

# Town of Shandaken

## S.A.F.A.R.I. Meeting NOTES

Shandaken Area Flood Assessment and Remediation Initiative

**Tuesday, May 13, 2025 10:00am – 11:30am**

**In-Person at AWSMP Office, Shokan, NY**

**Or attend remotely: <https://meet.goto.com/186340189>**

---

### **In Attendance:**

#### In Person:

Peter DiSclafani, Town of Shandaken Supervisor  
Eric Hofmeister, Town of Shandaken Highway Superintendent  
Leslie Zucker, AWSMP Program Manager, CCEUC  
Heidi Emrich, Environmental Planner, UCDOE  
Robert Drake, Town of Shandaken Deputy Supervisor

#### Remote:

Aaron Bennett, Flood Hazard Mitigation Coordinator, NYCDEP  
Joe Bacci, Construction Manager, CWC  
Melissa Mitchell, Tetra Tech, Floodplain Management Analyst

---

### Town of Shandaken Floodplain Development

#### **Floodplain Administrator outreach, assistance, permits, issues, applications, etc.**

- Former restaurant, Main St. Phoenicia
  - Has submitted plans to planning board for improvements to former restaurant, and to create lodging on upper levels. There is discussion related to whether this is a Substantial Improvement. The preliminary architectural renderings do not indicate any waterproofing measures, or elevation.
  - This property had a feasibility study completed (CWC) last year.
  - Heidi has discussed with Ulster County Planning Board, and with Donna (town Floodplain Administrator), to make sure this is monitored closely. They've already spent a lot of money on design.
  - It is advisable that the applicant be made aware of the rules related to substantial improvement before they go much farther.
- Mt. Pleasant property with fill in the floodway.
  - This has gone to court. Donna shared that the judge was unclear on why / how fill in the floodway was an actual violation.
    - Donna asked Heidi if she could be an expert witness, to help explain. Donna may have also asked NYSDEC floodplain management team.
    - Heidi is unsure if by County rules, she is allowed.
    - Heidi will ask Donna when her next court date is.
- Landowner called Joe (CWC), concerned that the Leeway Hotel is proposing event tents for weddings in the floodway. Joe suggested they reach out to code enforcement officer.
  - Leeway Hotel has reported to the town planning board that these are temporary structures
  - Heidi asks, what's the scope and scale of their event plan?

- Aaron says there were some damages there and at Kate's Lazy Meadow (neighboring property)
- Melissa asks, could the Special use permit include an Evacuation Plan and pre-event site management plan? (Reference document might be the Mt. Tremper Local Flood Analysis)?
  - Tim also developed gage info document that could be reference.
  - Yes! UC Planning Board recommended and has received an Emergency Evacuation plan.
  - **POST MEETING NOTE: This property is a repetitive loss property.**

## CRS Activities – Progress Report

- **RLAA, Substantial Damage Management Plan and Insurance Analysis – update**
  - Activity 330 – Outreach
    - **Shandaken Prepares:** Public Outreach meeting **June 16 @ 6:30pm**
  - Activity 350 – Web
    - Robert shares new draft flood-info website for town
    - [www.shandaken.gov/flood-info/](http://www.shandaken.gov/flood-info/)
    - Heidi to circulate Draft Site and password partners should review with more local information.
  - Activity 410 – Floodplain mapping, update on CRS review of DEP-funded Flood Insurance Study (FIS)
    - Melissa suggests elevating the inquiry to Christina Martinez (Activity Coordinator for Activity 410) or whoever the current technical reviewer is?
    - Melissa, you don't HAVE to have higher standards to get credit, but if you identify new risk, and have a new study / panel adopted, you should get credit.
    - Aaron – NYCDEP mapped whole tributaries that had never been mapped, as part of this process, which identified a higher risk than was mapped previously.
    - Melissa asks was the FIS entirely funded privately, or was there state or FEMA funding?
      - Aaron: 7.3 million was DEP funding, and \$495k was funded by FEMA ← that may be the reason why points are not being awarded. They do not allow communities to double-dip.
    - Melissa suggests, when we call the Activity coordinator, express that the community has talked to FEMA, they're even surprised there's no credit.
    - Heidi (include or coordinate with Jessica Patterson)
  - Next Steps for CRS (meeting Wednesday ) Tetra Tech will cover 5 steps, build out the baseline data.
    - We should send a follow up email on Shandaken's ISAA request.
      - Heidi to send and cc SAFARI committee for review and comment.
      - Heidi will also reach out for latest data from SHMO

