

**Town of Shandaken
County of Ulster
State of New York**

**The Town of Shandaken Town Board conducted a Regular Monthly Meeting on Monday
March 2, 2026 @ 7pm. Shandaken Town Hall. 7209 Rt. 28 Shandaken, NY**

**Call to Order
Pledge of Allegiance
Roll Call**

Members Present **Barbara Mansfield – Supervisor
Kevin VanBlarcum - Board Member
Kyle Steen – Board Member
Robert Drake – Board Member**

Member Absent **Elizabeth Kneissl – Board Member**

Recording Secretary **Joyce Grant - Town Clerk**

**On a Mansfield/Drake motion the Town Board unanimously approved the minutes of the
previous meeting as submitted by the Town Clerk.**



**Town of Shandaken Town Board
Monthly Meeting
Monday March 2, 2026**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of previous T/B Meeting minutes**
- 5. Supervisor's Report & Financial Report**
- 6. Communications – Tom Cruet**
- 7. Committee Reports:**
 - a. Ambulance**
 - b. Building/Zoning**
 - c. Police**
 - d. Phoenicia Water**
 - e. Pine Hill Water**
 - f. Museum**
 - g. Recreation**
 - h. Housing**
 - i. Conservation Advisory Council**
 - j. Comprehensive Plan**
 - k. Board Conversation**
- 8. Public Comments on Resolutions**
- 9. Motions:**
- 10. Resolutions:**
 - 41- Pay All Bills**
 - 42- Set Special Meeting 3/16/2026**
 - 43- Appoint Planning Bd. Member**
 - 44- Appoint ZBA Member**
 - 45- Establish Floodplain Admin. Structure**
 - 46- MOU w/Rupco – Phoenicia School**
 - 47- Hire Ambulance Officers & Pay Rates**

- 11. Open Public Comment
- 12. Meeting Adjournment - *In Memory of*
Thomas Miller, Debra Corby & Martine Gaudet

- Building Report -February 2026
- Certificates of Occupancy 3
- Building Permits 16
- Demo Permi
- Flood Plain 1
- Certificates of Compliance 12

Supervisor Report March 2026
Revenues From February 2026

Ambulance Fees	\$18,982.62
Ambulance Donations	\$1,150.00
Dog Shelter Donation	\$222.22
Bound Tree Reimbursement - Ambulance	\$6,750.00
P. Miranda - Medical	\$261.82
SBA	\$3,617.86
Vital Statistics	\$20.00
Highway	\$3,080.00
MAHV	\$900.00
Town Clerk	\$200.00
Justice Fees	\$4,395.00
Building Fees	\$2,029.00
Dog Licenses	\$97.00
Zoning Fees	\$375.00
Plannning	\$100.00
Medical HRA Card Activity	\$40,772.87
STR Receivables	\$9,250.00
SLR Reimbursement	\$19,208.75
Police Fees	\$30.00
Higley	\$239.88
2026 Tax Warrant	\$2,831,606.00
Full Moon-Lieu of Taxes	\$13,447.12
Interest on All Accounts	\$4,204.54
2026 Pine Hill Water Tax Warrant	\$84,763.01
2026 Phoenicia Water Tax Warrant	\$140,754.30
2026 Pine Hill Lighting Tax Warrant	\$5,700.00
2026 Phoenicia Lighting Tax Warrant	\$11,000.00
2026 Chichester Lighting Tax Warrant	\$1,500.00
Snow Removal-HWY	\$19,480.00
T/O Lexington Renwal Agreement	\$10,000.00
TOTAL	\$3,234,136.99



Town of Shandaken Ambulance Service

"Committed to Care In the Heart of the Catskills"

February 2026 Report

TOTAL CALLS RECEIVED – 44

MUTUAL AID GIVEN- 2 (Town of Olive, Woodstock)

MUTUAL AID RECEIVED- 2 (Margaretville Ambulance, Olive First Aid)

TOTAL TRANSPORTS- 28

TOTAL NON TRANSPORT- 16

If your home is anything like mine, no matter what you do during the winter it still seems impossible to keep dust, dirt, mud, sand (Thanks Eric), and whatever else makes its way into the house out! March arrives and its finally time to crack open the windows, and get moving on Spring cleaning to feel somewhat human again.

As refreshing as it may be, sometimes people inadvertently find themselves in peril due to a few things easily overlooked. Cleaning products make our jobs easier, but when mixed some become toxic! Bleach and ammonia are particularly deadly. Go mild, and read the label for pertinent warnings. Ventilation is a very good thing when utilizing cleaners so think about opening a window or turning on a fan (or both). Remember those masks you still have hanging around? Use them when cleaning. Gloves are a good idea when using polishes or wax.

