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**Town of Shandaken Planning Board
 Minutes for Public Hearing
 February 11th, 2026**

The public hearing was called to order with the pledge of allegiance at 6:45 pm.

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

Cliff Rabuffo, Chair	Present
Joanne Kalb	Present
Sam Spata	Present
Vivian Welton	Present
Juan Rosales	Present
Chandra Valianti	Present
Tania Stapelton	Present
Matthew Frisch alt	Present

Roll Call Summary: 8 Present, 0 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Juliana Roding, Kim Snyder

Juliana Roding 25.11-1-22.311 Special Use Permit 6:45

The public hearing is for Juliana Roding for a special use permit. Following the pledge and the legal notice being read, Chair Rabuffo ask's the applicant to give a brief description of the project for the Board and the benefit of the public. Ms. Roding has purchased a piece of land off of state route 212 in Mt. Tremper, and would like to build six pre-fab cabins, all being 400 square feet. The cabins will be one bedroom, with a kitchen and a living space. The idea is for the business to be similar to the Zen mountain monastery, for people with their own introspective practices, such as yoga, mediation, and reading. The cabins are aimed at solo retreats, but can certainly accommodate couples. It will be a place to de-stress, a getaway, without a schedule. There will be meals provided, Ms. Roding is working with local chefs to have pre-packaged meals provided. There will also be an administrative

building for Ms. Roding that will be a 2-bedroom cabin. There is also an easement for the proposed sign for the business, and the sign will not be visible from state route 212. Board Member Valianti ask's the applicant if there will be any trails for hiking? The answer is there will be some pathways, and gardens, but nothing is planned at the moment as far as trails.

There is one person who has signed up to speak regarding the public hearing, and one email has also been sent in regarding the application for Ms. Roding. Steven Wilder is here this evening to speak regarding the application, the email that was sent in was written by his son Nolan Wilder. Mr. Wilder's son lives immediately adjacent to Ms. Roding's property, and has come concerns. One of the concerns is that the existing road which goes past his property basically his front yard, goes right immediately up to the edge of his property. There are concerns that, that road, if it's improved and widened, we do not want that infringing upon our front yard. There is a concern regarding the utilities going up to the property, as well as the septic, a question of will their well water be affected? Which is located directly below Ms. Roding's property. Kimberly Snyder with North Engineers addresses the concerns that Mr. Wilder has. Ms. Snyder states that they do not plan on widening the existing road. Chair Rabuffo states that the septic could not be designed if it would possibly affect the neighboring drinking water, and that all of the proposed buildings have to be 200 ft back from the property line. Ms. Roding would like to keep the area of disturbance as little as possible. There will be minimal traffic 6 parking spaces, maximum of 6 guests per day at the facility, and all of the utilities will be underground. Ms. Snyder also adds that there will be very little landscaping, with natural landscaping. With no further questions, Board Member Spata makes a motion to close the public hearing, seconded by Board Member Kalb.

**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
February 11th ,2026**

The regular monthly meeting was called to order at 7:20 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 no comments regarding the minutes, Board Member Spata makes a motion to approve the minutes, seconded by Board Member Welton, all in favor.

Old Business:

Juliana Roding 25.11-1-22.311 Special Use Permit

The first item on the agenda is Juliana Roding for a special use permit. Ms. Roding has access to her parcel off of a right of way that she has permission to use. The set backs are all met, and landscaping will be designed to mitigate water run-off. The SEQR was done at the last meeting, the action is unlisted. ZEO Grant states that a neg dec also needs to be done, there is less than an acre of disturbance, the proposed sign for the business will be on an access road, with an agreement with the neighbor who owns the road. There is an updated plan with parking, six spaces for the cabins, and two spaces for the main house. Ms. Roding adds that she would like to add pathways with benches and flowers, and would like to leave as much wooded area as possible, as well as shrubs and hedges, she does not want to cut trees down if it isn't needed. Board Member Welton ask's if Ms. Roding will live in the main cabin? Ms. Roding states she will, but not year-round, but will have a groundskeeper on site. Chair Rabuffo ask's if the main cabin that she'll be staying will be rented, when she's not there? Ms. Roding states no it will not be rented. Chair Rabuffo also notes that all the lighting needs to be dark sky compliant, and downward facing. At this time the Board goes over part two of the SEAF. After the Board reviews the SEAF, it is determined that this is a negative declaration.

roll call vote as follows:

Cliff Rabuffo, Chair	Yes
Joanne Kalb	Yes
Sam Spata	Yes
Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes
Tania Stapelton	Yes

7 yes 0 no.

Board Member Spata made a motion to approve the special use permit for Ms. Roding, under the conditions Chair Rabuffo set, stating that the approved septic be submitted, as well as the variance needed for the proposed sign is approved, seconded by Board Member Kalb,

roll call vote as follows:

Cliff Rabuffo, Chair	Yes
Joanne Kalb	Yes
Sam Spata	Yes
Vivian Welton	Yes
Juan Rosales	Yes

Chandra Valianti	Yes
Tania Stapelton	Yes

7 yes 0 no

Daniel Casey 4.20-1-44 Special Use Permit

The next order of business is Daniel Casey for a special use permit. Mr. Casey is located at 7696 route 28 for a contractor's yard and a detached garage. These approvals will be for the work that has already begun. The proposed garage is 2,000 square feet measuring 40 by 40. Board Member Spata ask's what the garage will store? Mr. Casey states it will be for trucks, either 3 bigger trucks, or 5 smaller trucks. Chair Rabuffo does not see any issues, no increase in sewage, just electrical being added. There is a discussion amongst the Board whether this application is considered type two or unlisted, it is also noted that this application needs to be referred to the County. There is a discussion amongst the Board and they come to the agreement this application is type two. Chair Rabuffo makes a motion to refer this application to the County, seconded by Board Member Spata, all in favor. At this time Chair Rabuffo and the other Board Members review the SEAF part 1. With no further questions, or comments, Board Member Kalb makes a motion to set a public hearing for the applicant at next month's meeting at 6:45, seconded by Board Member Valianti, all in favor.

Other Business:

Adjournment:

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