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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 May 13th 2026**

Call to Order

The regular monthly meeting was called to order with the pledge of allegiance at 7:00 pm.

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

Joanne Kalb- Chair	Present
Sam Spata	Present
Vivian Welton	Present
Juan Rosales	Absent
Chandra Valianti	Present
Tania Stapelton	Present
Philip Mones	Present
Matthew Frish, alt	Present

Roll Call Summary: 7 Present, 1 Absent

Others Present: Zoning Enforcement- Officer Grace Grant, Scott Olson, Jessica Childs,

Minutes:

Board Members reviewed the **April 8th, 2026** meeting minutes.

Motion by: Welton- Approve minutes

Seconded by: Valianti

Vote: All yes- Motion Carried

Communications:

A letter from Allen Shiner, resident of Big Indian, regarding the draft comprehensive plan. Board Member Welton read aloud the letter for the Board and the public. The letter objected to the proposed renaming of Big Indian, to Winnisook, citing potential mailing address issues and lack of local consent.

New Business

Jessica Childs 25.19-2-24.120 Special Use Permit

The first item on the agenda this evening is Jessica Childs for a Special Use Permit. Mrs. Childs would like to build an ADU on her 8.4-acre parcel in Shandaken where she currently has a single-family residence. The proposed one-bedroom ADU will be for her mother, Mrs. Childs has received a Rupco grant to build the structure. Mrs. Childs was before the Board last month, at the Planning Board workshop, Chair Kalb had asked that she provide a map showing elevations, & grade, the applicant has provided that this evening. Board Member Mones ask's if the applicant has a plan b if the existing septic cannot handle the new structure on the property. Mrs. Childs states that her engineer designed the septic to be able to handle the ADU, if that's not possible, they will add another spur to the system.

At this time Chair Kalb asks the Board Members to review the SEAF, Board Member Valianti reads the SEAF out loud. The Board notes that two of the questions on the SEAF need to be changed, including number four, and number seventeen b. Following the SEAF, ZEO Grant states that the Board needs to make a SEQR determination, Board Member Welton makes a motion that this is a Type II SEQR determination, seconded by Board Member Valianti, all in favor, motion carried. With no further questions or comments, Board Member Spata makes a motion to have a public hearing at next month's meeting, on June 10th at 6:45, seconded by Board Member Welton, all in favor.

Giacci 4.5-1-21 Site Plan Review

The next item on the agenda is the Owl's Nest a former restaurant, bar, and lodge in Highmount, NY located directly across from Belleayre Mtn. Mr. Giacci was before the Board last month at the Planning Board workshop, and has some more information regarding the application for this evening's meeting, including an update site plan and maps for the PB. The structure has been unoccupied and not been open for 20 years. The plan is to reopen the establishment and renovate the existing 9 rooms. There will be no structural changes, just aesthetics. The establishment is partially in Ulster County, and partially in Delaware County, there is a question regarding the septic, and which County it lies in, the applicant is advised to have an engineer look it over, since the building has sat unoccupied for 20 years.

Board Member Spata asks how many seats are in the restaurant, the applicant states possibly 40-60 seats, plus the bar. The applicant states their main focus right now is to get the finances in order to re-open the lodge first. Board Member Mones asks the applicant if the existing retaining wall will be disturbed, the applicant states yes, it will be. Board Member Mones mentions that the wall was a part of the Grand Hotel, and they may need to go through a historical review regarding it. Chair Kalb asks why would the wall be disturbed? The applicant states in order to expand the footprint of the property for dining space for the restaurant. The applicant states the walls are quite debilitated and the cost of restoration far outweighs replacement. ZEO Grant states the removal of the retaining wall is not a part of this site plan review. With no further questions or comments, Board Member Valianti makes a **motion to approve** the application per sketch plan conference, as presented, **seconded by** Board Member Stapelton, roll call vote as follows:

Sam Spata	Yes
Joanne Kalb, Chair	Yes
Vivian Welton	No
Juan Rosales	Absent
Chandra Valianti	Yes
Tania Stapelton	Yes
Philip Mones	No

4 Yes, 2 No, 1 absent, Motion Carried.

Verizon Wireless 12.7-2-33 Special Use Permit/Site Plan Review

The last item on the agenda for this evening is Verizon Wireless; Scott Olson is here to represent them. Mr. Olson was at the previous month's Planning Board workshop meeting to discuss the proposed small wireless facility with a 50 ft tall utility pole with antenna at the Big Indian Olivera Fire Dept. The utility pole also requires a use and area variance from the Zoning Board of Appeals; the application will be before the ZBA this month as well. Mr. Olson states that he has submitted a draft resolution for the Planning Board to be the lead agency for the SEQRA process. **A motion was made** by Chair Kalb, for the Planning Board to assume lead agency status, **seconded by** Board Member Mones, Roll call vote as follows:

Sam Spata	Yes
Joanne Kalb, Chair	Yes
Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes
Tania Stapelton	Yes
Philip Mones	Yes

7 yes, 0 no, motion carried

Board Member Spata **makes a motion** that this is an Unlisted Action, **seconded** by Chair Kalb, all in favor, **motion carried.**

Other Business:

Roy Dignes resident of Highmount is here this evening to express his concerns regarding the draft comprehensive plan. Mr. Dignes is a member of the comprehensive plan committee, the housing committee, and a developer in the area. Mr. Dignes handed out a document regarding his thoughts/concerns to the Board.

Adjournment:

Motion by :Spata- Adjourn Meeting

Seconded by: Stapelton

Vote: All yes- Motion Carried

Meeting adjourned at **8:03 PM**

Prepared by:

Olivia Amantia

Planning Board Secretary