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Assessor: (845) 688-5003
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Town of Shandaken Planning Board Minutes
August 12th ,2026

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	Present
Chandra Valianti	Present
Tania Stapelton	Present
Phillip Mones	Absent
Matthew Frisch, alt	Present

Roll Call Summary: 7 Present, 1 Absent

Others Present: ZEO Grace Grant, Patricia Brooks, Rob Allison

Board Members reviewed the July 8th 2026 meeting minutes

Motion by: Welton- Approve minutes
Seconded by: Spata
Vote: All yes- Motion Carried

Old Business:

<u>Plaza 28 Corp 25.1-3-110</u>

Patricia Brooks is representing Plaza 28 Corp this evening. Mrs. Brooks states the plaza consists of two anchor stores, those are Phoenicia Pizza 28 and Woodstock Brewery, along with five additional spaces which will be rented to tenants. Mrs. Brooks states they are proposing the redevelopment of the existing spaces in the plaza. The plan that has been provided includes revised parking, and parking spaces at 800 square ft each. There are 83 parking spaces for 250 seats within the restaurants.

There are three units at 800 square ft for retail or service business which required an additional 12 parking spaces. At the last meeting there was a request to show the new proposed signage in the gable ends. There are two of the signs now, all of the signs will be comparable. Mrs. Brooks adds that she submitted a revised page three of the application as requested to stipulate that the 2400 square feet would be retail service. Mrs. Brooks states the action that we're seeking the Board to take this evening would be the sketch plan approval for the tenant going into space b, which is the coffee shop. The former Maeve's place sign will also be removed, as well as the Woodstock Brewing sign will be consolidated onto the new sign, due to it being in the DOT right of way. The applicant is aware that the consolidated signage will need to go before the ZBA for approval. Mrs. Brooks adds that Zach Veitch found paperwork regarding the septic system, that it can handle 4,000 gallons per day, and they will provide digital copies for the record.

With no further questions or comments from the Board or the applicant, **Board Member Valianti** makes a motion to approve the sketch plan to allow unit b to move forward with the renovation of the coffee shop **Seconded by Chair Kalb**

Roll call vote as follows:

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

6 yes, 1 absent, motion carried.

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Mrs. Brooks asks the Board if they'll make a recommendation to refer this application to the Zoning Board of Appeals for the sign. ZEO Grant states that all of the information regarding the proposed sign will need to be on the application for the next meeting including dimensions and design. ZEO Grant states a SEQR review also needs to be done for this

applicant. ZEO Grant states the applicant will also be referred to the UCPB with a complete application, following the applicant going before the ZBA for the sign. There is a discussion amongst the Board regarding the SEQR, it is determined that this is an unlisted action.
Board Member Spata makes a motion to set a SEQR public hearing for the applicant at the September 9th meeting, **seconded by Board Member Welton**
Vote : All yes motion carried

<u>Crossroads Ventures LLC/Bastion Holding Group LLC- 3.-1-7.100 & 3.-1-6.110</u>
Lot Line Revision

Rob Allison is here to represent the applicant; Mr. Allison was before the Board at the last Planning Board Workshop meeting. Mr. Allison states this is a lot line revision at the base of the old High Mount Ski center. There is an existing parcel with 4.35 acres with no road frontage. What they're proposing is to add 1.63 acres to it to allow the home to have road frontage. There was some additional information requested from the applicant, which he provided to the Board this evening. Chair Kalb states that this application is a type II, and at this time the SEAF will be read. There is a question on the SEAF regarding it being historical, Mr. Allison states there is a leech farm up the hill from the property with a structure, and it's considered "historical". There is another question on the SEAF regarding wetlands, it was answered yes and should be changed to no.

Chair Kalb makes a motion to determine the application as type II, seconded **by Board Member Spata , all in favor**
Vote: All yes motion carried

Board Member Spata made a motion to approve the lot line adjustment
Seconded by Chair Kalb, roll call vote as follows:

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

6 yes, 1 absent, motion carried.

Other Business:

Board Member Valianti, stated that Dennis Doyle from the County has offered to do SEQR training for both the Planning Board and the Zoning Board of Appeals. Board Member Valianti ask's if 169 NY 214 LLC was referred to the UCPB when they were last at the meeting. ZEO Grant states yes, they were referred to the UCPB. The applicant has not come back to the Board since the denial of the variances from the ZBA.

ZEO Grant states that Mr. Cuevas of Cruickshank Road sent a letter in to the Board regarding his wish to install a ham radio at his residence. This is allowed in the district with a special use permit. Calandra Cruickshank is here this evening, whose husband is Mr. Cuevas who sent in the letter regarding their wish to install the ham radio on their property. ZEO Grant adds that FPA Stanley has reviewed the site to make sure it is in compliance with flood regulations because it's located in the flood zone. The Board informed Ms. Cruickshank that a complete application for special use permit is required in order to install the ham radio. There is a discussion amongst the Board that the applicant can attend the August 26^{th} Planning Board workshop with a complete application, and the Board can schedule a public hearing for the September 9^{th} meeting.

Adjournment:

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