## Town Hall & Highway Complex Relocation - Updates

- **Town Hall Relocation at Phoenicia School Considerations – update**
  - Majority of town board members are now aligned. They will not pursue relocation of the Town Hall to Phoenicia School
  - Peter will be communicating this to the School District
  - At the Town Board workshop meeting, Robert presented a draft resolution to advance pursuit of a central campus at the Big Indian Parcel.
  - The next town Board meeting is June 2<sup>nd</sup>; resolutions are expected to be adopted.
- **NYCDEP Progress report on potential relocation “swap” parcel?**
  - A meeting between DEP and DEC was scheduled for May 1, but DEC cancelled. Its

- not on the books again until Mid-June.
- Is there anything the community or partners can do to help advance the Conservation Easement conversation?
- Aaron: Probably not at this point? At least not with DEP. DEP is fully on board and working to get this done. DEP has run this through all the highest channels and it is fully supported (Commissioner, Bureau of Legal Affairs, etc).
- The process now rests with DEC (and DOH) to do their internal investigations and work with DEP to outline a path forward.
- Robert asks what is the real barrier for those agencies?
  - Aaron believes the DEC has not yet determined the most effective, “safest” way to extinguish the Conservation Easement (CE). DEC will need assurances that the remaining lands to remained under the CE.
- Robert: is now the time to approach legislators? Can this be accomplished between the agencies, or does it need to be a drafted bill?
  - Leslie – maybe there is a bigger picture dialogue that needs to happen – Perhaps we encourage the regulators to think about climate change and how important it is to have flexibility, to be able to change, move upland. Maybe not tomorrow, but there should be a plan and procedure in place so everyone is ready if/when the time comes.
  - **Robert will reach out to Tom Snow at the DEC, as the municipality to check in. How can we advance this?**
- Heidi: The town also drafted a resolution to participate in the NYC-Funded Flood Buy Out program (FBO) for the Town Hall / Highway garage. Where does that stand?
  - Robert reports that will move forward to vote next week.

## FEMA-initiated Letter of Map Revision of Esopus Creek – Progress Report

- **Next FEMA/ Stakeholder Meeting: May 30 @ 10am**
  - Presentation by FEMA consultant to demonstrate if and how local concerns were addressed.
  - Heidi resent the invitation.

## Partner Updates

- **AWSMP**
  - **SMIP- Funded Project Progress Reports**
    - **Phoenicia Additional Modelling**
      - Leslie has been interacting with SLR on Phoenicia Additional modelling. Leslie can increase grant funding a small amount, to allow SLR to fully participate at the Bridge Street Bridge public meetings.
      - Also there would be enough extra funding for SLR to present the results to the Town Board (on floodplain benches) - or – fund SLR to present to State DOT and other stakeholders, so those DOT regions can see the results of studies for flood mitigation efforts between Lanesville to Phoenicia
      - Leslie recalls – they have as many as 4 more presentations scoped for SAFARI – So actually, pivot one of those already budgeted meetings to Town Board? Its really up to the Town. It’s the town’s grant.
        - Peter says lets do it. Plan to do both in this way.
    - **Bonnie View Avenue**
      - In Engineering. On going.
    - **McKeneley Hollow needs a bat study.**
      - Dave Burns has said he believes DEP staff could conduct an acoustic survey for endangered Indiana Long-eared bats.

- If no bats are found, the project could move forward this summer.
- The design is moving to 60% now. Includes floodplain bench and elevated road, stabilized & re-vegetated bank and aims to hold and move more water.
- This project will help the more frequent floods, but will not protect against the 100-year flood.
- Leslie: if it is ever helpful to have SLR present to the town board and planning board, AWSMP can fund that. To encourage Evac plans and awareness.
- **CWC**
  - No new updates; FEMA grant is still in play to elevate
- **NYCDEP**
  - Demolitions are closed out in Mt. Tremper and Oliverea.
  - Station Road is still pending. Its still with the County
  - Marlana sent Re-use plans for FBO properties. Aaron asks the town to review them
    - Heidi will put on the next SAFARI agenda
- **Ulster County (Planning, Emergency Services, DPW, DOE)**
  - Heidi reminds the group: Funding Opportunities are coming soon: The Consolidated Funding Application (Climate Smart Communities, WQIP, Smart Growth, etc.) – will be announced imminently and will likely be due End of July
    - Peter: would Phoenicia Water Tower facility assessment qualify for a WQIP grant? Heidi will share the Notice of Funding Opportunity (NOFO) to the town and will help review.
      - The town really needs Water Treatment Facility Modifications/ upgrades. Town is investing in training, vulnerability assessment and developing an SOP. Which documents are needed to make the grant application? Updated Engineering Study may be in order?
  - Resilient NY f or flood study implementation (due June 6)
  - Risk and Crisis Communications for Flood Readiness (Presented by FRN) June 16

## **Review Notes**

### **Adjourn**

**Next Meeting:** June 9, 2025 @ 10am

Next Agenda: Discuss CFA  
Discuss FBO Re-Use Plans