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**Town of Shandaken Planning Board
Minutes for Workshop
July 29th, 2026**

The workshop 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	Absent
Juan Rosales	Absent
Chandra Valianti	Present
Tania Stapelton	Present
Phillip Mones	Present
Matthew Frisch, alt	Present

Roll Call Summary: 6 Present, 2 Absent

Others Present: ZEO Grace Grant, CFM Rob Stanley, Patty Brooks, Rob Allison

Plaza 28 Corp 25.1-1-3.110

Patty Brooks is here this evening representing Plaza 28 Corp. The daycare center has moved out of one of the spaces, and the new tenants will be a coffee shop. The fly-fishing shop will remain, and they're looking for a potential salon, and two of the units at the moment do not have "concrete" tenants. Ms. Brooks state the owners are looking for flexibility in that when you have a new tenant come in, you hope they'll be there for a long time, but you don't know if they will be. To keep coming back to the Planning Board each time they have a new tenant could become quite burdensome for both the Board and the applicant. The owners are seeking flexibility with the five existing units so that as tenants move in and out, we're using the same type uses, which will be principal permitted uses. The daycare center that recently vacated the space required a special use permit. The

owners are not asking for a special use permit, just what is required for principal permitted uses in the area. The coffee shop is very anxious to move in because they'd like to start doing renovations and be open and operation by September 1st. The Board approved the use of five 800 square- foot units for retail or service businesses and two for restaurants with a total of 2,400 square feet for retail and 1,600 for restaurants. The Board also addressed the need for septic system documentation and signage consolidation. There is a discussion amongst the applicant and the Board regarding signage, including consolidating signs and going before the ZBA if required for a variance regarding height, and size. Ms. Brooks states that the owners of the plaza are looking to make all the signage consistent, so that it looks more cohesive. Ms. Brooks will have a complete application for the coffee shop to present at the August 12th Planning Board meeting.

Rob Allison 3.-1-7-100&6.110

Rob Allison is here this evening representing the Bastion Holdings Group and Crossroads Ventures. The applicant is seeking a lot line adjustment. There is an existing parcel with 4.35 acres with no road frontage. The lot line adjustment would transfer 1.63 acres to a parcel with road frontage, alleviating the need for a 12-foot wide right of way. Board Member Spata asks Mr. Allison to provide a note explaining which parcels the transferred land was taken from and to confirm that the remaining parcels are legal, and to include exact acreage figures for all affected parcels.

Other Business:

There is a discussion amongst the Board regarding 169 Rt 214 LLC, located in Chichester on Route 214, regarding the ZBA's denial of the requested variances. Chair Kalb asks ZEO Grant what they're reasons were for denying the variances? ZEO Grant states they did not provide the reasons for the denial at the meeting. There is a discussion amongst the Board regarding what Mr. McGann the owner of 169 Rt 214 LLC was asking for. The Board has asked that the reasons for the denial, be provided at the next meeting.

Board Member Valianti states an alternate for the UCPB meeting's is needed, due to Board Member Welton being unable to drive at night.

Adjournment:

All evening's business having been discussed; the board adjourned at 8:00 pm on a Stapelton/ Valianti motion. All in favor.

