Town of Shandaken Town Board

Monthly Meeting

Wednesday November 4, 2026 – 7pm

Public Hearing 2027 Budget 6:30

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of previous T/B Meeting minutes**
5. **Supervisor's Report & Financial Report**
6. **Communications**
7. **Committee Reports:**
   a. ***Ambulance***
   b. ***Building/Zoning***
   c. ***Police***
   d. ***Phoenicia Water***
   e. ***Pine Hill Water***
   f. ***Museum***
   g. ***Recreation***
   h. ***Housing***
   i. ***Conservation Advisory Council***
   j. ***Comprehensive Plan***
   k. ***Board Conversation***
8. **Public Comments on Resolutions**
9. **Motions: Magilla Entertainment**
10. **Resolutions:**
    132. Pay All Bills
    133. Adopt 2027 Prelim Budget as 2027 Final Budget
    134. Authorizing Voluntary Opt-In to NYS Paid Family Leave Program
    135. Authorizing the Execution of a Payment In Lieu Of Tax Pilot Program, Wellington Housing. Pine Hill
    136. Ambulance – Hire Administrator
11. **Open Public Comment**
12. **Meeting Adjournment** ***In Memory of Julia Andrews, Henry Needham, Virginia Short, Sara Shinbach & Pam Free***

11/21/2026 - The Town Board of the Town of Shandaken has set the date of the Public Hearing on the 2027 Preliminary Budget for Wednesday November 4th 2026 at 6:30pm, prior to our regular Town Bd. Meeting held that night at 7pm, to hear all for or against the 2027 Preliminary Budget. Meeting will be telecast live on our youtube page & channel 23 through Spectrum Cable.

RESOLUTION #132-26 **OFFERED BY:**

TO PAY ALL BILLS

WHEREAS, The Department of Audit and Control require Town Boards to sign and inspect all vouchers coming into the town for payment, to number and total amounts from each fund.

THEREFORE BE IT RESOLVED, that the Town Board authorize the following vouchers paid:

General	**$ 407,339.30**
Highway	**331,939.16**
Phoenicia Water	**8,488.39**
Pine Hill Water	**8,735.52**
Phoenicia Lights	**913.78**
Chichester Lights	**126.71**
Pine Hill Lights	**526.63**
Pine Hill Sign	**71.36**

	$ 758,137.85

AND MOVES ITS ADOPTION

Seconded by:

	ROLL CALL	
	AYES	NAYS
BOARD MEMBER DRAKE	_____	_____
BOARD MEMBER KNEISSL	_____	_____
BOARD MEMBER STEEN	_____	_____
BOARD MEMBER VAN BLARCUM	_____	_____
SUPERVISOR MANSFIELD	_____	____

RESOLUTION #133-26 **OFFERED BY:**

ADOPTING THE 2027 TOWN OF SHANDAKEN ANNUAL PRELIMINARY BUDGET AS SHANDAKEN 2027 FINAL BUDGET

WHEREAS, the Town Board of the Town of Shandaken has prepared and reviewed the 2027 Preliminary Budget; and

WHEREAS, the Town Board held a duly noticed Public Hearing on the 2027 Preliminary Budget on November 4, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, following said Public Hearing, the Town Board has completed its final review of the 2027 Preliminary Budget and any changes, alterations or revisions thereto;

THEREFORE, BE IT RESOLVED, pursuant to Town Law §109, that the Town Board of the Town of Shandaken hereby adopts the 2027 Preliminary Budget, as submitted or amended, as the **2027 Final Annual Budget of the Town of Shandaken** for the fiscal year beginning January 1, 2027.

AND MOVES ITS ADOPTION

Seconded by:

	ROLL CALL	
	AYES	NAYS
BOARD MEMBER DRAKE	_____	_____
BOARD MEMBER KNEISSL	_____	_____
BOARD MEMBER STEEN	_____	_____
BOARD MEMBER VAN BLARCUM	_____	_____
SUPERVISOR MANSFIELD	_____	____

RESOLUTION #134-26 **OFFERED BY:**

AUTHORIZING VOLUNTARY OPT-IN TO THE NEW YORK STATE PAID FAMILY LEAVE PROGRAM

WHEREAS, the New York State Paid Family Leave (PFL) program provides eligible workers with job-protected, paid time off to bond with a new child, care for a family member with a serious health condition, or assist loved ones when a family member is deployed abroad on active military service; and

WHEREAS, public employers, including towns and political subdivisions of the State of New York are not automatically covered employers under the PFL statute but may voluntarily elect to participate in the program; and

WHEREAS, the Town Board of the Town of Shandaken currently extends these beneficial, job-protected family leave rights to eligible Town employees; and

WHEREAS, the funding for this program is derived entirely through employee payroll deductions as established annually by the New York State Department of Financial Services, resulting in no direct premium costs to the taxpayers of the Town of Shandaken; and

THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Shandaken hereby approves and authorizes the voluntary opt-in of all eligible employees into the New York State Paid Family Leave program.

