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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 January 14th, 2026**

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	Present
Joanne Kalb	Present
Sam Spata	Present
Vivian Welton	Present
Juan Rosales	Present
Chandra Valianti	Present
Tania Stapelton	Present
Matthew Frisch (alt)	Present

Roll Call Summary: 8 Present, 0 Absent

Others Present: Zoning Enforcement- Officer Grace Grant, Don Brewer

Minutes:

Chair Rabuffo states the first order of business is the reviewing and approving of last month's minutes. There was no meeting in December, the minutes from November need to be approved. Board Member Rosales makes a motion to approve, seconded by Board Member Kalb, all in favor.

Communications

Chair Rabuffo states that the Board received a letter from Scott Olsen regarding the proposed tower via Verizon Wireless. Chair Rabuffo reads the letter aloud for the Board and audience. The letter states, Dear Chairman Rabuffo: We would like to table the Verizon Wireless/County of Ulster application from the Planning Board's October 8, 2025 meeting.

During the hearing last month, there was a discussion of two potential alternative locations: (i) 7370 route 28; and (ii) and a property owned by Joshua Byer located above the 7370 Route 28 property. Verizon Wireless is in the process of analyzing both of these properties from a radio frequency perspective. Although that analysis was anticipated to be completed before the October 8th meeting, I learned this morning that it will not. We would, therefore like to table this to the next available Planning Board meeting.

Thank you.

Very truly yours,
YOUNG SOMMER, LLC

Scott Olson.

Verizon Wireless is in the process of analyzing

Old Business:

Dark Sky Hospitality Special Use Permit 4.-2-71

The first order of business on the agenda is Dark Sky Hospitality; Don Brewer is here to represent the applicant. The applicant recently purchased the first Spanish Baptist camp, and will be reopening it as a restaurant/bar and hotel & cigar retail. There is also a gazebo on the property and there will be a cigar lounge available for guests. The applicant recently got variance from the zoning board of appeals that was needed for the project. Mr. Brewer states that at the last meeting he attended the Board requested a floor plan to be shown, showing the dimensions of the dining area. The new maps that Mr. Brewer provided also show the number of parking spaces, there are 60 parking spots total. Board Member Rosales asks if the restaurant will be open to the public? Mr. Brewer states yes it will be. ZEO Grant states that the deed has still not been received, and that we need it. The establishment has DOH approval, as well as the septic and the well. Board Member Kalb states that this establishment has been an existing restaurant and hotel since 1910. Chair Rabuffo determines that this is a type 2 SEQR, motion made by Board Member Valianti, seconded by Board Member Rosales, all in favor. Board Member Rosales makes a motion to approve the site plan, seconded by Board Member Kalb, all in favor. Chair Rabuffo states that this project is limited in scope, therefore a sketch plan conference approval is sufficient for this project.

Restful Refuge Retreats 25.11-1-22.311 Special Use Permit

The next applicant on the agenda is Restful Refuge Retreats; Kim Snyder is here this evening to represent the applicant. The project proposes six prefabricated A- frame cabins situated on approximately 5.44 wooded acres, plus a residence/ management building. Each cabin is designed for one guest, or a couple. The owner will not reside at the property, but someone will be on site if there is an emergency. When the applicant was at the last meeting, the Board had asked for some additional items. The new maps that the applicant has provided show everything that the Board had asked for. That includes the septic location, and the well. There will be no grading done, and the area of disturbance will be around each cabin, there trying to leave as much nature untouched as possible. There is a right of way to the property that is owned by Mr. Heitkonig there is an agreement between Juliana Roding and Mr. Heitkonig that she is able to use the right of way. Ms. Roding also has notarized permission to use the property for the business sign. The lot is currently vacant land, and perk tests have been done, screening will also be done. ZEO Grant states that the business sign needs a variance, since it will be freestanding in a residential zoning district, and the sign will be on the main road. There is a discussion amongst the Board regarding what kind of SEQR this project is, it's determined that it's unlisted. At this time Chair Rabuffo has the Board review the SEAF for this project. There are a few items on the check list, that needed to be reviewed/changed. Chair Rabuffo states number ten, eleven, and Board Member Spata states number fifteen needs to be altered as well. Chair Rabuffo asks that this form be revised and brought back with the corrections that were made, to next month's Planning Board meeting. It is stated that this application will also need to be referred to the County since it is within 500 ft of a County Rd. Regarding the SEQR being unlisted, Board Member Spata made the motion for it to be unlisted, seconded by Chair Rabuffo, all in favor. There is also a public hearing set for this application at next month's meeting on February 11th.

New Business:

Charles Kasov & Martha Poole Lot Line Adjustment 14.6-1-5

The last order of business on the agenda is a lot line adjustment; Don Brewer is here this evening to represent the applicant. Mr. Brewer states the applicant has a 0.333-acre parcel, and a 3.137-acre parcel, the applicant would like to delete the lines around the 0.333 acres, and add it to the other parcel, since the garage and well is on that property. The applicant would like to make it all one lot; the new acreage would be 3.470 acres total. The zoning on the property is 3 acres , it would be combining both lots. With no questions or comments for Mr. Brewer, Chair Rabuffo makes a motion to approve the lot line adjustment, seconded by Board Member Welton/Spata, roll call vote as follows:

Cliff Rabuffo, Chair	Yes
Joanne Kalb	Yes
Sam Spata	Yes

Vivian Welton	Yes
Juan Rosales	Yes
Chandra Valianti	Yes
Tania Stapelton	Yes

Other Business:

The Board went into an executive session to discuss a personal matter. Chair Rabuffo will be stepping down as Chair following February's meetings. Chair Rabuffo also states that interviews need to be conducted next month for the open spot on the Planning Board.

Adjournment: Chair Rabuffo made a motion to adjourn the meeting, Board Member Spata seconded, all in favor. The Meeting was adjourned at 9:25 pm. These minutes were prepared by the Planning Board Secretary Olivia Amantia