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Town of Shandaken Planning Board Minutes for Public Hearings September 9th, 2026

The public hearing was called to order with the pledge of allegiance at 6:45 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	Absent
Tania Stapelton	Present
Phillip Mones	Present
Matthew Frisch, alt	Present

Roll Call Summary: 6 Present, 1 Absent

Others Present: ZEO Grace Grant, Patricia Brooks

Old Business:

Plaza 28 Corp 25.1-3-110 SEQR 6:45

Following the legal notice being read, Patricia Brooks representing Plaza 28 Corp is here this evening to present. Patricia Brooks states they are proposing restaurant use of approximately 250 seats, with the retail business use to 2400 square feet. At previous meetings parking, and lighting have been discussed. Mrs. Brooks adds there was concern regarding water usage. Mrs. Brooks states they have submitted the documentation regarding current usage of the water, which will be substantially less. This project will also be before the Zoning Board of Appeals for the sign for the business. There were no letters

or individuals here this evening to speak regarding the public hearing. Chair Kalb states at this time the SEAF part two will be reviewed. Following the SEAF, Chair Kalb states this is a negative declaration, the Planning Board is the lead agency, and there is no negative environmental impact. With no further questions or comments, **Board Member Welton makes a motion** to close the public hearing, **seconded by Board Member Rosales**, roll call vote as follows:

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

5 yes, 1 absent, 1 recused motion carried.

Calandra Cruickshank 12.-1-21.110 Special Use Permit 7:00

Following the legal notice being read this application is for a ham radio, Frank Cuevas Mrs. Cruickshank's husband is here this evening to present. There are no letters, or individuals here this evening to comment on the public hearing. Chair Kalb asks Mr. Cuevas to give a brief description of the project. Mr. Cuevas states he's the one who will be operating the ham radio, also referred to as amateur radio. Mr. Cuevas states it is both a hobby, and can be set up for emergency communications purposes. When disasters happen or there is emergency services required, usually it's amateur radio operators that are the ones that can communicate outside of the area when everything else is down. Mr. Cuevas states that he has been a ham radio operator for more than 50 years, and is looking to set up a tower, with antennas on top of the tower. It's a 40 ft tower, which will be a standalone tower on a foundation, which is on 4 by 4 concrete, going down 6 ft. It will be located approximately 2,000 feet from the nearest neighbor, it will not make any noise, or have any lights. Mr. Cuevas adds that it is not tall enough for FAA regulations.

With no further questions or comments, **Board Member Spata makes a motion** to close the public hearing, **seconded by Board Member Stapelton**, all in favor.

**Town of Shandaken Planning Board Minutes for Regular Monthly Meeting
September 9th ,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	Absent
Tania Stapelton	Present
Phillip Mones	Present
Matthew Frisch, alt	Present

Roll Call Summary: 6 Present, 1 Absent

Others Present: ZEO Grace Grant, Patricia Brooks

Board Members reviewed the August 12th 2026 meeting minutes, with one correction, a typo.

Motion by: Rosales- Approve minutes

Seconded by: Kalb

Vote: All yes- Motion Carried

Plaza 28 Corp 25.1-3-110

Patricia Brooks is representing Plaza 28 Corp this evening. There is a discussion amongst Mrs. Brooks and the Board regarding what the next steps are in order to complete the special use permit application process. The applicant needs to go to the Zoning Board of Appeals as part of the application process which Plaza 28 is on the agenda for this month. Following the Zoning Board of Appeals meeting, the applicant will come back to the Planning Board to continue the application process.

New Business:

Calandra Cruickshank 12.-1-21.110 Special Use Permit

With no further questions or comments from the Board or the applicant, **Chair Kalb** makes a motion to approve the special use permit **Seconded by Board Member Spata**

Roll call vote as follows:

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

6 yes, 1 absent, motion carried.

Other Business:

There is a discussion amongst the Board regarding the work at the Belleayre Plaza that seems to have come to a halt. The new owner of the plaza Mr. Gujar has an active open building permit, but work has not been ongoing. Chair Kalb asks the secretary to reach out to the owner for a status update.

Adjournment:

All evening's business having been discussed; the board adjourned at 7:30 pm on a Rosales/Spata motion. All in favor.