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**Town of Shandaken Planning Board
 Minutes for Public Hearing
 November 12th, 2025**

The public hearing was called to order with the pledge of allegiance at 6:45 pm.

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

Cliff Rabuffo, Chair	Absent
Joanne Kalb	Present
Allen Shiner	Absent
Sam Spata	Present
Vivian Welton	Present
Juan Rosales	Present
Chandra Valianti	Present
Tania Stapelton (alt)	Present

Roll Call Summary: 6 Present, 2 Absent

Others Present: ZEO Grace Grant, Rob Bukowksi, Steve McDonough, Don Brewer, Juliana Roding

Pine Hill WRRF Solar 4.14-1-46

Following the legal notice being read, Acting Chair Spata ask's the applicant to give a brief description of the project for the benefit of the board and the public. There were no emails, or individuals who signed up to speak regarding this project. This application was before the Board previously at a Planning Board workshop. One of the applicant's representative's states that nothing has changed since the last presentation, other than the planting renderings, which have been provided, as requested . This is an accessory solar facility project located at the DEP wastewater treatment plant. As read in the notice it's about 500 kilowatts, about a half a megawatt. It's accessory use for the wastewater facility; it's behind the meter system. The electricity produced is about half of what the facility uses.

Acting Chair Spata asks for the applicant to walk the Board through the design. Rob Bukowski states that the overall project is on a little over 10 acres that the parcel consists of. The development area is about 2 and a half. The solar panels themselves shown on the map provided, is fixed tilt, so they stay at about 20 degrees and they face south. The idea was to use whatever open area was available in front of the facility to try to get as many panels as possible. Board Member Kalb asks why the applicant did not consider putting the panels on the roof of the buildings? Steve McDonough from Amoresco states some of the rooftops on the buildings are facing north and they're very steep roofs. Those were evaluated, and as far as trying to interconnect the various arrays it didn't make sense from a technical standpoint and a financial standpoint. Mr. Bukowski has photos of the renderings with the vegetation for the Board Members showing the buildings with the roof as well.

Acting Chair Spata asks the applicant to go over the floodway on the parcel, as discussed at the previous meeting. Mr. Bukowski goes over the map of the property that he's provided. He states the flood zone is in the "hatch" here, so everything is in the back side of the facility, so everything that doesn't have this hatch pattern, which is the dotted pattern, is outside of the flood-zone. Acting Chair Spata asks if there are any sections through the site that are going perpendicular to Route 28? Mr. Bukowski states no there are not. Acting Chair Spata states that the east end of the site is below Route 28, but the west end of the site is above Route 28. Acting Chair Spata asks how that will impact our scenic highway? Mr. Bukowski hands out the Board additional documents showing the sites renderings. He states you can see in these renderings that in addition to the plantings that Ameresco is proposing you can also see the racking. Since the road is to the north of the proposal layout, you're looking at the back side of the racking.

Mr. Bukowski states as mentioned at the previous meeting, the DEP Police have certain restrictions on the type of plantings that they'll allow for security purposes. They don't want to completely conceal the site, so they're able to see in. The plant species that are included in the renderings were specified by the DEP. Acting Chair Spata ask's the Board if they have any additional comments at this time, with no further questions Board Member Valianti makes a motion to close the public hearing, seconded by Board Member Kalb, all in favor. ZEO Grant states that we have not heard back from the County regarding this application. Board Member Valianti is our Ulster County Planning Board liaison and she states at their meeting, they mentioned the plantings for the facility, and why they were sparse. But that has been discussed at this meeting, and everyone has an understanding why they are as such. One of the representatives of the applicant ask's when the referral was made? And if they are able to proceed without the official County's response. ZEO Grant states to refer to code on that matter, the application was referred on October 10th.

One of the applicant's representative's states if you refer to GML 239 there's 30 days, after the referral was sent on the 10th, and states the County has 30 days to respond, if they do not then the Board can make an action/decision. Acting Chair Spata refers to a section of code

that pertains to this matter, there's a discussion if they can or cannot rule on this application tonight.

**Town of Shandaken Planning Board
Minutes for Regular Monthly Meeting
November 12th ,2025**

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

Acting Chair Spata asks the Board if they've had a chance to look over the previous month's meeting minutes. With no corrections, Board Member Welton makes a motion to approve the minutes, seconded by Board Member Kalb, all in favor.

ZEO Grant states that Verizon cannot make this meeting, but will come back in December and the public hearing will be reopened.

