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**Town of Shandaken Planning Board  
Minutes for Regular Monthly Meeting  
August 11, 2021**

**PUBLIC HEARING:**

**The Aurum:**

Public Hearing was opened at 7:02pm. Hearing was open to the public. Ciro Interrante (design architect) and Michael Moriello (lawyer for The Aurum) both representing The Aurum. Also present was Anthony Gentile (notified abutter), James Amenta (notified abutter), Jim Cartledge (notified abutter), Tom Harvey (lawyer for resident near site not abutting), Robert Goldstein (resident near site not abutting), Kathy Nolan (member of general public), Ken Lovelett (notified abutter), along with Tina Rice, Kevin Vanblarcum, Consultants Ellen Hart for the Planning Board, and Code Enforcement Officer (CEO) Howard McGowan.

Ciro Interrante is first asked to present the site plan to the public to which he shows the Planning Board a new site plan revision that had been submitted before the meeting began via email without any knowledge from the Planning Board or Secretary for the Planning Board. This revised site plan with a revision date of 8/11/21 represents the comments from Ulster County Department of Public Works and The Shandaken Fire Department. (See attachment)

Anthony Gentile an abutting neighbor speaks to his concerns to the traffic along Plank Rd. 83 vehicles parking at The Aurum which he believes is way too much for Plank Rd. He states the road is 9 feet wide with no shoulder. He requests to have a traffic engineer conduct a study to be able to handle the new purposed traffic. He is concerned about the cumulative impact of the Firelight and Aurum developments on traffic with over 120 vehicles trips predicted together. Mr. Gentile notes there is significant erosion on Plank Rd. He will be notifying Ulster County putting them on

notice via certified mail that they are out of compliance for allowing this project on their roadway. He reminds the Board it is their purpose to in section 116-3 to promote beneficial traffic services and to avoid congestion in areas. He also requests that all determinations from the Board they as neighbors be notified as well.

James Armenta an abutting neighbor wants to understand how there can be a Public Hearing given the applicant just submitted new plans. Mr. Armenta also notes that Plank Rd is a designated walkway and bike route as designated by the County, and there are numerous people on the road. He states that added traffic would be dangerous.

Jim Cartledge an abutting neighbor asks the Board why everything is done in private without anyone knowing. He continues to state that no one on the Planning Board does a good job and all decisions are done in secret and under the table.

Tom Harvey lawyer for a home owner near site not abutting on Mt. Laurel Rd. states that someone from out of town with a lot of money bought in and then realized the property is a big mess which will then be the Boards mess and in turn the neighbor's mess. He states to the applicant that they have on their plans that the water is listed as existing use, but new construction can't use spring water as a water source which is the existing water supply. He states the plans don't show where the new well will be drilled or where the septic is going.

Robert Goldstein resident near site not abutting on Mt. Laurel Rd. says he is concerned it will change the character of the neighborhood. There's no water plan or septic plan. He continues to state that if they need approval from board of Health and DEP and DEC then why doesn't the Planning Board wait for their response to give approval of a Special Use permit Site Plan Approval. He is also concerned about noise and the traffic on the roadway.

Kathy Nolan a neighbor in Mt Tremper speaks next. She states that neighbors contacted her in regard to their wells. She feels she cannot find adequate information on the water resources of the property. If the existing springs are intended to be used then there should be information to show that. Where will the sprinklers be, are there water calculations? If the spring isn't acceptable then a well needs to be drilled. This mountain has wells that range from all different depths. So, this well should be drilled while monitoring the neighboring wells. This project keeps changing so therefore should stay open until a final site plan is submitted. There seems to be other commercial businesses associated with the parcel. The

Yoga study and pool with concessions may require their own special permitting. Cumulative impact should be looked at for the road.

Ken Lovelett an abutting neighbor speaks to his concern in regard to the mountain behind the property he claims is like a funnel with run off and has tremendous effect on his property. He shows photos of the flow running from The Aurum onto his property. This runoff contaminated his spring house. He states you can't have water running from one property onto another which is what happens between these two properties. He shows another photo of a grate covering a 100-foot spring that comes out on his property. He doesn't believe they will ever be able to put a septic on The Aurum property. He shows another photo of the CWC putting a curtain drain to prevent the runoff from the mountain behind his property. He moves on to say that between the glamping and this project the road will not be able to handle the traffic. He continues to state that the plans only show three lines on the site plan that show storm and drain and that the zoning office told him the DEP had no comment in regard to the plans. He is concerned for noise issue as well.

Sarah Pellizzari the secretary for the Planning Board summarizes a four-page letter submitted via email by Hilary Smith, resident in Shandaken. (See attachment)

Kathy Nolan asks again is there a storm water plan and grade on the new driveway submitted?

Anthony Gentile asks again is there any other place in Shandaken with this much congestion. His point is that it's a 9ft lane with the guard rail on the road. That there is no option for run off.

Robert Goldstein points out that the area has lost power 9 times in the last six months. The plans state its Central Hudson but is in fact NYSEG. He also states that this project will have to use a lot of generator power, and would like to point out the stress it will put on the rest of the neighborhood.

Chair Rabuffo takes this opportunity to review the site plan and special use permit process as written in the Town of Shandaken Code book. He also provides information to the public that all minutes of every meeting are posted on the Town of Shandaken webpage along with being available on the youtube channel. Every meeting each month is broadcast live on channel 23 on Spectrum.

Ken Lovelett would also like to know where the garbage for the property is going and what is the plan to store it and for pick up.

Board Member Christie states he has been involved in the Town Planning for 40 years. He understands why all the public is concerned with this applicant, and feels the applicant is not prepared. He reads the checklist from the Town of Shandaken code book for a site plan review, and points out each time the applicant is missing information from the checklist. Existing watercourses, drainage plans, grades of road, erosion, design materials of all parking, locations of all site improvements, culverts and retaining walls, description of sewage, description of water supply and facilities, location and design of electric gas and solar energy, signage, outdoor lighting facilities, design of retail sales, detailed landscaping plans, building elevations. He is upset that the new site plan was handed in right before the meeting. The requirement from the Board is ten days and feels it is inappropriate and not complete.

Chair Rabuffo states the Public Hearing can't be closed because there isn't enough information provided from the applicant.

These notes were prepared by Secretary Sarah Pellizzari.