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Supervisor: (845) 688-7165  
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P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

Town of Shandaken Planning Board  
MINUTES FOR REGULAR MONTHLY MEETING  
October 10, 2018

**Public Hearing:**

Mary Garraffa – Special permit – “Windy Ridge” Pre-school – 1446 Wittenberg Rd.

Motion to open the public hearing made by Board Member Rabuffo, seconded by Board Member Christie. All in favor. Mrs. Garraffa is applying for a special permit to operate “Windy Ridge” pre-school out of her residence located at 1446 Wittenberg Rd. Chair Brewer finalized the site plan for this project, therefore being recused. A letter was submitted by Mr. Warren Adler, abutting neighbor across the street that was read aloud by the Planning Board secretary, his main concerns were the hours of operation not ending when suggested, noise from the children playing outside, and the increase of traffic with the ingress and egress of pick up and drop off in the morning and afternoon. Mrs. Garraffa stated that the hours were 9-5, but sometimes parents can run a little late and some of the kids could potentially be there later than that. There were a few people present on behalf of the Garraffa’s, also neighbors, that are happy to hear kids playing outside and have no objections to the special permit being granted and the pre-school continuing to operate where it is. One concern was that the speed limit should be reduced on Wittenberg Rd. but this would need to be brought up to the County, as Wittenberg Rd. is maintained by the them. Board members stated that they would put in a request for this. The County was also informed of this application because it’s within 500 ft. of a County Rd., and determined that there was “no county impact.” A suggestion was also made to add more “children playing” or “slow” signs be erected to indicate where travelers should slow down. With no further inquiries from the audience or Board, a motion was made by Board Member Kalb to close the public hearing, seconded by Board Member Christie. All in favor.

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

Roll called by Planning Board Chair Don Brewer, and attendance was recorded as follows:

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

**Roll call summary:** 5 Present, 2 absent

**Others present:** Howie McGowan, Bob Kalb, Vivian Welton, Tina Rice, John & Mary Garraffa, Phil Garraffa, Eileen Delvecchio, Gael Alba

**Communications:**

None

**Minutes:**

Motion was made by Board Member Rabuffo to accept the minutes from the last month's meeting as written, seconded by Board Member Christie. All in favor.

**Old Business:**

**Mary Garraffa – 1446 Wittenberg Rd. – “Windy Ridge” special permit**

With all questions being addressed during the hearing, the Board had no further questions regarding the special permit application to operate “Windy Ridge.” A motion was made by Board Member Christie to accept the application as submitted, seconded by Board Member Spata.

Roll call vote:

Don Brewer, Chair	Recused
Art Christie	Yes
John Horn	Absent
Joanne Kalb	Yes
Allen Shiner	Absent
Cliff Rabuffo, V.Chair	Yes
Sam Spata	Yes

Roll call summary: 4 yes, 1 recused, 2 absent

**New Business:**

**Evan Yurman – 171 Mtn. Laurel Rd. – Special permit for FFL:**

Mr. Yurman is applying for a special use permit for a Class II Home occupation to alter firearms in the basement level of an accessory structure currently being used as a garage/storage. The business is internet-based, no employees, and will have no increase in traffic, signage, or construction on property. The driveway is sufficiently long, gated, and has a security system already in place. The FFL application seeks ATF approval for Type 1 (“dealer”) and Type 7 (“manufacturing”). ATF defines manufacturing as any customization/alteration of firearms, commonly known as gunsmithing. The activities to take place on-site will be more closely related to activities of an artisan or craftsperson. Mr. Yurman will also be very strictly regulated by the ATF and subject to any inspections they feel are necessary. Chair Brewer went over Part 2 of the Short Environmental Assessment Form (SEAF), with all questions resulting in “No, or small impact to occur.” Motion was then made by Board Member Kalb for a negative declaration, seconded by Board Member Rabuffo. All in favor. With no further questions from the Board, a motion was made by Board Member Kalb to send the application to public hearing for next month, seconded by Board Member Rabuffo. Public hearing scheduled for Wednesday, November 14<sup>th</sup> at 6:45 PM.

Roll call vote:

Don Brewer, Chair	Yes
Art Christie	Yes
John Horn	Absent
Joanne Kalb	Yes
Allen Shiner	Absent
Cliff Rabuffo, V.Chair	Yes
Sam Spata	Yes

Roll call summary: 5 yes, 2 absent

**Other Business:**

None

**County Liaison:**

Ms. Welton present, included with minutes.

**Adjournment:**

There being no further business before the Board, a motion was made for adjournment by Board Member Rabuffo, seconded by Board Member Christie. All in favor. The Town of Shandaken Planning Board regular meeting was adjourned at approximately 7:30 PM.



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

Date: Regular meeting, October 10, 2018  
Time: 6:45 PM  
Place: Main Hall, Town Hall Building  
Public Hearing: Mary Garraffa – “Windy Ridge” pre-school

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## AGENDA

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1. Meeting Called to Order
2. Pledge of Allegiance
3. Roll Call:

Don Brewer,Chair	_____ present	_____absent
Art Christie	_____present	_____absent
John Horn	_____present	_____absent
Joanne Kalb	_____present	_____absent
Allen Shiner	_____present	_____absent
Cliff Rabuffo, V.Chair	_____present	_____absent
Sam Spata	_____present	_____absent

Quorum of \_\_\_\_\_ members present

4. Previous meeting minutes:

5. Communications:

None

6. Old Business:

-Mary Garraffa – 1446 Wittenberg Rd. – “Windy Ridge” pre-school

7. New Business:

-Evan Yurman – 171 Mtn. Laurel Rd. – Online firearms transactions-special permit

8. Other Business:

None

9. County Liaison Report:

10. Meeting Adjournment

