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"The Heart of the Park... Where the Eagle Soars"

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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 November 10, 2021**

The regular monthly meeting was called to order with the pledge of allegiance at 7:00pm.

Roll called by acting Secretary to the Planning Board Sarah Pellizzari, and attendance was recorded as follows:

| | |
|----------------------|---------|
| Cliff Rabuffo, Chair | Present |
| Art Christie | Present |
| Joanne Kalb | Present |
| John Horn | Present |
| Allen Shiner | Present |
| Sam Spata | Present |
| Vivian Welton | Present |

Roll Call Summary: 7 Present, 0 Absent

Others Present: Nadine Carney Peak Engineering, Peter Appleton, Elizabeth Hamilton, Kevin VanBlarcum Deputy Supervisor.

Minutes:

Motion was made by Board Member Christie to accept the minutes from the previous meeting as written, seconded by Board Member Spata. All in favor.

Communications:

Sam Spata is asked by the Board if he would like to renew his term and serve on the Planning Board. To which he states yes. The Planning Board will make their recommendation to the Town Board's December meeting for Sam Spata to serve another term with the Planning Board.

Planning Board Secretary was asked at the last workshop to show the special use permit that was given to the Woodstock Brewery for review from the board. It's discussed that the interim Zoning Officer Sarah Pellizzari is going to speak with the owner of the plaza in

regard to parking and the entrance and exit signs that were approved in the site plan. The Board reviews the occupancy loads and certify the of occupancy given by the building department after the special use permit and site plan was approved by the Planning Board. The Woodstock brewery has increased in size since this approval, and needs to re-apply with the planning board.

The Board discusses picking up the Master Plan project in January since they will only have one more meeting this year.

Old Business:

Shandaken Inn

Cliff Rabuffo recuses himself from this portion of the meeting. Sam Spata will be acting chair. Peak engineering shows the board their merging with county of their tax map

They present a 3-sheet site plan with notes from previous workshop. A lighting plan and cabin plans Acting Chair Spata asks if the cabins are a part of the hotel because they look like homes. Acting Chair Spata expresses concern that if approved they could be sold as homes or condos.

Nadine, Peak Engineering assures that it's not the case and that they are extended stays possibly, or just more of a suite for rental as a part of the hotel. Board member Kalb brings up the point that when finished this is all one parcel and therefore could not be sold off individually. This point appeases the board.

The board reviews the SEAF (short environmental impact form). It's determined by the applicant in their conversations with DEP that the DEC, that they will also need to be involved in the SPDES's (State Pollutant Discharge Elimination System permit process. Therefore, under SEQR (State Environmental Quality Review Act) the Board expresses their interest for lead agency. A motion is made by Board Member Christie and seconded by Acting Chair Spata the Shandaken Inn accessory detached building and cabin project is an unlisted action and The Shandaken Planning Board circulate for Lead Agency amongst the other Environmental Agencies involved in the SEQR Review.

Vote as follow:

Cliff Rabuffo Recused
Art Christie Yes
Joanne Kalb Yes
John Horn Yes
Allen Shiner Yes
Sam Spata Acting Chair Yes
Vivian Welton Yes

A motion to refer to county by Board Member Christie and seconded by Acting Chair with an all in favor vote

Nadine from Peak Engineering will be sending over a letter of intent for the Planning Board to review. The Planning Board Secretary will be circulating lead agency packets to the three other involved agencies.

137 Miller Rd

Chair Rabuffo rejoins the Planning Board meeting again and from this point forward is the chair.

Peter Appelton and Elizabeth Hamilton have previously submitted plans for a subdivision at 137 Miller rd. They present the site plan again with the addition of the two notes the board asked for. One being the septic approval from the Board of Health. And the other for grade to be shown on the driveway. They have also included the setback lines on the site plan. With very little questions from the board the review of the SEAF short environmental impact form takes place. It's is determined there is no impact and no need for a SEQOR review. A public hearing is set by a motion from Board Member Spata and seconded by Board Member Welton with an All In Favor vote for the December 8 2021 planning board meeting at 645pm.

With no other business before the Board Member Horn makes a motion to adjourn the monthly meeting. Board Member Kalb seconds the motion. All in favor the meeting is adjourned at 8:12pm.

These minutes were prepared with the Planning Board Secretary Sarah Pellizzari.