

**Minutes for Planning Board Regular Monthly Meeting  
December 8, 2021**

The regular monthly meeting was called to order with the pledge of allegiance at 7:03pm.

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

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

**Roll Call Summary:** 6 Present, 1 Absent

**Others Present:** Dennis Doyle Ulster County Planning Board, Alex Catchpoole Rail Explorers, Mark Stenning Rail Explorers, Mary Joy Lu, Rail explorers, Kevin VanBlarcum, Deputy Town Supervisor, Peter Discalfani Town Board Member, Bill Weissman Code Enforcer, Allen Vella Zoning Board of Appeals, Maria Todaro Festival of the Voice, Mike Phoenicia Diner, Molly Andrew Lane, Neighbor Andrew Lane, Kathy Nolan, Elizabeth Appelton and husband 137 Miller Rd., Ward Todd Ulster County Chamber of Commerce, County Tourism representative.

**Minutes:**

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

**Communications:**

Chair Rabuffo introduces the Rail Explorer discussion to be had in regard to a letter that was sent to The Deputy County Executive John Milgrim a few months prior on behalf of The Shandaken Planning Board in regard to complaints the town has received in regard to the Rail Explorers. Chair Rabuffo further explains the complaints received revolve around the hours of operation. Dennis Doyle from The Ulster County Planning Board, Mary Joy Lu, and Mark Stenning first speak of the history of the explorers and the success they have had since its inspection. Mary Joy goes on to state that initially they had predicted

they would be open five days a week and four rides a day not knowing what success they would have, or the demand for more rides.

In regard to the sound complaints they are going to pay for a section of the track to be redone to see if it eliminates some of the sound issue.

Two home owners on Andrew Lane Molly, and her neighbor are asked to speak unknowingly therefore have not signed in or had anything prepared. However, they go on to explain the hardship they have of the constant use of the track and never having a break from the noise or any days off. They understand that part of the ride is supposed to be a quiet zone however, don't feel it always occurs.

Chair Rabuffo suggests that possibly the speed in the quiet zone goes faster vs going slower to help home owners have a little relief. Mark Stenning explains that the slower the speed in that area the quieter it can be.

Chair Rabuffo asks what the runs times are and owner state 830 11 1 4 and last one at 630. In the past there was a 9pm ride that Supervisor Stanley had asked them to halt over the summer.

Secretary Pellizzari states that the bulk of the complaints have come through her office. The mention is always on the evening rides and the seven days a week with no reprieve. Although it is a commercial business it travels so through many residential districts who's sound ordinances requires quiet hours from 7pm to 7am. Secretary Pellizzari reminds everyone that when the letter was sent to Deputy County Executive John Milgrim that it was in fact his idea to possibly decide on which days they would take a day off or only offer evening rides on special occasions.

Kathy Nolan speaks on behalf of her appreciation for the Rail Explorers and how it gets people out of the house. It's also ADA complaint and allows people with disabilities to have the same experiences.

Ward Todd speaks on behalf of the Ulster County Chamber of Commerce as to what a great business it has brought to the Catskills and so many people have enjoyed their rides.

The director of Ulster County Tourism gets up to speak about what a success Rail Explores is and how it is a big form of getting people outside who are tourists

It is then determined by the Ulster County Planning Board and agreed by the Shandaken Planning Board that every spring before Rail Explorers re opens for the season they will attend a monthly meeting of the Shandaken Planning Board to review their season hours of operations, and any changes.

### **Old Business:**

A motion was made by Board Member Christie to accept the Subdivision on 137 Miller Rd as a two lot divide of one lot based off the map and documentation that was submitted to the Planning Board. Board Member Welton seconds that motion.

Roll call vote as follow:

Cliff Rabuffo yes  
Art Christie yes  
John Horn yes  
Joanne Kalb absent  
Sam Spata yes  
Al Shiner yes  
Vivian Welton yes

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**Other Business:**

Maria Todaro from the The Festival of the Voice along with the Festival of the Voice Board Members explain the new use of the Methodist Church on Main Street in Phoenicia . It is recommended they apply for a Change of Use with the Planning Board and provide an application and a site plan for review. Code Enforcer Weissman speaks about the failure of the fire and safety inspection he completed leading up to tonight's meeting. It is recommended by the Planning Board and Code Enforcer and Zoning Officer that no business take place in the building until the fire codes are met and a Change of Use is granted from the Planning Board

**Adjournment:**

There being no further business before the Board, a motion was made to adjourn the meeting by Chair Rabuffo, seconded by Board Member Welton. All in favor. Meeting adjourned at 8:45pm.

These minutes were prepared by the Planning Board Secretary Sarah Pellizzari request of the Planning Board I have revised the minutes.