



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

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**Town of Shandaken Planning Board
Minutes for Public Hearings
May 14th, 2025**

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

Roll called by Secretary to the Planning Board Olivia Amantia, and attendance was recorded as follows:

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

Roll Call Summary: 5 Present, 2 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Code Enforcement Officer LeMoine, Chandra Valianti, Scott Olson, Mike Moriello, Jan Jaffee Andrew Wright

54 Main LLC Special Use Permit/Site Plan Review 14.13-3-6

Acting Chair Spata opens the public hearing at 6:56 for 54 Main St LLC, Andrew Wright, is here to represent the applicant. There were no letters, emails, or anyone present to speak on this project this evening. Mr. Wright states they plan to renovate the existing hotel rooms in the former Ricciardellas restaurant. They plan to reopen the restaurant/bar and to freshen up the space, since it's been sitting vacant for several years. It will be interior renovations, they have a lighting schedule, but nothing to present at this time. They are also planning on using the existing sign, and if modifications are made to the sign, it will be in compliance with the code book. ZEO Grant states if they decide to change/modify the sign, then they will need to go to the ZBA, if it's larger then 24 sq ft. Board Member Kalb ask's what the HVAC system will be? Mr. Wright states they will have mini splits, and compressors in the back of the building or the roof of the kitchen, it'll all be electric. CEO LeMoine states that the building is in the flood zone, and

she want's the contractor/architect to keep that in mind. No utilities can be in the basement, that has to be ensured. CEO LeMoine ask's if the renovation will be significant? The answer is no, just making them nicer, and all of the hotel rooms require new plumbing. CEO LeMoine adds just to be very mindful of any renovations in the flood zone. Mr. Wright states nothing will be kept in the basement. The building will be ADA compliant, and there will be sprinklers installed as well. Acting Chair Spata ask's, the Board if they have any questions for the applicant? ZEO Grant states that we have not heard from the UCPB at this time regarding the application. Acting Chair Spata made a motion to keep the public hearing open, seconded by Board Member Rosales; all in favor.

**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
May 14th ,2025**

Acting Chair Spata calls the regular monthly meeting to order with the pledge of allegiance at 7:11 pm. Acting Chair Spata reviews the previous month's minutes, and asks if anyone has any comments. With one correction Board Member Spata was recused from a matter during the last meeting. Board Member Kalb makes a motion to approve the minutes, seconded by Board Member Rosales; all in favor.

Verizon Wireless - 25.15-2-7 - Special Use Permit/Site Plan Approval

The first order of business on the agenda is Verizon Wireless. Scott Olson is here this evening to represent the applicant. Mr. Olson has been before the Board previously for another proposed tower in the town of Shandaken. There was a discussion at the previous meeting that this proposed tower will cover the town of Woodstock, and not Shandaken. Mr. Olson states that both site towers are needed, and the Mt. Tremper tower will not cover Woodstock, but it will provide cell service to Shandaken, where there is none. At this time Mr. Olson shows the Board the map/booklets he's provided, showing where there is no coverage, and where this proposed tower would cover. There is a need for the tower, as the existing service is not great. Mr. Olson adds the technical data demonstrates that there is a need both the Mt Tremper and Phoenicia towers, based on physics and science. Board Member Vella adds that the tower is needed, Board Member Kalb adds she only has service at her house because she has a Verizon booster. Board Member Welton ask's Mr. Olson for some clarification as to why the tower is needed. Mr. Olson explains page 14 in the booklets he has provided for all the PB Members, there is an area where there is no service. Mr. Olson adds they've been working with Ulster County regarding the need for the tower. Acting Chair Spata reads aloud the UCPB response to the tower application, and that the tower will be available with co-locators. With no more questions or comments, Board Member Shiner makes a motion to approve the special use permit for Verizon Wireless, Roll call vote as follows;

Cliff Rabuffo Chair	Absent
Joanne Kalb	Yes
John Horn	Absent
Allen Shiner	Yes
Sam Spata	Yes
Vivian Welton	Yes
Juan Rosales	Yes

