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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 January 12, 2022**

REGULAR MONTHLY MEETING:

The regular monthly meeting was called to order by Chair Rabuffo at 7pm with the pledge of allegiance.

Roll Called by Sarah Pellizzari, and attendance was recorded as follows:

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

Roll Call Summary: 6 Present, 1 Absent

The regular monthly minutes for the December 8, 2021 are reviewed. Board member Spata has reviewed the previous months minutes and comments that some vital information regarding the Ulster County Planning Board and the Rail Explorers saying they would return prior to each season at a regular monthly meeting to inform the Shandaken Planning Board of any upcoming season changes has been left out. Board member Welton comments on a spelling error of Maria Todaro from the Festival of the Voice. Once those notes are taken and noted to revise there is a motion from Board member Spata to accept the previous months minutes pending the changes. Board member Christie seconds the motion all in favor.

Others Present: Code Enforcement Officer Building and Zoning Department Head Sarah Pellizzari referred to as CEO
 Kevin VanBlarcum Deputy Supervisor for the Town of Shandaken
 Roy Dignes
 Nadine Carney Peak Engineering
 Rob Allison surveyor

Old Business:

At this time Chair Rabuffo recuses himself from the Board and board Member Spata becomes Acting Chair.

The Shandaken Inn Special Use Permit and Site Plan Review Amendment is represented by Nadine Carney. Since the last meeting they were at it has been a full thirty days to allow for the circulation to the three other agencies involved in Shandaken Planning Boards circulation for lead agent. The responses from the other agency who responded were read aloud and attached . At this point the Shandaken Planning Board discuss the responses. One being from the DEC having had no comment however to just make sure the Shandaken Inn submits an application for a SPEDES MOD in a timely manner. Board member Welton points out the DEP comment letter in regard to lead agency asks for some work to be done to the site plan. Nadine states that those comments have been ongoing between the applicant and the DEP and they know what needs to be worked out in regard to the septic. Board member Kalb makes a motion to issue a Negative Declaration on the unlisted action SEQOR review as The Planning Board of Shandaken is lead agent. Board Member Christie’s seconds the motion

Roll call vote as follows:

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

5 yes, 1 Absent, 1 recused

At this point the Counties Planning Boards letter of review of the proposed Special Use and Site Plan amendment is read aloud. Nadine assures the Board that the owner is aware of the requests and will take action to fix the tracks where fill had been placed. The County Planning Boards comments are attached.

CEO Pellizzari reads aloud the Shandaken Highway Superintendent Eric Hoffmeisters letter and request for the owner of the Shankden Inn to remove three boulders and a sign impeding the Town of Shandaken’s right of way. The letter is attached.

With no other questions from the Board, Board member Welton makes a motion for a Public Hearing for February 9 at 645 for the Special Use Permit and Site Plan review amendment of the Shandaken Inn. Board member Horn seconds the motion. All in favor

New Business:

Chair Rabuffo rejoins the regular monthly meeting as chair.

Rob Allison represents Eric Salermon who owns 59 acres of vacant land along the south side of route 28 between route 42 and Golf Course rd. The Surveyor presents a subdivision map to the board where Eric Salermom will divide the land into two. Having one section 20-acre lot and the other being a 39-acre lot. The applicant also states the existing road used for logging will remain the access to the two lots. The Board reviews the map asking a few questions. One being the current use of the land? It is determined is currently has had some logging done. There being a permit issued in May of 2021 by the Building and Zoning Office. The Zoning comes into question which is determined is a R1.5. Board Member Christie asks about something in the survey called lot 105 that is closer to Golf Course Rd at which is determined it is not a part of the property and is not owned by the applicant. Board member Welton asks for clarity on the proposed 20-acre lot as to which area on it is best to build a house. To which the applicant states that there are several areas on the lot that could have a house built. Board Member Horn points out that subdividing can occur again even if a lot has already been subdivided once before if the zoning allows. Board Member Spata asks CEO Pellizzari what options the Board would need to next take. It's stated by CEO Pellizzari that since the subdivision is occurring by only two it isn't required to refer to the County Planning for any recommendations. This allowing for a Public Hearing to occur next. A motion is made by Board Member Kalb to set a Public Hearing for the next regular monthly meeting of the Planning Board at 7pm for the Subdivision of this vacant lot of 59 acres allowable within the Zoning District. Board member Spata seconds the motion. All in favor

With no other business for the board CEO Pellizzari points out some upcoming applicants in the schedule that will make the next few months very busy.

Board member Spata makes a motion to end the January 2022 regular monthly meeting of the Shandaken Planning Board. Board member Welton seconds the motion. All in favor. The meeting adjourns at 7:52pm

The notes were prepared by the Code enforcement Officer, Building and Zoning Department Head Sarah Pellizzari.