our agenda, and the agenda is accessible to the public. After a discussion amongst the Board, with no further questions or comments, Board Member Kalb makes a motion to extend the special use permit , roll call vote as follows:

| | |
|----------------------|--------|
| Cliff Rabuffo, Chair | Yes |
| Joanne Kalb | Yes |
| John Horn | Absent |
| Allen Shiner | Absent |
| Sam Spata | Yes |
| Vivian Welton | No |
| Juan Rosales | No |

Other Business:

Adjournment:

All evening's business having been discussed; the board adjourned at 9:40 on a Kalb/ Spata motion. All in favor.