

Town of Shandaken

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

Shandaken Area Flood Assessment and Remediation Initiative
Tuesday, March 10, 2026 10:00am – 12:00pm

Attendance:

Babs Mansfield, Town of Shandaken Supervisor, CRS Coordinator
Eric Hofmeister, Town of Shandaken Highway Superintendent
Robert Drake, Shandaken Town Board member & Deputy Supervisor
Robert Stanley, Shandaken Floodplain Administrator
Leslie Zucker, AWSMP Program Leader, CCEUC
Bobby Taylor, AWSMP CSBI Coordinator, UCSWCD
Heidi Emrich, Environmental Planner, UCDOE
Andrew Emrich, Senior Engineer, UCDPW
Sally Rodgers, AWSMP Education Program Manager, CCEUC
Max Kelly, AWSMP Watershed Educator, CCEUC
Eric Lane, Flood Hazard Mitigation Implementation Program Manager, CWC
Aaron Bennett, Flood Hazard Mitigation Coordinator, NYCDEP (online)
Karen Lee, Conservation Advisory Council & Comp Plan Committee member (online)

Tasks:

- **Heidi:** Populate CWC Land Swap form with selected parcels- Done
 - **Heidi:** Convey to NYCDEP URPS that there are no changes required for Re-Use Plans - Done
 - **Heidi:** Send Babs and Robert all CWC documentation and draft application - Done
 - **Town:** Consider “official” guidance on how LOMR maps are discussed to public / developers – for follow-up at next SAFARI
-

Town of Shandaken Floodplain Development

- Floodplain Administration updates
 - Rob Stanley has been appointed Floodplain Administrator
 - Hoping to support this group as a resource for local knowledge and expertise.
- Heidi mentions that three outstanding floodplain administration issues remain from the CAV. Bailey had been working through these issues with Donna (there were approx. 7 to start) over the last year.
 - Rob says he received the information from Heidi and will get started looking into them right away.
- Rob asks about a Broadstreet Hollow floodplain development permit.
 - That was submitted by AWSMP for a stream project.
- Rob asks about a building approved in Chichester, sited above and adjacent to an area that has historically suffered from significant slope failure. Is that a secure location for residential construction?
 - Bobby says it would take a geotechnical engineer to make that determination, but from a geomorphic riverine perspective, the project is now stable; however, it is susceptible to rotational failure. The additional weight may impact stability.
 - Rob: It's outside the floodplain, so it's difficult to regulate.

- Leslie brings up the proposed house on Warner Creek, to be cantilevered over the creek, as an example. It's tricky to discourage when the landowner has been able to meet all requirements for development.
 - Bobby credits the landowner for having done extensive due diligence.
 - Bottom line: this is a scary place to build a house.
 - Eric - it may even destabilize the road.

Town Hall & Highway Complex Relocation Updates

- Progress report on **Local Gov't Efficiency Grant** Contract and Planning Project
 - Contracts are slow going at County
 - RFP is in draft form and has been circulated to the town for review.
 - Next: UC DPW and Planning must review. Then it will be ready to be released, as soon as the grant contract with the state is executed.
 - Heidi asks: When this grant was first awarded, the town verbally agreed to provide funds if the bids came in above \$80,000. (\$40k provided via grant, \$40k provided via County).
 - The town is no longer certain it can commit to this, financially. They feel this study may benefit the county's need for due diligence more than the town's, at this point, given that the town is ready to purchase a property now, and doesn't strictly need another feasibility study.
 - Heidi points out the financial benefits of physical co-location, where the highway garage construction is concerned. The study also:
 - aims to produce a draft intermunicipal shared-use agreement
 - includes a Programming of Space to assess municipal and county needs for the next 30 years.
 - will look at whether other town facilities can be sited on the proposed property
 - will culminate with TWO concept designs: 1 at the 20-acre "Kramer" parcel AND the NYCDEP parcel, or another parcel found to be feasible; as it may be prudent to have a backup.
 - The town feels confident in the viability of this current parcel and hopes that the county can scale the scope back, if needed.
 - This will have to be discussed more formally when bids come in.
- Update on **20-Acre "Golf Course Rd" parcel (presently Kramer)**
 - This property is back on the market. The town met with CWC, LaBella Engineering, DEP, and Ulster County to learn more about the process to purchase the land.
 - Town Attorney is working with the seller on negotiating a contract/letter of intent with contingencies.
 - The real estate agent may want a binder and the landowner will likely request a down payment. The town is figuring all this out presently.
 - If the town wishes to submit for CWC's April meeting, an application should be delivered to CWC by March 13.
 - The town is presently waiting on cost estimates from LaBella for tasks associated with due diligence needed before closing.
 - Heidi has drafted an application that she will provide for town review; she has assembled many of the necessary attachments, along with the creation of a mock site plan to support the application.
 - Resolutions Required:
 - Town resolution to apply for grant funds

