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**Town of Shandaken Planning Board
Minutes for Public Hearing/Regular Monthly Meeting
June 10th 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:

Roll Call Summary: 7 Present, 1 Absent

Joanne Kalb- Chair	Present
Sam Spata	Absent
Vivian Welton	Present
Juan Rosales	Present
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, Beau Acker

Minutes:

Jessica Childs 25.19-2-24-120 Special Use Permit

Following the legal notice being read, Chair Kalb asks for a brief description of what the applicant wishes to do. Mrs. Childs would like to build an ADU on her 8.4-acre property located at 147 Winnie Rd. The ADU will be for her mother, and will not be short term rented. Chair Kalb asks if there was any correspondence regarding this application. There was

none, no questions or comments from the Board regarding this application. Board Member Welton made a motion to close the public hearing, seconded by Board Member Rosales, all in favor.

Board Members reviewed the **May 13th, 2026** meeting minutes.

Motion by: Valianti- Approve minutes

Seconded by: Welton

Vote: All yes- Motion Carried

Old Business:

Jessica Childs 25.19-2-24-120 Special Use Permit

With no further questions or comments for the applicant, or from the Board,

Motion by: Rosales to approve the special use permit

Seconded by: Welton

Roll call Vote: All yes- Motion Carried

Joanne Kalb, Chair	Yes
Sam Spata	Absent
Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes
Tania Stapleton	Yes
Phillip Mones	Yes

6 yes, 1 absent, motion carried.

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

Scott Olson representing Verizon Wireless is here this evening to present. ZEO Grant states that the ZBA does not want to be the lead agency for this proposed tower. Mr. Olson states that the Planning Board needs to be lead agency, Chair Kalb states that the Planning Board will be lead agency. Mr. Olson states he was also hoping the public hearing for this application could be set for next month's meeting. Following the SEAF read aloud by Board Member Welton for the Board and the applicant, there was one question regarding question number one. Question one on the SEAF reads "will the proposed action create a material conflict with an adopted land use plan or zoning regulations?" "The answer is no, Board Member Welton states there is a zoning conflict that's in front of the ZBA. Mr. Olson states he's presuming they're going to grant the use variance, and once the use variance is granted, there's no conflict because by law, it's permitted. This application is also before

the Zoning Board of Appeals, and as long as the variances needed are requested, there are no issues. Following the SEAF, with no further questions or comments, Board Member Mones made a motion to set a public hearing for the applicant on July 8th at 6:45, seconded by Board Member Welton, all in favor.

New Business:

Beau Acker 13.12-2-24 Special Use Permit/Site Plan Review

The last order of business for the evening is Beau Acker, who's applied for a special use permit to construct a dry cabin on his piece of land on Route 214. Mr. Acker is proposing construction within 100 ft of the stream bed; therefore, a special use permit needs to be applied for. The property is in the floodplain, and Mr. Acker has obtained a survey from Don Brewer, as well as an elevation certificate.

Mr. Acker also has a residence in Woodstock, NY, this dry cabin would be mainly for weekends, and for his family. The cabin will be seasonal, Mr. Acker is out of the country for 6 months out of the year, and he'd use it when he's here in NY. There will not be plumbing or kitchen, one of the Board Members had a question regarding this being a "fly time" studio. Mr. Acker states that is a term his architect used on the drawings, he is a local fly-fishing guide, but there will be no commercial business happening at the studio. Fly fishing is a hobby, and that detail was included in the drawings in keeping with being in nature. One of the Board Members asks Mr. Acker what he'll do in regards to needing to use a toilet, or hand washing, etc. Mr. Acker states since his primary residence is in Woodstock, he won't need those facilities, and if him or his children do, he can go into Phoenicia, which is around the corner from the proposed cabin.

In the future he may do a composting toilet, which he's allowed to do, but there are no plans for that at this time. The idea is to have a peaceful place by the creek to read, write, and spend time with his family. Mr. Acker adds that the piece of land was a dumping site, and very rough, and he spent a lot of time cleaning it up, and making it nice, and would like to continue to improve the land, and have it for his family. With no further questions or comments from the Board, or for the applicant, Board Member Valianti made a motion to set a public hearing on July 8th at 7:00 for Mr. Acker, seconded by Board Member Stapelton, all in favor.

Adjournment:

Motion by: Welton- Adjourn Meeting

Seconded by: Stapelton

Vote: All yes- Motion Carried

Meeting adjourned at **8:01 PM**

Prepared by:

Olivia Amantia

Planning Board Secretary