

Town of Shandaken

S.A.F.A.R.I. Meeting Notes

Shandaken Area Flood Assessment and Remediation Initiative

Wednesday, September 10, 2025 10:00am – 12:00am

In-Person at AWSMP Office, Shokan, NY

Or attend remotely: <https://meet.goto.com/186340189>

In Person:

Peter DiSclafani, Town of Shandaken Supervisor, CRS Coordinator
Eric Hofmeister, Town of Shandaken Highway Superintendent
Heidi Emrich, Environmental Planner, UCDOE
Max Kelly, AWSMP Watershed Educator, CCEUC
Max Garfinkle, AWSMP Stream Project Manager, UCSWCD
Bobby Taylor, AWSMP CSBI Coordinator, UCSWCD
Andrew Emrich, Sr. Project Engineer, UCDPW

Online:

Robert Drake, Shandaken Town Board member & Deputy Supervisor
Marlana Moore, Land Acquisition Project Manager, Upstate Real Property Services, NYCDEP

Town of Shandaken Floodplain Development

- **Floodplain Administrator outreach, assistance, permits, issues, applications, etc.**
 - Someone is doing rock work on Rte 214 by the school. The landowner has built up an area, and is filling the floodplain.
 - Eric reports that he does not have a floodplain development permit
 - The committee questions if he has a stream permit
 - Eric suggests that the building inspector review and consider issuing a stop-work order. Much of the work is in the floodway and could destabilize the stream or banks.
 - Landowners off Fox Hollow are clearing the property, and by witness accounts, approximately 5 truckloads of fill have been brought on site.
 - Committee suggests this may also need a stop work order if there is no floodplain permit on file.
 - Leslie reminds the committee: Donna is the Code Enforcement Officer, and it is her job to issue violations if/when she finds them occurring. It is our job to provide technical support and not interfere in that regulatory process. If Donna wants support with a technical visit from AWSMP staff, AWSMP would be happy to assist.
 - Heidi suggests re-inviting Donna to attend these meetings so that she can get the support she needs.
 - Aaron (not present) sent an email in advance about 2 parcels recently sold off Oliverea Rd / Lost Clove.
 - Aaron's witnessed some "cleaning up." Do they have a Floodplain Development Permit?
 - Committee is unsure.
 - Eric concurs – there is a lot of "stuff" that is being put on that parcel presently.

- **Uncle Pete's Campground:** Bobby heard someone may have purchased the property (site of former Firelight glamping proposal). When speaking with the prospective buyer, Bobby indicated FEMA maps may change in the future (without giving too much detail before they're finalized or adopted).
 - Committee checks Parcel Viewer. It doesn't appear that the parcel has changed ownership.
 - Heidi asks: if they're interested in selling, would the town be okay with FBO?
 - Town: Not yet. It's a great site for a campground and used to bring a lot of tourism and economic value to the area.
- Heidi presents an idea: is there a path for ANY of these FBO parcels to become STATE campgrounds?
 - Could be the perfect solution for Amenta lands, which are adjacent to Uncle Pete's and could also include Uncle Pete's, if property owners are in fact looking to sell.
 - Might be a great solution for Sage-Shurter land as well.
 - The Committee is receptive to the idea and suggests Heidi call Jeff Ryder in the NYSDEC Division Operations and Lands Management
 - See if we can schedule a meeting to float the idea.

Phoenicia Additional Modelling:

- **Debrief on Public Presentation before the Town Board 9/8/25**
 - SLR presented the results of floodplain bench scenario modeling for the hamlet of Phoenicia. They shared conceptual modelling that, when combined, works to significantly reduce water surface elevations throughout Main Street. These conceptual benches were also applied to the various bridge alternatives for the Bridge Street bridge.
 - Leslie: There are some funds remaining in the contract with SLR for Phoenicia Additional Modelling:
 - How will we use this money:
 - DOT coordination meeting (est. 5k)
 - Attending BSB public meetings (? – group things probably not)
 - Addressing any final comments
 - (Robert sent a handful of questions post-Town Board meeting)
 - How does DOT come into play? The need to enlarge the Main Street Bridge and Rte 214 are “massive” projects all on their own.
 - The (December?) DOT meeting will show DOT staff the LFA results for Phoenicia and Lanesville (later meetings will share information on Chichester when that LFA is complete).
 - This conversation can focus on the Main Street Bridge and Rte 214, which is not in good shape with the river is threatening its banks.
 - Heidi suggests conducting a Critical Path Analysis to help map out what steps are essential to meeting the end goal.
 - For instance, Jay Street might be a lynch pin. Matt mentioned at the meeting that Jay street floodplain bench, and the removal of 38 Main St. were necessary to meet desired length / elevation of Main St. Bridge. She estimates the only way a flood bench could be feasible would be for the town to install a sewer district.
 - There is a discussion about sewer benefits. Has anyone ever asked DEP to revisit this?
 - Not officially, but there is regained political and community interest.
 - Robert: SAFARI should meet with the comp plan consultants (Patterns for Progress) for continuity.
 - 1-2 hour meeting from SLR, and maybe some follow-up discussions.

