

# Town of Shandaken

## S.A.F.A.R.I. Meeting NOTES

Shandaken Area Flood Assessment and Remediation Initiative

**Tuesday, May 12, 2026 10:00am – 12:00pm**

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### Attendance:

Babs Mansfield, Town of Shandaken Supervisor, CRS Coordinator  
Eric Hofmeister, Town of Shandaken Highway Superintendent  
Robert Stanley, Shandaken Floodplain Administrator  
Karen Lee, Shandaken CAC Liaison and ChiFAC Member  
Leslie Zucker, AWSMP Program Leader, CCEUC  
Heidi Emrich, Environmental Planner, UCDOE  
Sally Rodgers, AWSMP Education Program Manager, CCEUC  
Max Kelly, AWSMP Watershed Educator, CCEUC  
Eric Lane, Flood Hazard Mitigation Implementation Program Manager, CWC  
Aaron Bennett, Flood Hazard Mitigation Coordinator, NYCDEP (online)  
Robert Drake, Shandaken Town Board member & Deputy Supervisor (online)  
Marlana Moore, NYCDEP Upstate Real Property Services (online)  
Adam Trescott, NYCDEP Basin Manager (online)

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### ABBREVIATED MEETING: 10-11:

#### Town of Shandaken Floodplain Development

- Floodplain Administration updates
  - Forerunner Software – AWSMP requested a DEMO for Watershed-wide presentation
    - Grace (Shandaken) was also attempting to schedule; so Shandaken will coordinate with AWMSP
  - Gov QA – Bailey from DEC has shared that Ithaca uses this software for building / floodplain admin and permitting.
    - It would be well-worth the time to look into both

#### Town Hall & Highway Complex Relocation Updates

- Local Gov't Efficiency Grant Planning Project
  - Heidi Explains that she is in the process of working on a transition for that project, within the county departments involved (DOE, Planning and DPW).
    - She will update and put the town POCs and AWSMP in touch with the new lead, as soon as she has the info.
- 20-Acre "Golf Course Rd" parcel (presently Kramer)
  - CWC Application
    - Committee has approved the funding for the purchase of property. Application (and recommendation) is going to the Board of Directors in June. (expected to be approved, pending right of objection).
      - Besides county resolution, does CWC need anything else?
        - No. Not at this point.
  - Shandaken is Officially under contract with seller!
    - 6 month timeline to conduct due diligence
    - Where is Labella on the due diligence Work (per contract)
      - Babs doesn't believe they've started... Babs and Robert Drake will plan to "nudge" them soon and frequently.
  - Proposed Addendum to Shandaken-Allaben LFA
    - It was accepted by Town Board in May.

- Can town share signed resolution?
  - Yes. Heidi will provide an email with final Addendum; Babs to reply, sending accepting resolution.

### Phoenicia Flood Risk Reduction Project(s)

- Jay Street & Romer flood bench study application status:
  - If the town wants to move forward with concept and feasibility study, it would help build towards next steps; especially now that the town has laid the groundwork for some major flood-resilience projects in town (see next bullet below).
    - Also see FBO notes below, related to 38 Main St.
- Phoenicia Business Association (PBA) – Walking Tour: Robert Drake and Babs conducted a “walk and talk” with business owners
  - Seeing to build buy-in for recommended projects
  - Approximately 40 people attended.
  - Over the next month or two, the PBA will seek to coalesce around a final position related to possible bridge solutions and floodplain benches.
    - Robert’s general sense is that they’ll come back in support of flood mitigation efforts
    - They will likely advocate for a full bridge street bridge replacement.
- Additional Phoenicia Modelling study: did the town officially adopt the study as an official addendum to the LFA?
  - Heidi resends draft resolution language to aid in the search.
    - Robert confirmed! It WAS ADOPTED in FEBRUARY.
    - Babs to send to the SAFARI committee and partners for their records.

