

Town of Shandaken

S.A.F.A.R.I. Meeting Notes

Shandaken Area Flood Assessment and Remediation Initiative

Wednesday, October 14, 2025 10:00am – 12:00am

In-Person at AWSMP Office, Shokan, NY

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

In Person:

Peter DiSclafani, Town of Shandaken Supervisor, CRS Coordinator
Eric Hofmeister, Town of Shandaken Highway Superintendent
Leslie Zucker, AWSMP Program Coordinator, CCEUC
Heidi Emrich, Environmental Planner, UCDOE
Max Kelly, AWSMP Watershed Educator, CCEUC
Bobby Taylor, AWSMP CSBI Coordinator, UCSWCD
Andrew Emrich, Sr. Project Engineer, UCDPW
Aaron Bennett, Flood Hazard Coordinator, NYCDEP

Online:

Robert Drake, Shandaken Town Board member & Deputy Supervisor

Tasks:

- **Committee:** Review Town's Draft Repetitive Loss Area Analysis.
 - **Town:** Follow up with State on latest CAV letter related to three properties (See email dated 9/29/25).
 - **Heidi:** Inquire with Tetra Tech or Verisk officer, if CRS is affected by NFIP lapse and current federal government shutdown.
 - **Heidi:** ask Dennis Doyle for sample Letter of Intent.
 - **Heidi:** draft a formal invitation letter from all partners and towns (Shandaken and Hunter), addressed to both DOT regions. Circulate for review and signatures.
-

Town of Shandaken Floodplain Development

- Floodplain Administrator updates on assistance, permits, issues, applications, etc.
 - Dutcher Rd
 - Heidi provides a brief update since last meeting: She and Bobby met with the landowner, both for floodway development concerns and for CSBI. (Heidi sought Donna's approval before speaking with the landowner). Bobby and Heidi provided some context to the landowner over the issue of No-Rise; and recommended some firms for them to contact.
 - Peter reports that SLR has contacted Donna and has stated a No Rise is not needed because the volume calculations conclude a net-negative.
 - Heidi suggests perhaps an affidavit signed and sealed with the No Rise Cert stating that the work does in fact not cause a rise, would be sufficient?
 - Leeway Motel
 - Plan recently approved by Planning Board after many months of review.
 - Heidi suggests that SAFARI could review projects like this in the future, at the town's request, to support the Planning Board, as is similarly done for the Floodplain Administrator.
 - Aaron commented on his concerns related to evacuation plan.

- Vallets going to get cars in the event of a warning seems like it would take hours when you may only have minutes.
 - They should reference monitoring upstream gage (Allaben) and Coldbrook's flood level predictions.
- Lasher Road
 - Aaron, this property, with what was an old hunting cabin, is in a vulnerable spot below Lost Clove. He's still seeing a lot of activity there, in the floodway.
 - Eric says Donna should be aware of this activity.
- Property on Rte 214 – across from Phoenicia School
 - Donna is looking into improvements being made here. Peter believes she issued a Stop Work Order.
- Aaron asks about a former Stop Work Order on a property near the Shandaken Post Office.
 - Town is monitoring this project for Substantial Improvement. Peter says there have only been small improvements over the years, with time between renewed building permits.
 - This property was also identified as a possible concern in the CAV
 - Heidi recalls that the state recently sent a letter to follow up on a couple parcels of concern. Donna should take a look. Heidi can reach out to Donna to see if she needs any support.

CRS Program Activities Update

- The committee ponders. Will CRS be shut down due to the NFIP lapse? Heidi will inquire.
- **RLAA Draft Report Review**
 - Heidi reminds the committee that in the SAFARI committee email dated Oct 3, there was a link to review the RLAA. Please review and comment by October 17th. There will be some generic writing in there to satisfy CRS, but we can and should customize it to what is appropriate for Shandaken and the conditions found here.
 - Specifically review the section on **Mitigation Actions**.
- Cycle Verification Update went well. Town has 30 days to wrap up final documents and submit to Verisk for final point evaluations.