- Leslie / Robert will follow-up off-line.
- Create a well-integrated phased plan, road map that is in concert with the Comp Plan that will also:
 - identify possible funders
 - demonstrate dedication to implementing a long-term plan
 - demonstrate consistency with other town goals.
- Eric asks about NYS Rte 28 bridge that goes over Jay Street.
 - Can we find the NYS DOT schedule?
- Robert asked (in his email) about the benefits of different combinations of these benches. That information might really help inform that phased approach.
- Shandaken may also want to engage the landowners directly, individually before getting too deep into planning.
 - Committee suggests dedicating a large block of time in October's SAFARI meeting to work through these issues.
 - Questions include: Does the Main Street bridge replacement have to come first?
- Max: Can we get an assessment of different combinations <- can SLR prioritize them?
 - Leslie: We do know some of these benches have to be grouped to work
 - Triggers:
 - DOT replacing the Main St bridge – can we figure out if DOT is EVER going to replace it?
 - If you have this commitment, then you can piece together the flood bench projects.
 - Heidi suggests having a landowner meeting now (soon), to see their initial response. How interested and willing might they be to partake?
 - Bridge Street bridge replacement
 - Andy: Bridge Street Bridge may not be built (now) to factor in all these things if these mitigation actions are so long-term.
- October meeting: Which area do we have specific questions?
 - Everyone: re-read the section of the report that discussed staging.

New York City Funded Flood Buy-Out Program

- **Updates on Phoenicia Parcels**
 - **XX Main Street:** resolution went before the board 9/8
 - Approved by the board. Town will own, if the buyout goes through.
 - Heidi will be looking to schedule site visit with DEP.
 - Would like to do a site visit in the next two weeks.
 - Heidi to send some dates.
 - **XX Plank Road:** resolution went before the board 9/8
 - Was not approved by the Town Board 9/8. A former town official asked if there were any plans for the parcel (parks, other floodplain projects).
 - The answer was no, not at this time. Heidi stated at the meeting that there would be little-to-no-maintenance on this parcel if DEP retained ownership, and that they prefer NOT to own them. If the town owns the parcel, it will give them more flexibility.
 - The former town official suggested the parcel stay on the tax rolls and that DEP should be the owner.
 - The matter was tabled
 - Marlana – it is their preference the town take ownership for smaller parcels. But its ultimately the TOWNs decision.
 - There will be a lot of questions about driveway, maintenance and access.

- Adding the neighboring parcel would make the parcel more viable for DEP.
 - The stewardship team would likely close this property off for all public access. There would be a lot of
 - In the buy-out program history, has anyone ever conveyed to DEC
- Question: Who owns the driveway?
- Marlana – DEP would prefer Amenta include the second parcel – IT HAS PLANK RD frontage
- Town's next board meeting is October 6th.
 - Robert. There is a workshop on the 17th as well.
- Max: if this *were* a campground – a careful evacuation route and information would need to be prepared.
- Marlana: maybe she can perform a site visit before the resolution is passed?
 - Seeing the parcel in person may help the town and DEP decide on ownership. Usually this isn't done before the resolution is passed. Is the town okay with that?
- **XX Bridge Street**
 - Heidi hasn't heard anything. Should she pay him a casual visit? Would that be better?
 - Committee suggests she try by phone one more time but not to push too hard at this time.
- **Scheduling Appraisal at Town Hall & Highway Garage**
 - **Marlana would like to schedule the appraisal with Hudson Valley Appraisals**
 - Will want to look inside all the buildings, including the animal shelter (which will need
 - Needs the dimensions of the building / square footage/age. If its available, please provide either ahead of the appraisal or on the day.
 - Any time on Tuesday the 23rd or Wednesday the 24th.
 - Meet at 10 on Tuesday the 23rd. <- Marlana will confirm and send calendar invite.