- Town resolution to purchase property
 - County resolution memorializing intent to participate in co-location.
 - This is drafted and will hopefully be before the Leg on 4/21.
- Property purchase contingencies:
 - Boundary survey
 - Wetlands – Jurisdictional Determination
 - The town has already received a formal Neg Dec from DEC
 - Geotechnical – town wants to make sure the soils are suitable for building the desired facilities, or that they can be feasibly modified to accommodate the town and county’s plan.
 - Board of Health approval for Sewage Disposal System area and Reserve area
 - Phase 1 Environmental
- Aaron asks about the poles being relocated by NYSEG, closer to the Route 28? Could that be happening here to?
 - It's not likely they're moving the easement.
- 259-acre parcel, Big Indian (presently NYCDEP).
 - Robert reached out to Karen Stainbrook and introduced her to Babs.
 - Karen: any land swap requires new language in the Water Withdrawal Permit.
 - No guidance on that language. ... but Robert is being told there is draft language somewhere.
 - There doesn't even seem to be agreement between the partners on whether it's accurate that something needs to be written into the WWP.
 - Leslie asks if Jeff Baker is up to date on this?
 - He might be able to negotiate a conversation tho get to the bottom of this and make an agreement.

NYCDEP Lands, Parcel Selection for “Swap” Eligibility:

- Identify and justify other parcels for potential future swap
 - <https://nycdep.maps.arcgis.com/apps/webappviewer/index.html?id=9622fdc0897a4067a80fe25bc2f25f53>
 - Babs already sent in the 259 big Indian Parcel.
 - The Committee reviews other select DEP-owned lots on Birch Creek Road, Rose Mountain and Silver Hollow Road.
 - Heidi captures some map screenshots with committee “wish list.”
 - Heidi will put list together for committee review, and for town submission to CWC, by April 1.

Phoenicia Resiliency Project (Benches and Bridges)

- Debrief on February meeting with NYSDOT
 - Leslie’s plan is to reach out to DOT, coordinate with SLR and the district – if there are stream channel projects that could run parallel to their road project, that would be ideal.
 - Further erosion risk discussions will likely warrant a more technical meeting.
 - If Leslie reaches out, please include Babs.
 - Heidi can update on the status of 38 Main St. property.
 - Andrew is going to put out the RFP to finish the design for Bridge Street Bridge.
 - SLR has agreed to provide the county with its raw data, via a data-sharing agreement w/ County and the chosen consultant.
 - County wants to move three alternatives forward to the final design:
 - Alt 3

- Alt 5
- Pedestrian -only bridge
- Aiming to get that out in early April

Chichester LFA and the Chi-FAC

- Update on recent FAC activities
 - Direct mailers to local addresses and mailing addresses (pertains to second homeowners)
 - Print a couple flyers and post at the post offices.
- Meeting will be Saturday, April 25 at Town hall at 10am.

