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Town of Shandaken Planning Board
MINUTES FOR REGULAR MONTHLY MEETING
April 13, 2016

The regular monthly meeting was called to order by Chair Brewer at 7 PM with the opening of the Public Hearing for Karlyn Monroe of 19 Old rte. 42 – Glamping project.

Ms. Monroe addressed the board and attendees with a description of her plans for the glamping project, which in this case will be a cabin/cottage development which is permitted in all three zones, R 1.5,3, & 5 with a Special Permit. They will be living on the property. She would like to put ten (10) temporary timber framed tents on the property for season rentals from the months of April to November for families to come up to the mountains and experience culture and nature upstate. The property is 108 acres, the tents will be placed 200 ft. from the property line, in an area around the main house. Her family has put 55 acres of the property into the Forestry Preserve. Her mother, also present at the meeting mentioned that they're working on a conservation program, and the tents fall under "forest bathing" where people enjoy the outdoor environment. They thought tents would be better than cabins to get the true feel of nature. Not looking to have a lot of rowdy, party people to camp out. Want families to come and be together and enjoy the outdoors. There are no kitchens in the tents, there will be a service building with a community kitchen area where the guests can cook their own food. There will also be community bathrooms in the same building. Many neighbors were present to voice their concerns about this project. Many had similar concerns which were mostly: If there will be more than ten tents? How widening the driveway will impact the neighbors below and traffic, guests wandering on neighbor's property, going in the stream to play/bathe and how it'll effect the environment, vehicles that will be used on site, supervision? Guidelines/ regulations? Who will be there to enforce such regulations? Background checks on the people coming in? What kind of people will they be? Drugs & alcohol? Smoking? Walking in the woods and scaring off animals or walking on vegetation not aware of, Will guests be allowed to bring their pets? Who to call when something goes wrong? Evacuation plan? Fire extinguishers on site? Quiet hours? They provided answers for some of the concerns but not all. They plan on starting with ten tents and seeing where/how it goes from there. The driveway is being widened from 13 ft. to 17ft. to allow for two vehicles to be on the driveway at the same time. There's a natural stonewall bordering the driveway to keep vehicles and people on the right path. There will be no ATVs on site, they'll be using golf carts to carry luggage to and from the site. The permanent house is where they'll be living full-time as to be there if any of the guests need anything. Ms. Monroe said she had a plan for supervision. They will mostly have families coming up to spend time in the wilderness. The cemetery located near the property will not be disturbed; it's nowhere near the driveway. The landslide located behind the Husarek's house has been made aware of and Ms. Monroe is working with the forester to fix it. Emergency vehicles can in fact make it across the bridge. It was tested and can hold an excess of 30 tons. They don't want any smoking on site either, and want to keep everything as clean as possible because they'll be living there also. They'll have fresh vegetables growing on property. Lawyer Ron Purdy inquired about the SEQR review and if it was deteremined as a Type I or Type II action? Application was referred to the Ulster County

Planning Board and awaiting their input. Requested that if this Permit is granted it be for only one year for a trial run to see how it runs, what people do while they're there. Ms. Monroe was more than happy to oblige to all requests of her neighbors.

As there were and are still many questions and concerns that still need to be addressed, after some discussion the board decided to keep the public hearing open for next month's meeting. Motion was made by Board member Christie, seconded by board member Kalb. All in favor.

Regular meeting proceeded with the pledge of allegiance.

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

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|------------------------|---------|
| Don Brewer, Chair | Present |
| Kathy Jordan, V. Chair | Present |
| Art Christie | Present |
| John Horn | Present |
| Joanne Kalb | Present |
| Allen Shiner | Present |
| Cliff Rabuffo | Present |

Roll Call Summary: 7 Present

Others present: Ron Pordy, Esq., Tom Alfano, Joe Prieboy, Doris Bartlett, Robert Nussbaum, Charles Husarek, Jane Rossitz, Rod Futerfas, Ian Vinci, TJ Turgeon, William Burgess, Martin Eiden, Bethia Waterman, Antonio Bouslas, Tina Rice, Tim Malloy, Warren Tutt, Keith Holmquist

Minutes of Previous Meeting:

Minutes were reviewed by all board members. Motion to accept minutes as written made by Board Member Kalb, seconded by Board Member Christie. All in favor.

Communications:

None

Old Business:

None

County Liaison Report:

Keith Holmquist present for hearing. Sam Spata been appointed alternate liaison for Ulster County rep? His resume and letter of intent was sent to the Ulster County Planning Board, waiting to hear if the Legislature has approved it.

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 8:34 PM.