Store cleaning products in a cool dry space inaccessible to pets and children. Remember that if you cleaned or sealed something with a flammable material it is possible that rags with varnish or linseed oil can spontaneously combust! If you think that sounds crazy it happens way more than you could ever imagine!

Stay safe out there!

Richard Muellerleile, EMT-P
Chief of Department, Shandaken Ambulance

The Monthly Report for The Shandaken Historical Museum for February 2026

On Saturday February 28th the Museum hosted a highly spirited Native American drumming event which featured local residents of Native American descent who participated with some very exciting group drumming, singing and storytelling.

In March, the Museum will feature a presentation by author Glenn Kreisberg about local Native American landscape archeology and a network of unique stone structures that are found on local mountains throughout our area.

We are also working with Catskill historian Larry Maxwell on developing a large museum event centered around the celebration of the 250th anniversary of the signing of the Declaration of Independence.

The Museum is currently working with Pine Hill's Henry Morton Memorial Library on its 125th anniversary in 2028. The Shandaken Historical Museum will put together a large exhibit celebrating Professor Henry Morton and his beautiful works from the Museum's collection. The exhibition will consist of Dr. Morton's books, papers, artworks, and poetry.

The Museum will soon be working with the town board to help make the Museum more handicap accessible.

The museum had over 30 visitors in February. Many leaving generous contributions and messages of thanks and appreciation.

Respectfully submitted, Joseph Prieboy
Director Shandaken Historical Museum

COMMENTS ON RESOLUTIONS: Kathy Nolan was in favor of Resolution #46.

Parks & Rec Planning an EAGLE Celebration – 40 yrs. Since our Eagle was erected by Phoenicia. To be held on Saturday August 22nd. Looking for vendors, volunteers, etc. Stay tuned for more info!

RESOLUTION #41-26

OFFERED BY: VANBLARCUM

RESOLUTION TO PAY ALL BILLS

WHEREAS, The Department of Audit and Control require Town Boards to sign and inspect all vouchers coming into the town for payment, to number and total amounts from each fund.

THEREFORE BE IT RESOLVED, that the Town Board authorize the following vouchers paid:

General	\$ 1,203,270.72
Highway	159,367.31
Phoenicia Water	15,146.94
Pine Hill Water	3,395.29
Phoenicia Lights	883.53
Chichester Lights	127.14
Pine Hill Lights	527.11
Pine Hill Sign	38.16

	\$ 1,382,756.20

AND MOVES ITS ADOPTION

Seconded by:
ROLL CALL – 4 AYES, 1 ABSENT (KNEISSL)

RESOLUTION #42-26

OFFERED BY: MANSFIELD

Special Meeting Workshop Notice 3/16/2026

Town of Shandaken Town Board hereby calls for a Special Meeting on Monday, March 16th at 4pm. Town Hall 7209 State Rt. 28 Shandaken, NY. Purpose of meeting is to take care of time sensitive town business.

AND MOVES ITS ADOPTION

Seconded by: DRAKE
ROLL CALL – 4 AYES, 1 ABSENT (KNEISSL)

RESOLUTION #43-26

OFFERED BY: DRAKE

APPOINT PLANNING BOARD MEMBER

WHEREAS, pursuant to §20 of the Town Law it is the duty of the Town Board to appoint all Boards and Commissions, and;

WHEREAS, the Town Board of the Town of Shandaken accepts the recommendation of the Planning Board, made at its February 25 meeting;

THEREFORE, BE IT RESOLVED that **Phil Mones** be appointed to the Planning Board, effective March 2, 2026 with the term to expire in December 31, 2026. At no compensation.

BE IT ALSO RESOLVED, each Board Member is required each year to attend four hours of applicable training for their Office and record such at the Town Clerk's Office.

AND MOVES ITS ADOPTION

Seconded by: STEEN

ROLL CALL – 4 AYES, 1 ABSENT (KNEISSL)

RESOLUTION #44-26

OFFERED BY: STEEN

APPOINT ZONING BOARD OF APPEALS MEMBER

WHEREAS, pursuant to §20 of the Town Law it is the duty of the Town Board to appoint all Boards and Commissions, and;

THEREFORE, BE IT RESOLVED that **Ruby Huber** be appointed to the Zoning Board of Appeals, effective March 2, 2026 with the term to expire in December 31, 2027. At no compensation.

BE IT ALSO RESOLVED, each Board Member is required each year to attend four hours of applicable training for their Office and record such at the Town Clerk's Office.

