

“The Heart of the Park…Where the Eagle Soars”

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**Town of Shandaken Planning Board**

**Minutes for Public Hearings**

**July 9th ,2025**

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

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

Cliff Rabuffo, Chair Present

Joanne Kalb Absent

John Horn Absent

Allen Shiner Present

Sam Spata Present

Vivian Welton Present

Juan Rosales Present

**Roll Call Summary:** 5 Present, 0 Absent

**Others Present:** Zoning Enforcement Officer Grace Grant, Code Enforcement Officer Donna LeMoine, Mike Moriello, Jan Jaffe, Alan Dumas

**Wellington Blueberry LLC 4.46-1-32.110 6:45**

Chair Rabuffo opens the public hearing at 6:48 for Wellington Blueberry LLC for a Special Use Permit/Site Plan review. Planning Board secretary Olivia Amantia, reads aloud the Legal Notice, for the public hearing. Chair Rabuffo ask’s if we received any additional comments regarding this project. There have been fourteen letters regarding this project, each one with support for the project, and no opposition. ZEO Grant states that the applicant has gotten the variances that were needed at a previous Zoning Board meeting. Jan Jaffee states that they have also come to an agreement with the Town to pay for additional parking spaces for the site. With no further questions or comments, Board Member Spata makes a motion to close the public hearing, seconded by Board Member Rosales, all in favor.

**Town of Shandaken Planning Board**

**Minutes for Regular Monthly Meeting**

**July 9th, 2025**

**Minutes:**

Chair Rabuffo calls the regular monthly meeting to order with the pledge of allegiance at 7:15 pm. Chair Rabbufo reviews the previous month’s minutes, and asks if anyone has any comments. With no questions or comments, Board Member Welton makes a motion to approve the minutes, seconded by Board Member Rosales, all in favor.

**Old Business:**

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

The first order of business on the agenda is the Wellington Blueberry LLC. Chair Rabuffo states with no further questions or comments regarding the project, there will be a draft resolution with conditions for approval at next month’s meeting. A motion was made by Board Member Shiner, seconded by Board Member Welton, all in favor.

Dustin Winston 4.14-1-59.120 Special Use Permit/Site Plan Review

Mr. Winston previously attended a Planning Board workshop to discuss turning 8776 State Route 28 into a two-family home. Mr. Winston would like to turn the building into two long term affordable housing units. There is an existing apartment upstairs, and the downstairs which was once a restaurant, will be converted into an additional apartment. ZEO Grant states it is a pre-existing non-conforming lot; the footprint will not be changed. There are no set back issues, and the parcel is in the Pine Hill sewer district. With no further questions or comments, Chair Rabuffo states this can be treated as a sketch plan conference, a motion was made by Board Member Spata, seconded by Board Member Welton, all in favor.

Phil Mones 4.5-2-27 Extension Special Use Permit

The next order of business on the agenda is Phil Mones for an extension of his special use permit. Mr. Mones previously got approvals from the Planning Board, but hasn’t begun any significant work other than electrical upgrades. Chair Rabuffo ask’s what has held the project up? Mr. Mones states family obligations made it so the project was slowed down in progress. Mr. Mones states that the electrical upgrades were done with out a building permit. A building permit is required to do an electrical upgrade, which CEO LeMoine points out to Mr. Mones. Chair Rabuffo tells Mr. Mones that in the future he will need to obtain permits. With no further questions or comments, Chair Rabuffo makes a motion to extend the special use permit, seconded by Board Member Spata, roll call vote as follows:

Cliff Rabuffo, Chair Yes

Joanne Kalb Absent

John Horn Absent

Allen Shiner Yes

Sam Spata Yes

Vivian Welton Yes

Juan Rosales Yes

**Communications:**

The next order of business on the agenda is a discussion regarding the comp plan survey, Board Member Welton states there are five very important question on the survey, and encourages all to take it. Board Member Spata states he has an issue with the survey, and would like to see a draft of it.

**Adjournment:**

There being no further business before the Board, Board Member Shiner makes a motion to adjourn, seconded by Board Member Spata; all in favor. The Board adjourned at 8:09.

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