5 yes 2 absent

At this time Acting Chair Spata reads aloud the negative declaration for Verizon Wireless. One of the members of the audience questions whether or not there has been construction started for the tower? CEO LeMoine states she will take a ride over to the site that the audience member is referring to, and check it out. Mr. Olson stated at the previous meeting, and this meeting, that no construction has begun, and none will begin until all of their approvals are given. It is also noted that there are many new houses being constructed on the same road, as the location for the tower. At this time, it is determined that the neg dec is an unlisted action, and there will be no significant environmental impact. The motion was made by Board Member Shiner, seconded by Board Member Rosales, roll call vote as follows:

Cliff Rabuffo Chair	Absent
Joanne Kalb	Yes
John Horn	Absent
Allen Shiner	Yes
Sam Spata	Yes
Vivian Welton	No
Juan Rosales	Yes

4 yes 1 no 2 absent

Wellington Blueberry LLC 4.46-1-32.110 Special Use Permit/Site Plan Review

The next order of business is the Wellington Blueberry LLC. Jan Jaffee and Mike Moriello are here this evening to represent. They are doing the SEQR review at this time, and have drafted a negative deceleration that Ben Gailey the Town's attorney has reviewed. Following this there have been some extensive changes to improve the document. Mr. Moriello ask's the Board if they can vote on the neg dec this evening? So then they can move onto site plan review, and keep the project moving. There is a discussion amongst the Board regarding the SEQR, and the applicant needs to go to the ZBA as well, in this process. With no further questions or comments, Board Member Welton makes a motion to declare the neg dec for the Wellington Blueberry LLC, stating there will be no significant environmental impact, seconded by Board Member Rosales, roll call vote as follows:

Cliff Rabuffo Chair	Absent
Joanne Kalb	Yes
John Horn	Absent
Allen Shiner	Yes
Sam Spata	Yes
Vivian Welton	Yes
Juan Rosales	Yes

5 yes 2 absent

ZEO Grant states that the applicant will need to come back for a public hearing, following their public hearing for the ZBA. There is a discussion amongst the Board and ZEO Grant about setting the public hearing for the Wellington Blueberry at a future meeting. At this time Board Member Welton made a motion to set a public hearing for the July 9th meeting at 6:45, seconded by Board Member Rosales, all in favor.

Perpetual Space LLC Site Plan Review 25.3-1-11

The next order of business on the agenda is Perpetual Space LLC. Mike Moriello is here to represent the applicant. There is a discussion amongst the Board, and Mr. Moriello regarding the SEQR process. There is a discussion amongst the Board, and Mr. Moriello about the action being unlisted, as opposed to type two, and they would like to do a full SEQR coordinated review. At this time a motion is made to change from type 2, to unlisted, Board Member Rosales made the motion, seconded by Board Member Kalb, all in favor. Acting Chair Spata makes a motion for a coordinated review, motion seconded by Board Member Rosales, all in favor. ZEO Grant states that the Board still needs to address the letter from the lawyer that was sent in on behalf neighbors of the Leeway. Acting Chair Spata states that the letter will be discussed at our Planning Board workshop at the end of the month.

Other Business:

There is a discussion regarding the Belleayre Plaza, and the status of the project, since it's been over a year since they received approvals from this Board. Board Member Shiner states he's concerned what is taking so long, for the process to begin. The owner of the Belleayre Plaza, Mr. Gujar, states that the environmental aspect of the project, is what's holding it up. The existing building will be demolished, and a new gas station/convenience store/liquor store/laundromat, and a Dunkin donuts drive thru will be in its place. Acting Chair Spata ask's if Mr. Gujar would attend our next Planning Board workshop to give the Board, and the benefit of the public, an update on the project.

Board Member Welton states the comprehensive plan will include more community events, and to keep an eye out for them. ZEO Grant states there is also a questionnaire that has been sent out, and data will be collected from this survey.

Acting Chair Spata states he'd like a motion to be made to appoint Chandra Valianti as an alternate Planning Board Member. Board Member Rosales made the motion, seconded by Board Member Kalb, all in favor.

Adjournment:

There being no further business before the Board, Board Member Welton makes a motion to adjourn, seconded by Board Member Rosales; all in favor. The Board adjourned at 8:12.

These minutes were prepared by the Planning Board Secretary Olivia Amantia.