AND MOVES ITS ADOPTION

Seconded by: VANBLARCUM

ROLL CALL – 4 AYES, 1 ABSENT (KNEISSL)

RESOLUTION #45-26

OFFERED BY: VANBLARCUM

ESTABLISH FLOODPLAIN ADMINISTRATION STRUCTURE

WHEREAS, the Town of Shandaken participates in the National Flood Insurance Program (NFIP) pursuant to federal regulations set forth in 44 CFR Part 60; and

WHEREAS, the Town has adopted and maintains a Flood Damage Prevention Law consistent with FEMA and New York State requirements; and

WHEREAS, proper administration of the Flood Damage Prevention Law is necessary to ensure continued eligibility of Town residents for federally-backed flood insurance; and

WHEREAS, the Town Board finds it to be in the best interest of the Town to establish a structured administrative review process that ensures technical compliance with FEMA, NFIP, and NYS DEC regulations;

THEREFORE, BE IT RESOLVED:

The Town Board hereby authorizes the Town Supervisor to enter into a service agreement with **Rob Stanley** as Floodplain Consultant under a professional services agreement. Fees paid under this agreement shall not exceed \$15,000 for 2026.

The Floodplain Consultant shall:

1. Review all floodplain development permit applications.
2. Verify FEMA map designations and Base Flood Elevations.
3. Review engineering submissions, including floodway "no-rise" certifications.
Confirm substantial improvement and substantial damage determinations when necessary.

4. Provide written technical determinations and recommendations.
Provide technical guidance to property owners and design professionals as requested.
5. Other responsibilities as detailed in the Floodplain Administrator & Consultant job description document.

AND MOVES ITS ADOPTION

Seconded by: MANSFIELD

ROLL CALL – 4 AYES, 1 ABSENT (KNEISSL)

RESOLUTION #46-26

OFFERED BY: MANSFIELD

AUTHORIZE THE SUPERVISOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH RUPCO TO DEVELOP THE VACANT PHOENICIA ELEMENTARY SCHOOL FOR THE PURPOSE OF BUILDING MIXED AFFORDABLE AND MARKET VALUE HOUSING WITH COMMUNITY SPACE

WHEREAS, the Onteora Central School District (the “School District”) owns certain real property known as the former Phoenicia Elementary School, SBL: 13.12-2-12, (the “Property”);

WHEREAS, the School District has ceased operating the Property as an elementary school but has not declared the Property surplus and retains full discretion regarding its future use or disposition;

WHEREAS, since cessation of elementary operations, Town and School District officials have engaged in discussions concerning potential future transfer of the Property to the Town;

WHEREAS, the Town Board evaluated reuse of the Property for municipal purposes, including possible use as a municipal center, and determined such use would not represent the highest and best public use of the site;

WHEREAS, through the Town’s comprehensive planning process and substantial public engagement, residents consistently expressed a strong preference that the Property be redeveloped primarily for affordable housing and, if feasible, incorporate community-serving space;

WHEREAS, any conveyance of the Property by the School District shall require approval by mandatory referendum of qualified School District voters in accordance with applicable provisions of New York Education Law;

WHEREAS, any conveyance or lease of Town-owned real property shall require Town Board authorization and may be subject to permissive referendum pursuant to Town Law;

WHEREAS, the Town has identified RUPCO as its preferred prospective development partner for purposes of feasibility evaluation and preliminary structuring of potential redevelopment;

WHEREAS, the Town Board of the Town of Shandaken recognizes the need for housing in the Town of Shandaken;

THEREFORE BE IT RESOLVED, the Town Board authorizes the Town of Shandaken Supervisor to execute a Memorandum of Understanding with RUPCO to develop the Phoenicia Elementary School property.

AND MOVES ITS ADOPTION

Seconded by: DRALE
ROLL CALL – 4 AYES, 1 ABSENT (KNEISL)

RESOLUTION #47-26

OFFERED BY: DRAKE

HIRE AMBULANCE OFFICERS & PAY RATES

WHEREAS, under §20 of the Town Law, the Town Board shall designate all appointed officers and employees of the Town; and

THEREFORE, BE IT RESOLVED, that the following personnel be appointed to the Shandaken Town Ambulance at rates not to exceed the following:

Paramedic, Part Time – Kuldip Singh at \$33.00 per hour;

Paramedic, Part Time – Emma Post at \$33.00 per hour;

EMT, Part Time – Julia Milla at \$22.00 per hour;

EMT, Full Time – John Garley at \$22.00 per hour;

and that as provided under Collective Bargaining Agreement (CBA) effective January 1, 2022, through December 31, 2026, said employees shall serve at the discretion of the Ambulance Chief and Town Board.

AND MOVES ITS ADOPTION

Seconded by: STEEN

ROLL CALL – 4 AYES, 1 ABSENT (KNEISL)

ON A DRAKE/STEEN MOTION, THE TOWN BOARD ADJOURNED AT 7:39

JOYCE GRANT - TOWN CLERK