Pine Hill WRRF Solar 4.14-1-46 Special Permit/Site Plan Review

The first order of business on the agenda is Pine Hill WRRF Solar. Acting Chair Spata asks the Board if they have any additional questions or comments for the applicant. With no further questions, it is determined this is a type 2 action regarding SEQ. Board Member Kalb makes a motion to approve the application, seconded by Board Member Rosales, roll call vote as follows:

Cliff Rabuffo, Chair	Absent
Joanne Kalb	Yes
Allen Shiner	Absent
Sam Spata	Yes
Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes

Restful Refuge Retreats 25.11-1-22.311 Special Permit/Site Plan Review

The next order of business on the agenda is Restful Refuge Retreats. Juliana Roding and Kimberly from North Engineers are here to present. The project proposes six prefabricated A- frame cabins on approximately 5.5 wooded acres plus a residence/management

building. Each cabin is designed for one guest or a couple. The idea is it will support quiet, self-guided mindfulness activities such as reading, yoga and meditation. The project site is on a private road and vegetation will be added so no neighbors will be affected by the site. The proposed cabins are 400 sq ft, and the idea is for guests to have a place where they can get away and reconnect with themselves and get in touch with nature. Acting Chair Spata asks if there will be any programs, or add On's? Ms. Roding states there will be massages, mediation, and a sound healer, these will be one on one experiences.

They will also be partnering with local chefs for pre packaged meals, there will be no on-site food preparation. Board Member Welton ask's if there will be any items available to be purchased on site? Ms. Roding states that no there will not be, the idea is for there to be minimal contact with guests. The site is both r3 and r5 with three acres total, it off of State Route 212. Board Member Valianti ask's the applicant about the septic? Ms. Roding states the septic was designed for eight bedrooms', which includes the six proposed cabins, and the administrative building, the tank is 1200 gallons. Acting Chair Spata asks the applicant if she has met with the DOH or the DEC? The applicant states they did some digs recently, and the assessment for the septic possibility was done prior to the purchase of the property, and the leech field was approved.

Acting Chair Spata states that the Board will need to see proper approvals from the Ulster County Dept of Health regarding the septic and well/water. ZEO Grant states that she'd like to see parking, how many parking spaces, and screening for the site. Ms. Roding states that she thinks the majority of her guests will be taking the bus from NYC, and will not have a car. ZEO Grant states that she is required to have eight parking spots, regardless. There is a discussion amongst the Board and the applicant about signage, what she can or cannot have, and what she would like to see for her site. It is stated that any changes must be put on the site plan, including parking and signage. ZEO Grant states that a freestanding sign is not allowed, and the applicant would need to go to the ZBA if she wishes for that. The Board looks over the site plan checklist at this time as well, and it is noted that number 16 on the checklist is not correct. The Board states that 13A on the SEAF also needs to be corrected regarding the wetlands. ZEO Grant states that before the next meeting the SEAF needs to be corrected for the next meeting, as well as number 15 on the checklist, regarding endangered species. It is noted that the Board will need to see the elevations of each building on the site plan as well.

Parking, signage, lighting, septic, well, and vegetation all needs to be on the complete site plan. Board Member Kalb ask's the applicant if in case of an emergency will fire and Ems be able to in and out of the property? The applicant states yes, they will, that is not an issue. Board Member Kalb asks the applicant if she will be living there? The applicant states yes, she will, she will not always be there, but someone will be. Board Member Welton ask's why is the new proposed house only with a 50-foot setback? Board Member Welton adds if it was 100 ft you could put a commercial building there. ZEO Grant states she can't because net density requirements only allow 6 cabins. Acting Chair Spata ask's, the applicant if a guest is

having a medical emergency will they be able to use their cell phone? The applicant states yes, they will, and there will be an IPAD in each guest room, so they'll have access to WIFI and the internet. The applicant will put together a complete site plan and application before attending the next meeting.

Dark Sky Hospitality 4.2-71 Special Permit /Site Plan Review

The last order of business on the agenda is Dark Sky Hospitality. Don Brewer is here this evening to represent the applicant. Mr. Brewer's client recently purchased the first Spanish Baptist church, and plans to reopen the establishment with a restaurant for the public. Mr. Brewer has been before the board previously regarding this project. The lighting will be downcast dark sky compliant. The applicant would like to put a sign up on the original signpost. Acting Chair Spata asks how big the proposed sign is? Mr. Brewer states it is 7 by 5 and the sign is 15 ft high; the sign is about 35 sq ft. ZEO Grant states that freestanding signs are not allowed in the district at all. ZEO Grant states that non-residential uses in a CLI district are allowed a free-standing sign not to exceed 48 square feet. Nonresidential uses within a highway business zoning district are allowed a single wall sign not exceeding 24 square ft in total service area.