AND MOVES ITS ADOPTION

Seconded by:

	ROLL CALL	
	AYES	NAYS
BOARD MEMBER DRAKE	_____	_____
BOARD MEMBER KNEISSL	_____	_____
BOARD MEMBER STEEN	_____	_____
BOARD MEMBER VAN BLARCUM	_____	_____
SUPERVISOR MANSFIELD	_____	_____

RESOLUTION #135-26 **OFFERED BY:**

AUTHORIZING THE EXECUTION OF A PAYMENT IN-LIEU OF TAX ("PILOT") AGREEMENT BY AND AMONG THE TOWN OF SHANDAKEN, THE WELLINGTON HOUSING DEVELOPMENT FUND COMPANY, INC. AND THE WELLINGTON LANDLORD LLC

WHEREAS, the Town of Shandaken desires to encourage a sufficient supply of adequate, safe and sanitary dwelling accommodations for persons of low income; and

WHEREAS, The Wellington Housing Development Fund Company, Inc. (the "HDFC"), a to-be-formed New York not-for-profit corporation and entity organized pursuant to Article XI of the New York Private Housing Finance Law ("PHFL"), and The Wellington Landlord LLC (the "Company"), a New York limited liability company, have identified certain real property located in the Town of Shandaken, (SBL #4.46-1-32.110) for the purpose of the construction/ rehabilitation of a housing project for persons of low income, said project to consist of: (i) the acquisition of SBL #4.46-1-32.110; (ii) the construction/rehabilitation thereon of ten (10) residential rental units for persons of low income and approximately 1,855 square feet of ground floor space to be known as The Wellington (the "Improvements"); and (iii) the acquisition and installation therein and thereon of certain machinery, equipment, furniture, fixtures and other tangible personal property (the "Equipment"), and collectively with the Land and the Improvements, (the "Project"); and

WHEREAS, the HDFC has been formed for the purpose of providing residential rental accommodations for persons of low income; and

WHEREAS, the HDFC will acquire fee title to SBL #4.46-1-32.110 ("the Land"), as nominee for the Company, and will convey its equitable and beneficial interests in the Land to the Company in furtherance of the development of the Project; and

WHEREAS, the HDFC's and the Company's plan for the use of the Land constitutes a "housing project" as that term is defined in the PHFL; and

WHEREAS, the HDFC is a "housing development fund company" as the term is defined in Section 572 of the PHFL and Section 577 of the PHFL authorizes the Town Board of the Town of Shandaken to exempt the Project from real property taxes; and

WHEREAS, the HDFC's sole member, Friends of Pine Hill Historic District Ltd, a New York not-for-profit corporation, is or will be a member of the Company; and

WHEREAS, the Company and the HDFC will be willing to enter into a PILOT Agreement whereby they will make annual payments in lieu of taxes to the Town as set forth in the PILOT Agreement presented to the Town Board of the Town of Shandaken for approval;

THEREFORE, BE IT RESOLVED that the Town Board of the Town of Shandaken hereby exempt the Project from real property taxes to the extent authorized by Section 577 of the PHFL and approve the proposed PILOT Agreement by and among the Town, the Company and the HDFC, in substantially the form presented at this meeting, providing for annual payments as set forth in such agreement; and it is

BE IT FURTHER RESOLVED, that the Supervisor of the Town of Shandaken, effect November 4, 2026, is hereby authorized to execute and deliver the foregoing PILOT Agreement on behalf of the Town; and it is

AND MOVES ITS ADOPTION

Seconded by:

	ROLL CALL	
	AYES	NAYS
BOARD MEMBER DRAKE	_____	_____
BOARD MEMBER KNEISSL	_____	_____
BOARD MEMBER STEEN	_____	_____
BOARD MEMBER VAN BLARCUM	_____	_____
SUPERVISOR MANSFIELD	_____	_____

RESOLUTION #136-26 **OFFERED BY:**

RESOLUTION TO HIRE AMBULANCE ADMINISTRATOR

WHEREAS, under §20 of the Town Law, the Town Board shall designate all appointed officers and employees of the Town;

THEREFORE BE IT RESOLVED that WENDY YOUNG be hired as the Shandaken Town Ambulance Department Administrator at $45.00 per hour, not to exceed 20 hours per week.

AND MOVES ITS ADOPTION

Seconded by:

	ROLL CALL AYES	NAYS
BOARD MEMBER DRAKE	_____	_____
BOARD MEMBER KNEISSL	_____	_____
BOARD MEMBER STEEN	_____	_____
BOARD MEMBER VAN BLARCUM	_____	_____
SUPERVISOR MANSFIELD	_____	_____