Town Hall & Highway Complex Relocation - Updates

- Progress report on **Local Gov't Efficiency Grant** (NYSDOS \$40,000 award, \$80,000 project)
 - Town: Tentative budget, moved as a prelim budget; does include \$50k for capital reserve fund. This LGE grant planning project would be eligible to use these funds, if bids come in higher than \$80k.
- Progress report on potential relocation "swap" parcel?
 - Meeting tomorrow at 1pm with DEC Region 3 Director, DEC Lands & Management, NYCDEP and Town
- Progress report on 20-acre parcel, Big Indian (adj. Golf Course Rd).
 - Eric dug 4 perc tests. Left side of parcel is dryer, more cobble, the right side of the property is more clay.
 - Eric says its quite wooded, so the screening should be sufficient between.
 - Heidi asks – what do you think are next steps?
 - Eric – we'd need a structural engineer to determine if its buildable.
 - Andrew reminds – you would need primary and reserve for septic.
 - Heidi will continue to ask Dennis Doyle for a sample letter of Intent.
 - Peter wonders, at which point do we engage the CWC?
 - Heidi suggests we just continue to keep John in the loop. He may be able to tell us when it's the right time. They'll have their own contingencies as well.

New York City Funded Flood Buy-Out Program

- Updates on participating parcels [Plank Rd. parcels, Main St. & Bridge St.]
- Heidi provides an update that Main St parcel owner was now contemplating a subdivision. She has since informed the landowner that NYCDEP would not likely be interested in the parcel if it were only half. They are interested in achieving maximum flood reduction benefits. The Landowner will consider and get back to Heidi.
- Heidi also shares that she heard from the campground on Bridge Street. They need to finish their camping season before engaging further, but they may still be interested.
- Heidi shares that the owners of the campground on Plank Rd contacted her, and she plans to meet with them on site later in the month.
- Finally, Heidi shares that the town passed a resolution for a landowner on Plank Rd, after originally approving ownership to go to NYCDEP, they have revised to name themselves as the owner. This was done because the NYCDEP expects a gap in their ability to acquire land due to a potential gap in the Water Withdrawal Permit (see below).

New York City Water Withdrawal Permit

- Aaron provides an update on the Water Withdrawal Permit
 - On December 24, 2025, the Water Supply Permit (now called Water Withdrawal Permit (WWP) will expire.
 - DEP is committed to fulfilling its commitments in the FAD.
 - A delay between permits, however, will preclude the City from purchasing parcels, under any program.
 - Example: Ronsen will be able to close before then, but Olive Fire Dept will not – it's not quite far enough along to close before the end of the current permit, and so it will be stalled until there is a new permit.
 - In terms of FBO: NYCDEP is committed to its FBO program, with municipal ownership. DEP is otherwise uncertain if parcels intending to remain in the hands of DEP will be able to move forward.
 - There are multiple side agreements that are attached with the WWP. At least one new side agreement is being negotiated and is tied up in this permit process.

Chichester LFA Application Update

- Leslie explains that AWSMP and the town have an agreed-upon scope of work from SLR. Leslie is looking to improve the language in the SMIP grant agreement to make sure all allowable expenses are clear. Leslie will be asking them to have their billing rates set throughout the scope of the project, including any extensions.
 - The process is now delayed enough that its unlikely that field work will get done this fall. Let's look to 2026.
 - Leslie suggests the town submit their SMIP application for the LFA in this fall SMIP funding round. AWSMP might be able to help the town get an application in before the November Stakeholder Council meeting, so that the town could get under contract with SLR in January.

Letter of Map Revision (LOMR) Update

- Leslie shares that SLR submitted a 10-page technical memo to FEMA's 2D technical consultant. This better data is now under review by FEMA's technical team and partners.
 - Question: Do we still have a meeting next Friday? Will FEMA's consultants be allowed to meet?

Hazard Mitigation Plan Update

- Heidi asks the town of Shandaken to set a date for the review of their Haz Mit Plan. Peter, Eric and Aaron agree: **November 7th at 10am**, in person at the AWSMP office.

- **UC Overall Plan** can be found [here](#).
- **Shandaken Annex** can be found [here](#).
- **Annual Updating Tool (Batool)** can be found [here](#).

Partner Updates

- **Shandaken received a NYSDEC HREP grant for Natural Resources Inventory**
 - Will potentially inform the impending zoning code updates
 - This will earn the town CSC credits
 - The consultants will be Shadbush Consulting (planning, and outreach) and Hudsonia (mapping).
- **Well and Reservoir in Pine Hill**
 - **Peter shares there is a** non-potable water source off Bonnie View Ave, a landowner is looking to “barter.” He could grant an easement to the town, in exchange for drawing from it for free? Peter is unsure how to proceed or if there is a benefit. He asks the committee for their opinion; however this particular matter is not really in this committee’s purview. Heidi suggests talking to fire department. They may want it.
- **DEP:**
 - Aaron said he spoke to Doug re: Bonnie View Crossings. He’s done with reviewing. He just needs to put his handwritten notes into the comment log.
- **AWSMP: Grant update on Phoenicia Additional Modelling**
 - SLR will meet with the town’s Comp Plan Consultant. There will be funding left in that grant; likely to be dedicated to SLR’s time presenting to DOT (if/when we can get a meeting scheduled).
 - Heidi: draft a formal invitation letter from all partners and towns for a January meeting. Circulate for review and signatures.