### NYC-Funded Flood Buy Outs

- Plank Rd campground - Uplands consideration and follow-up
  - Would the town like to exclude mapped upland areas?
  - Marlana from DEP explains in more detail what “uplands” would mean:
    - Upland Areas would be consistent with bounds of the 500-year floodplain, as shown on the effective Flood Insurance Rate Map at the time the conservation easement is conveyed to DEC, which is likely to occur a couple of months after demo.
    - The committee looks at the draft FEMA-initiated Letter of Map Revision (LOMR) map.
      - If it becomes effective (and likely will by early 2027), then the property has almost no “uplands” to consider.
  - Marlana and Heidi explain that there is still a lot the town can do under the conservation easement for recreational amenities (pervious pavement, bathrooms, if appropriate, fishing access, picnicking, etc.)
    - Hiking trails, open air pavilion, open-air bathroom, recreational parking
  - **Town to adopt updated resolution – NO UPLANDS.**
  - DEP has sent the offer to this Plank Road campground – they are considering, and have had some questions. DEP’s sense is that they’ll accept.
- Max asks about: DOT, Mt Tremper parcel / Rock-Cut occupancy use permit?
  - No news
  - Max and Babs will follow up offline.
- FBO Program, general:
  - Sally will work with Aaron to take over the Outreach and Assessment Lead for all categories (excluding Erosion category)
- 38 Main Street: Discussion on Demolition of building and foundation
  - Normally DEP would leave this foundation in place, leaving the wall, as to not destabilize the stream.
    - There is some review of pictures and looking at what is wing wall for the bridge, what is former (collapsing) foundation, and what is current.

- Stream science and structural engineering principals should likely be applied to the 38 Main Street demo.
  - This calls for a follow-up discussion. LaBella does not appear to have this expertise in their portfolio.
  - Who would fund this additional work and coordinate with LaBella on the demolition plan? Who applies?
  - **Possible Solution: include engineering analysis for the bridge in the Jay Street Study scope.**

### FEMA-Initiated LOMR Update

- Recap from most recent meeting (5/8/26).
  - General sense is, this is as “accurate as its gonna get” at this stage.
  - Any major concerns?
    - There is discussion about total net changes.
    - Can FEMA / ARC provide data on “insurable structures” using USACE National Structural Inventory data, on the following:
      - Gains and Losses in Floodway
      - Gains and Losses in Flood Fringe (100-year)
      - Total numbers for 500-year (since this is going to be a new capture, based on 2026 state regs)
    - Heidi shares list of structures she has from GIS analysis for EXISTING zones with Rob Stanley (data was prepared for CRS Substantial Damage Management Plan).
- To view the FEMA-initiated LOMR Draft map:
 

<https://experience.arcgis.com/experience/892a495a2c6a4028b70a360af8ca6a43?org=FE MA>

### CRS Follow-Ups

- Yearly Playbook, Service Log, June Postcard, and interim activities management
  - Forward standing Tetra Tech meeting invite to Rob Stanley
- Robert Drake asks – can the town apply for funds to keep moving forward with CRS assistance? It is likely something that SMIP can fund (Sally and Heidi can advise).
  - Leslie says the activities seem like they’d likely be eligible.
    - As a reminder, any and all consultants paid for by awarded SMIP funds must be fully insured.
  - Next funding round will be announced on Wednesday; Deadline will likely be July 8<sup>th</sup>.