Chichester LFA Application Update:

- **Discuss Proposal**
 - SLR supplied a cost estimate for the Chichester LFA that was perhaps higher than the Town and AWSMP might have expected, based on the extensive work performed in and around the study area. After seeking additional information and justification from the consultant on their proposal, Leslie feels SLR has justified the hydraulic analysis costs.
 - SLR did, however, identify areas where a few expenses could be trimmed:
 - First floor elevations
 - Public meetings
 - Fewer review/draft rounds on the report
 - Leslie suggests extending the contract 12 months to help with the report process, to make sure we get the correct amt of time for back-and-forth, to have a full report with appropriate input.
 - Other reasons for the "higher" cost proposal:
 - SLRs rates for their position titles have increased in recent years.
 - SLR is making sure they're providing an estimate that should really reflect what is needed, so they won't come in under, and then ask for funds later.
 - Leslie suggests we should take one more very detailed look for Chichester LFA proposal. Does it have everything we expect from them?
 - Peter suggests that it may be a possibility for this particular LFA to eliminate

public meeting 2, but he wouldn't want to make that call until after PM 1.

Town Hall & Highway Complex Relocation - Updates

- **Progress report on potential relocation "swap" parcel?**
 - No updates from DEP; they have not been able to meet with DEC regarding the conservation easement issue.
 - Thanks to Robert's persistence, there is a meeting on the calendar for early October with DEC, DEP, Senator Hinchey and select others.
- **Progress report on 20 ac parcel, Big Indian (adj. Golf Course Rd).**
 - Next week, Tuesday / Wednesday / Thursday - Eric is going to cut a path, get a crew on the property to do some test holes to assess the soils for sewer / building.

Letter of Map Revision (LOMR) Update:

- **Latest data review & considerations for Rte 28A bridge**
 - FEMA is considering delaying and/or producing a Conditional Letter of Map Revision (CLOMR) which would be modelled on what we know now, including the NEW Rte 28a bridge – since it does have about a 1 foot water surface elevation reduction, and then once we have as-builts, finishing the LOMR.
 - SLR (with funding granted by AWSMP) has also shared some additional modelling data that is more detailed than what FEMA produced, and may result in a more accurate model as it includes more bathymetry and cross sections, and a finer mesh scale. All awaiting FEMA's response.
 - If FEMA moves forward with a more detailed 2D model using local data provided, SLR's results suggest landowners will benefit, with lower estimated base flood elevations in some areas, and a narrower floodway in some areas (than the proposed FEMA model).
- **Town Hall & Highway Garage Complex:**
 - DEP is working on scheduling the appraisal. It is moving forward with one appraisal for town hall parcel(s) and one for the highway garage parcel(s).

CRS Program Activities Update

- **RLAA Draft Report**
 - CRS coordination team met with Tetra Tech after reviewing the changes to the RL areas last SAFARI meeting. It was decided that the entire special flood hazard area would be considered 1 repetitive loss area. Moving the number from 170 letters to 451.
 - Two annual letters were drafted (to be sent in January each year); one for the most at risk, or "former" RL areas, which is a little more strongly worded, and one for all others, which still provides a good warning and information on mitigation and insurance.
 - The draft RLAA report is due out any day
- **Cycle Verification Visit will be held virtually on 9/22/25**

Partner Updates

- **AWSMP**
 - **SMIP- Funded Project Progress Reports:**
 - The **Bonnie View** Feasibility Report was sent this morning for 30% design review. Leslie sent a comment log to the town.
 - **McKeneley Hollow** – 60% Design phase.

- There are still remaining questions for both of these projects that only the town can answer. Leslie will be scheduling a project meeting to go over these.
 - Peter mentions erosion issue at the cemetery near the McKenley Hollow site (Cemetery is now under town control). Eric and Bobby are aware.
- Eric mentions he might submit a SMIP grant application for the bridge at the end of **Fox Hollow**. There's clay, and a massive head cut, and the bank is eroding on the back side. Engineer is reviewing. The bridge may have a weight reduction. If it doesn't get reduced too much, then there will be time. If there is too much a reduction, Eric may have to put in a temporary bridge.
- **Bridget Street Bridge**
 - AWSMP's funding has ended and UC DPW should provide a detailed update to the town when they're ready.
 - Leslie shares UC is considering advancing two designs: Alts 3 and 5.
 - Town memorialized their preference for Alternative 3.
- **CWC**
 - No new or recent FHMIP Program applications
- **NYCDEP**
- **Ulster County (Planning, Emergency Services, DPW, DOE)**
 - Personnel update: DOE has welcomed Andy Bicking as the new Director (spent 26 years in environmental policy and program development at Scenic Hudson). Heidi sees this as a refresher on the coordination between DOE, CCE and the rest of watershed.
 - There is a new Environmental Outreach Manager as well, who has really hit the ground running, primarily working throughout the county on home energy efficiency programs for low and middle-income families.
 - UCMJHMP: We need to be thinking this fall, about performing an update. Set a date for late October?
 - *Town: EARLY NOVEMBER.*

Review Notes
Adjourn