DEEP DIVE: Phoenicia Resilience, Critical Path (Road Map) Exercise

- **Review draft Critical Path Analysis** worksheets prepared by Leslie and Heidi
 - Committee suggests it may be worth having SLR fact check our assessment of project interrelatedness, to make sure we’re interpreting their report correctly.
 - Leslie and Heidi ask: What does the town want to go for? What is the town’s vision? Is the Town looking to support the creation of a floodplain?
 - Yes. There is a general consensus that the projects outlined in the Phoenicia Additional Modelling study should be pursued.
 - There is a discussion about what comes first? DOT or landowners? Both will be critical? Do you talk to landowners if DOT is a hard and fast no? The benches won’t be all that effective without the bridge? Or does DOT need to know there is some community support before they proceed?
 - Eric: **Speak with DOT first. Then landowners.**
 - Leslie and Heidi: Suggest door-knocking or small private conversations. The committee recommends framing the landowner conversations as opportunities. A chance to impact and help their community. We have some vague ideas but would like to hear if you’d be willing to consider, or have other thoughts?
 - There is discussion about how people are very adverse to change and will deny the reality of risk. We should really be aware of these notions in our outreach.
 - There is also discussion about how it will be essential to try and reach all critical landowners on the same day, otherwise the rumor mill will start and could derail the effort.
 - There is conversation around **Jay Street**. Those landowners have the most ‘to lose’ in terms of “usable” land in the back of their houses.

- Leslie says it may be possible to frame their contributions as helping the community, rather than a total buyout, like Boiceville.
 - And hopefully by then, there will be incentive payments available from NYC watershed programs.
 - Heidi is concerned about the actual feasibility of the Jay Street flood benches.
 - The committee agrees. Is it only 6 feet from the edge of the creek, 6 feet down? We'd need more detail there.
 - What about the septic systems or other aging on-site wastewater treatment systems? Can they be modified to accommodate the bench?
 - And how many sheds and garages would have to be relocated or removed?
 - Is there any way to achieve the same amount of water storage by revising the floodplain "design" across the confluence?
 - Robert asks, if Jay St. flood bench does not move forward, do the rest of the benches still have some impact?
 - Bobby reminds us that at the public meeting, SLR stated the Main Street Bridge cannot be replaced and have any flood reduction benefit without Jay Street.
 - Heidi wonders if just the first house abutting the bridge might at least do the trick to achieve the correct span and height?
 - Committee recommends advancing these questions, reaching out to SLR to provide a proposal for a more detailed design (30%)
 - Shandaken can apply for a SMIP grant
 - Leslie asks if there are any other major questions that need further study, but the response, at this time, is no.
- Heidi shares that Ulster County is looking to submit generalized applications to the **Army Corps of Engineers' WRDA** program in November. This is designed to fund major projects like these.
 - Reimbursement program.
 - Stays locally-designed
 - Applications will be due in early November.
- Aaron: Can the town work with locals and a landscape architect to produce renderings, incorporate this vision as part of the comp plan?
 - Renderings are much more effective when trying to imaging the future, rather than aerial schematics and diagrams.
- **Bridge Street Bridge:**
 - Andrew updates the group: there had been \$7.6 million dollars in the County's capital budget for Bridge Street Bridge replacement. Now, with the most recently approved Capital Plan: \$2 million.
 - Capital Plan represents FY: 2026-2031
 - This \$2million might be used for design, or even bridge removal. The money is not eliminated, but its certainly reduced which Andrew feels is the county's way of stating its priority for this crossing.
 - Andrew reports he's in a holding pattern in terms of design considerations. Design costs came in substantially higher than anticipated. Waiting to receive review from higher-ups before he's able to move forward.
 - There is discussion about whether the town might consider a pedestrian bridge, or no bridge?
 - Heidi shares an interesting point Dennis Doyle made: If the bridge with the most impact is the Main Street bridge, why not abandon the idea of replacing the Bridge Street bridge, remove it, and then this will force DOT to consider action on Main Street. It would be one of the only immediate ways out of

town and should pass a larger storm than it currently does. If everyone's efforts and dollars were focused there, and benches, its possible it could get done; rather than spending \$20m on one bridge that doesn't really accomplish the community's goals (other than alternative access), and then asking partners and the state for more money for yet another bridge just down the road.

Review Notes

Adjourn

Next Meeting:

WEDNESDAY November 12, 2025 @ 10am