



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

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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 12, 2016

Public Hearing: @ 6:30 PM

Ragnhild Arp – Subdivision- 56-60 Grandview Acres

Mrs. Arp is currently requesting a subdivision of her land containing two houses because she can no longer take care of both since her son and husband have passed away. Chair Brewer is the surveyor and Board Member Christie the representative they both recused themselves. There were three (3) neighbors who submitted letters of support of her endeavor that also live on the road. Mrs. Arp first had to present to the ZBA for a variance to make a substandard lot smaller, which was granted. Some Board Members are worried granting this request will set a dangerous precedence in the Town because it's not permitted in the Town Code book but will make the lot more harmonious with the rest of the road in which case it can be permitted with Board approval. Mrs. Arp has her own septic but currently has only one well. Once the other parcel is sold, she's agreed to have her own well dug which the variance from the ZBA is contingent on. If the well is not dug, the approval is void. There was no one present for the public hearing. There was a motion made by Board Member Rabuffo to close the public hearing, seconded by Board Member Kalb.

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

Roll called by Planning Board secretary Anne Ricciardella, and attendance was recorded as follows:

Don Brewer, Chair	Present
Kath Jordan, V. Chair	Present
Art Christie	Present
John Horn	Present
Joanne Kalb	Present
Allen Shiner	Absent
Cliff Rabuffo	Present

Roll call summary: 6 Present

Others present: Warren Tutt, Bob Kalb, Tina Rice, Sam Spata, Christina Davis, Dan Hellmayer, Chuck Perez,

Minutes of previous meeting:

Motion was made to accept the previous month's minutes by Board Member Kalb, seconded by Vice Chair Jordan, all in favor.

Communications:

Planning Board members terms are coming to an end. Ad has been placed in the Freeman to run until the next Planning Board meeting on Nov. 2nd. So far there haven't been any inquiries. Chair Brewer wanted to mention that there was an article in the paper about the Belleayre Project and the passing of it from the Planning Board, judge just requested a definition/interpretation of "lodge."

Old Business:

Arp Subdivision:

Chair Brewer and Board Member Christie recused again. Motion was made by Board Member Rabuffo to accept the application as submitted, seconded by Board Member Horn.

Roll Call Vote:

Don Brewer, Chair	Recused
Kathy Jordan, V. Chair	Yes
Art Christie	Recused
Joanne Kalb	No
John Horn	Yes
Cliff Rabuffo	Yes
Allen Shiner	Absent

Roll Call Summary: 2 Recused, 3 Yes, 1 No, 1 Absent

New Business:

Geoff Rogers – Special Permit – Sign:

Mr. Rogers is requesting to put a sign on Route 28 entering Pine Hill to advertise for his business located on Main Street. §116:25 of the Code Book for sign standards: Businesses and public destinations relating to but isolated from primary routes of travel shall be permitted a maximum of two (2) directional signs as a Special Permit use, subject to the provisions of Article VII, the issuance of a sign permit and the following requirements- No directional shall be more than 4 square feet in area. In areas with more than one directional sign, the aggregate area of all such signs shall not exceed 20 square feet. The sign he'd like to put out is 24 X 35, which makes it 6 square feet. If he reduced the size of his sign to 4 ft. then it would be permitted, anything larger will have to go to the ZBA for a variance as offsite directional signs are permitted only by Planning Board approval. The Board can approve him for a 4 sq. ft. sign, he can then apply for a permit to the building dept. for his 6ft. sign, in which it will be denied and then sent to the

ZBA. Motion was made to accept the application for two (2) 4 square foot signs by Board Member Rabuffo, seconded by Board Member Christie. All in favor.

Dan Hellmayer – Special Permit – Bar/Restaurant – Phoenicia Plaza

Mr. Hellmayer presented his application to run a bar/restaurant at the Phoenicia Plaza, in the old Russ' location on the left end. A bar requires a Special Permit from the Planning Board. It will be an Asian restaurant with room for about 74 occupants. It's currently empty space after the fire that took place in the Smokin' Boars, same location. It'll eventually have the same layout in relation to the kitchen, bathrooms, and utility room. They'll be adding an additional door in the rear for their secondary egress for the capacity in the dining area. Will also be adding seating to the deck once it's repaired, with a sliding glass door going out for access. Signage will be on the front of the plaza. Chair Jordan asked what the hours of operation will be, he'd like to do regular dinner service, opening around 5 PM, 7 days a week ideally and will have to check when he can be open until. Site Plan is basically already there, not changing the building, parking, and outside lighting is yet to be determined but will be down-facing.

Motion was made to send the application to Public Hearing for next month's meeting on November 2nd, by Board Member Horn, seconded by Board Member Kalb. All in favor.

Public Hearing (Delayed)

Grace Ann Louis – School conducted for Profit – Phoenicia Plaza

Public Hearing opened a little late due to family emergency. Grace Ann Louis and her partner Christina Davis would like to move their Group Child Daycare, "Woodland Playhouse" to a bigger location at the Phoenicia Plaza to accommodate the influx of kids waiting to be in their program. They'll be going in Miss Kitty's old spot, generally running from 8am – 5pm. Dept. of Social Services was notified of the bar planning to go in next door and didn't have any issues with it. Will also offer after care for parents who can't get their kids off the bus right away, would then be open until 6pm. They may offer a "date night" as well but not entirely sure yet. They'll be building a fence around the back entrance for a play area. Motion was made by Board Member Horn to close the public hearing, seconded by Vice chair Jordan. All in favor. Board members agree it will be a great addition to the community. Motion was made by Vice Chair Jordan to accept the application as submitted and grant the Special Permit, seconded by Board Member Horn.

Roll Call Vote:

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

Roll Call Summary: 6 Yes, 1 Absent

New Business:

Big Indian Firehouse – Lot Line Adjustment:

Chuck Perez, VP of Big Indian/Olivera Fire Co., present on behalf of the Firehouse. They've recently received a grant for remodeling/ expansion of the Firehouse. It currently overlaps two other lots also owned by the Firehouse for over 40 years. They'd just like to simply remove the lines separating them and make it into one big lot which is necessary to proceed with the Grant expansion. The two lots 12.7-2-33 consisting of .41 acre and 12.7-2-35 consisting of .03 acre are going to be transferred to 12.7-2-32, with combined acreage at .58 acre. Need a map that shows the lines that will be eliminated, an acreage calculation because it's recorded with the County, two (2) paper prints, and a Mylar that goes to the County. The Tax map dept. decides which lot it will be, might give it a whole new number. Board requests they have updated maps for the next meeting on November 2nd and they'll vote on it then.

John Zirinsky – Lot Line Adjustment – Route 214

Don Brewer, surveyor, recused himself. Mr. Zirinsky/Chicheser Hills LLC moving lot line at the front of his property on Route 214, hasn't been assigned an actual number yet, to provide access for the 32 acre parcel to be accessed from 214. There will be no change to the acreage, just moving line so he can get into his property. Board Members reviewed the map, since there's no acreage change they see no problem with it. Motion was made by Board Member Christie to accept application as submitted, seconded by Board Member Rabuffo.

Roll Call Vote:

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

Roll Call Summary: 1 Recused, 5 Yes, 1 Absent

County Liaison:

Keith Holmquist not present, Sam Spata in his place. One thing discussed at the UCPB meeting, Day Nursery, Grace Ann Louis Use Variance, for ZBA.

Adjournment:

There being no further business before the Board, a motion was made for adjournment by Board Member Christie, seconded by Board Member Rabuffo. All in favor. The Shandaken Planning Board meeting adjourned at approximately 8PM.