### Partner Updates

- **AWSMP**
  - Leslie asks if Eric saw the email on Bonnie View Avenue.
    - Brief discussion about outreach to individual landowners
- **NYCDEP**
  - Church Rd. property - Structures are still being undercut by erosion of the stream bank.
  - Excellent candidate for FBO; however the landowner basically said – they can’t afford another summer retirement home anywhere else. Its been in the family for years, and they’re just going to ride it out.
    - Heidi to send previous emailed correspondence to Sally to follow up; town is still concerned.
- **NEXT SAFARI**
  - Max will facilitate and send meeting invitation

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## ChiFAC MEETING: 11-12:30:

**Additional Attendees:** Adam Doan, SLR | Mark Carabetta, SLR

### Final Report Preferences:

- ✓ Pine Hill is best example and closest to what ChiFAC wants
- ✓ Chichester residents are interested in historical images and context. (PM 1 presentation with old photo of stony clove compared to 2025 ariel imagining was successful)
- ✓ Maps and images are critical. They should go along with each of the recommendations

### Outline:

1. Executive Summary (Not too technical/ easy to read for the lay person)
2. Introduction
  - Project background and overview
  - Terminology
  - Study Area
  - Community Involvement
3. Identification of Flood Hazards
  - Flood History (important section for Chichester)
  - FEMA Mapping
4. Flood Analysis Recommendations
  - [In order of BCA and community buyin – may have to reorder after PM2]
  - [Not getting too technical in this section - “See supplemental data in chapter 7” or “See chapter 7 for further details”]
  - Bridge and culvert assessment
  - Analysis and Mitigation
    - [project areas & additional bridge and culvert assessments]
  - Recommendations for Flood Prone Homes and Buildings
    - Historic
    - Other
  - Riparian Buffers
  - General Recs
5. Benefit-Cost Analysis
  - Overview of BCA
  - BCA Results by project area
  - Individual Properties
6. Project Costs and Funding Sources
  - Rough Order of Magnitude Cost Estimates
  - Funding Sources
7. Data Collection
  - Initial data collection
  - H&H
  - Infrastructure and critical facilities
  - Potential Impacts on Water Quality due to Flooding

### Public Meeting #1 Debrief w/ SLR

#### Key Takeaways of PM #1

- Future communications should be careful, clear, and sensitive around property concerns.

- One landowner expressed concern that while flood risk to the house itself may be reduced, recommendations could negatively affect the surrounding property.
- Karen noted that underlying themes of fear and lack of control were evident in community feedback.
- Concern over 214
  - Repeated concerns about roadway collapse, bank instability and safety.
- Meeting Structure & Facilitation Improvements
  - Consider having maps available only during the final 30 minutes of the meeting for specific site concerns and one on one conversations for informal consultation
  - Explain clearly that follow-up site visits can and will occur as needed.
  - Help keep the main presentation focused and on schedule.

### Community Concerns & Public Perception

- Eminent Domain / Property Concerns
  - One resident raised concerns about eminent domain and fears that stream projects could result in property being taken.
  - Although only one person voiced this directly, others appeared to share similar anxieties related to:
    - loss of control
    - impacts to private property
    - unintended consequences of recommendations
- Messaging Approach Going Forward
  - Encourage takeaways of “gaining control” and empowerment into project messaging.
    - these are voluntary programs / participation is not mandatory
    - there are successful examples where participating landowners benefited from mitigation projects
- Erosion & Stream Management Concerns
  - Residents expressed strong concern that upstream projects may be worsening downstream erosion.
  - Specific concerns were raised regarding erosion downstream of the Stony Clove Lane Project.
- Significant concerns were raised about Route 214 and Coordination Opportunities
  - Discussion focused on improving coordination with NYSDOT before Public Meeting #2.
    - sharing information with NYSDOT
    - requesting preliminary design information
    - understanding the scale and scope of any planned roadway work

### SLR Team Next Steps

- Technical Work
- SLR’s upcoming work includes:
  - Developing existing conditions and natural conditions hydraulic models
  - Beginning to test and evaluate potential mitigation alternatives
- Adam will follow up offline regarding meeting schedules – When to meet with NYSDOT / When we will have results
- Public Meeting #2 is tentatively targeted for September.

*Adjourn*

**Next Meeting:**

**Tuesday, June 9, 2026**

**LOOK OUT FOR NEW CALENDAR INVITE FROM MAX / AWSMP**