New York City Funded Flood Buy-Out Program

- Brief review of Re-Use Plans
 - VanBaren – no changes
 - Damiana – no changes
 - Sage-Shurter – future county ownership possible? The state would also be interested.
 - Heidi to bring up at the next UC inter-dept meeting
 - Aaron said he talked to Dennis about this early on. Dennis was interested at that time...
 - This parcel already has a lot of restrictions due to an active bald eagle nest.
 - Lefferts and Byron: Why do we own these? Can we convey them to DOT?
 - No other changes.
- Updates on currently participating parcels
 - **## Main Street** – Has Accepted Offer. This will be a town-owned parcel.
 - **### Plank Rd** – Has signed contracts and is proceeding. This is presently planned to be a town-owned parcel. Do we need to revisit?
 - **### Plank Rd** – the appraisal site visit has occurred. An estimate will be worked up, but it is unlikely it will include a valuation of the current approvals. The current approvals are for a project so huge in scope, it is not realistic to include on top of the value of the land. What is proposed is not typical or comparable to other similar campgrounds.
 - Owners are exploring both NYCFBO and private sale.
 - Owners will have approximately 9 months to consider a NYCDEP offer.
 - As of now, if the landowners accepted the final offer, the town would take final ownership.
 - The town has had discussions with NYSDEC’s Jeff Ryder who, unofficially but confidently, stated the DEC would be interested in owning this parcel for recreational access.

FEMA-Initiated Letter of Map Revision (LOMR)

- Discuss how preliminary info is or isn’t shared for future planning.
 - There are some design / engineering firms that are aware of the proposed map revision already; they have been provided with basic information for planning purposes only.
 - But now some of these discussions are happening before the planning board, which are public meetings. Should the town consider education of the Planning board?
 - Robert suggests making this part of a Comp Plan recommendations.
 - “Evaluate proposed projects with consideration of the expected FEMA LOMR update...”
 - Babs says they may need to educate the boards before the comp plan comes

- out.
- Leslie: The 2d modelling is working off much more detailed topography. This modelling has the capability to more accurately assess how water is moving over the landscape. BUT, the floodway is determined in a very conservative modeling approach.
 - These maps are going to mean big changes for scores of property owners.
 - AWSMP has been in conversation with CWC on this: Would CWC consider applications from landowners who are newly mapped in the floodway, to allow them to apply for property protection measures?
 - CWC: its always been a general policy to decline projects in the floodway, but not a hard-and-fast rule written in the contract.
 - Would CWC allow people to apply based on best-available data (instead of regulatory map)?
 - This has implications for both Shokan (Olive) and any future LFA that maps flood risk beyond FEMA flood zones.

Community Rating System (CRS)

- Planning for Substantial Damage Estimator Tool Review for Sub Dam Management Plan
 - Heidi shares that Tetra Tech is working on developing a playbook for all the yearly deliverables that will help the town know what, when and how to distribute materials, or activities that have been committed to for CRS Class 7 maintenance.
 - Heidi shares that Melissa has proposed a scaled-back Substantial Damage Management Plan, given the change in administration and shift in capacity.
 - The goal is to finish the Sub Dam Plan by end of June.
 - County has provided GIS data analysis of insurable structures in the floodplain (with Real Property and Assessment Data) and in the 500-year. Heidi will be submitting to Tetra Tech for integration into the plan and SDE tool.
 - Tetra Tech would like to sit with key SAFARI members for the second half of April's meeting, to walk through the Substantial Damage Estimator Tool.
 - Ideal participants would be anyone who might be on deck to manage operations or survey damage post flood: **Babs, Donna, Robert, Rob, Eric, Kevin**
 - **Anyone else?** No.
 - The group would then follow up on the following Thursday (regular CRS subcommittee meeting) with further discussion and planning.
 - Committee agrees. YES.

Hazard Mitigation Plan Update

- Review draft report; finalize for approval.
 - Yes. Send to the county.
 - Rob asks. Is there any way to know what the outcome of previous actions.
 - Heidi explains that the annual review process has allowed the town to track what's been completed, what needs to be carried forward, and what projects simply aren't feasible.
 - Some projects must remain as an action, if in infeasible now, because they may be feasible with disaster relief funding; and they may meet specific state natural hazard mitigation objectives.

Partner Updates

- **AWSMP**
 - Leslie asks the town to think about what SMIP applications they may be applying for through 2027.