ZEO Grant states the sign the applicant wishes to erect is not allowed, a variance is required. The brackets are there for the previous sign, and for the new sign to be used. Mr. Brewer states the hotel has been there since the 1900's. ZEO Grant states in the district that the business is located in, they're allowed a single wall sign not to exceed, 24 sq ft. Acting Chair Spata asks what the purpose is of the sign? Mr. Brewer states the larger sign is proposed to bring in business. The proposed sign has the words sports bar, and cigar on it. Acting Chair Spata feels the wording on the sign is inappropriate, Board Member Kalb states that the sign is too big. Acting Chair Spata states that he does not like the size or the advertisements on the sign for our town, especially since it's on the scenic byway. Acting Chair Spata asks Mr. Brewer if the sign will be lit up? Mr. Brewer states no he does not think it will be. Board Member Valianti ask's if they can give the ZBA their recommendation? Acting Chair Spata states yes, we can, the applicant needs to go the ZBA if they want a sign this large. Acting Chair Spata states that the details of the sign are very important, Board Member Kalb states that we can't dictate color, Acting Chair Spata states yes, but we'd like to see something smaller, and more tasteful. Board Member Kalb asks about the existing dining room and the capacity? Mr. Brewer states that there are two existing dining areas and a commercial kitchen, but the occupancy number Mr. Brewer is unsure of at this time, but he will find out.

Board Member Rosales asks about the cigars being advertised, will they be selling them in the establishment? Mr. Brewer states that the cigars will be for sale in the lobby of the facility. Acting Chair Spata states that they need to know the number of dining seats, for parking, there are 38 rooms in the facility, they also need to know the occupancy for the cigar lounge/bar/restaurant, the occupancy load needs to be known. Acting Chair Spata

asks Mr. Brewer the purpose of the two houses on the site? Mr. Brewer states that the owner plans on using them for staff housing, trying to help the need for long term housing. At this time the Board reviews the site plan checklist, Acting Chair Spata states they'll want to see an updated floor plan with more details where each use is happening, and with the parking included. ZEO Grant states that she can draft a letter to the ZBA regarding the sign. There is no variance needed for the restaurant to be open to the public. There's a discussion amongst the Board regarding cigars, tobacco in the code, and whether or not the cigars will be sold in the hotel or if there will be a lounge? Mr. Brewer states that there will be cigars for sale in the lobby, but guests will have to smoke outside.

APFU LLC 13.-2-1.112 Extension of Special Use Permit

The last order of business is APFU LLC for an extension of an already approved special use permit at 6266 State Route 28. Wayne Ecker is here this evening to represent the applicant. Mr. Ecker states that the applicant is requesting a one-year extension. Acting Chair Spata asks if any of the Board Members have any questions? Board Member Kalb asks when the owner plans on starting construction? Mr. Ecker states he'd like to start right away, the septic and driveway for the approved apartment building is already in place. With no further questions or comments, Board Member Valianti makes a motion to approve the one-year extension, seconded by Board Member Kalb, roll call vote as follows:

Cliff Rabuffo, Chair	Absent
Joanne Kalb	Yes
Allen Shiner	Absent
Sam Spata	No
Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes

4 yes's, one no, two absent

Old Business:

Other Business:

There is a discussion amongst the Board regarding interviews for the open Planning Board position, those interviews will be held in December. Board Member Shiner is resigning from the Board at the end of this year. Alternate Board Member Stapelton, has made it clear she'd like to be on the Board as a permanent member, it's unclear whether she needs to re-interview. There will be no Planning Board workshop this month, or next month due to the holidays. The December 10th meeting will also be a workshop for any potential applicants who were unable to go to the cancelled workshops. Board Member Kalb states she was told

by someone that the Board could vote at workshops, there is a discussion amongst the Board regarding this matter, some feel it would not be appropriate, and some feel it would be, depending on the matter at hand.

Board Member Valianti states at the Ulster County Planning Board meeting, Verizon stated that they are looking at the new proposed vacant land that an individual offered at our last meeting for the proposed tower. Board Member Valianti states that Verizon may be seriously considering it, and it may work.

Adjournment:

All evening's business having been discussed; the board adjourned at 8:40 on a Rosales/Welton motion. All in favor.