



Supervisor: (845) 688-7165

Police: (845) 688-9902

Town Clerk: (845) 688-5004

Justice Court: (845) 688-5005

Assessor: (845) 688-5003

Assessor Fax: (845) 688-5708

ZBA/ZEO/Planning: (845) 688-5008

Highway: (845) 688-9901

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

[www.shandaken.us](http://www.shandaken.us)

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

**Town of Shandaken Planning Board  
Minutes for a Public Hearing  
February 9, 2022**

The regular monthly meeting was called to order with the pledge of allegiance at 6:45pm.

Roll called by Code Enforcement Officer Sarah Pellizzari, and attendance was recorded as follows:

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

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

**Others Present:** Rob Allison Catskill Region Engineering, Nadine Carney, Peak Engineering, Don Freeman, Doug Thornton, Ed Ullman, Samantha Awand-Gorde, Kevin VanBlarcum.

The Legal Notice was read by CEO Pellizzari for the subdivision at Route 28 in Big Indian, NY 12480. There was no comment from the Public.

There was a motion made by Board Member Christie, and seconded by Board Member Kalb to close the Public Hearing at 7pm. All in favor.



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**Town of Shandaken Planning Board  
 Minutes for a Public Hearing  
 February 9, 2022**

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

Roll called by Code Enforcement Officer Sarah Pellizzari, and attendance was recorded as follows:

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

**Roll Call Summary:** 5 Present, 1 Absent, 1 Recused

**Others Present:** Rob Allison Catskill Region Engineering, Nadine Carney, Peak Engineering, Don Freeman, Doug Thornton, Ed Ullman, Samantha Awand-Gorde, Kevin VanBlarcum.

The Legal Notice was read by CEO Pellizzari for the Special Use Permit and Site Plan Review at The Shandaken in Big Indian, NY 12480.

Don Freeman 37 Lower Golf Course Rd. is worried about the traffic, lighting, and hiking on the railroad tracks.

Doug Thornton Lower Golf Course Rd. is also concerned for the traffic, and lighting and would like there to be an entrance from Route 28.

There was a motion made by Board Member Christie, and seconded by Board Member Kalb to close the Public Hearing at 715pm. All in favor.



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**Town of Shandaken Planning Board  
Minutes for Regular Monthly Meeting  
February 9, 2022**

The regular monthly meeting was called to order with the pledge of allegiance at 7:20pm.

Roll called by Code Enforcement Officer Sarah Pellizzari, and attendance was recorded as follows:

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

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

**Others Present:** Rob Allison Catskill Region Engineering, Nadine Carney, Peak Engineering, Don Freeman, Doug Thorton, Ed Ullman, Samantha Awand-Gorde, Kevin VanBlarcum.

**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:**



**Old Business:**

A motion was made by Board Member Spata to accept the Subdivision on Route 28 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 absent  
Joanne Kalb yes  
Sam Spata yes  
Al Shiner yes  
Vivian Welton yes

At this point Chair Rabuffo recuses himself and Board Member Spata recuses himself. Acting Chair Spata states that it is an active road as a Town Road and they are using the road in a legal fashion. Board member Kalb reminds the Board the Shandaken Inn has been there a number of years. It was out of use at one point in history, but has always been there. CEO Pellizzari reminds the board that The Highway Superintendent asked for the boulders to be removed, and The Shandaken Inn did indeed remove them. Board Member Welton states her concern for an alternate egress for emergency vehicles to have a separate exit from the property. CEO Pellizzari asks if she is regarding the Town Rd or to what she is speaking about. Board Member Kalb explains that there is a circle entrance allowing for emergency vehicles to turn around. Nadine from Peak Engineering shows the Board the site plan again showing the main lodge that has been existing Hotel. She reviews with the Board the purposed cabin's location and the purposed accessory structure. The reminder is put in place by Nadine and the CEO that they need their stormwater and waste water permit to be issued prior to a building permit. A motion is made by Board Member Shiner to approve the Special Use Permit Amendment with the condition of obtaining a storm water and waste water permit prior to the building permit. The motion is seconded by Board Member Christie. Roll Call as follows:

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

Vivian Welton no, based off comments from the Public Hearing Board Member Welton is concerned that there is only one entrance to The Shandaken Inn and adding to the congestion is bad for the community.

With a majority vote, the project is approved.

**New Business:**

Ed Ullman owner of the Wellness RX in Tannersville submitted a Change Of Use Site Plan Review application to the Board to be considered. The new use of space would be located where the Riccadella's Restaurant was previously located. It is determined without architect drawings to show parking, signage, and square footage of the use he would need to return at a later date.

**Adjournment:**

There being no further business before the Board, a motion was made to adjourn the meeting by Chair Rabuffo, seconded by Board Member Spata. All in favor. Meeting adjourned at 8:20pm.

These minutes were prepared by the CEO Sarah Pellizzari