

SHANDAKEN HOUSING SMART COMMITTEE MEETING MINUTES - JUNE 22, 2026

Call to Order - 6:09

Pledge of Allegiance

Roll Call - Names of members (Write Absent or Present)

- Sara Bayer - present
- Philip Mones - absent
- Sophie Grant - absent
- Vickie Starr - present
- Deb Dolan - present

Vickie Starr began the meeting by thanking Deb Dolan for flagging a 7-acre property for sale on Oliverea Road that contains 10-12 cabins. Deb asked if it was worth us trying to acquire and rehabilitate it into housing, which could be done without a zoning variance since the cabins are “pre-existing”. Roy Dignes mentioned that he had looked at the property online, that the cabins are in such poor condition that they would probably be tear-downs. Vickie also noted that at least part of the property is in the flood plain. It was agreed that because of these conditions, the property is significantly overpriced.

Vickie then asked the group how everyone felt about the comments and feedback they heard from our town residents at the May 30th comp plan meetings. Sara Bayer mentioned that she was surprised by how many people at the meeting at the Phoenicia Library expressed concerns about ADUs. Roy pointed out that, due to the strict septic / sewer regulations, the cost of building ADUs will be out of reach for most people – and that this alone would prevent any sort of “mass development” of ADUs, especially in Phoenicia. Everyone agreed that we should try to do more education around how and why ADUs are a valuable housing type to consider incorporating into our housing stock. Roy also gave a brief overview of a 4th comp plan meeting that was organized at one of the fire houses, noting that the big concern at that meeting was protecting our forests and undeveloped lands for hunting, etc., with folks seeming to be more amenable to increased density in Pine Hill and Phoenicia.

Vickie suggested that the committee needs to organize more community conversations in an effort to develop more of a consensus among local residents about what kind of housing types would be best suited for Shandaken, and where those should be located. Various people raised concerns about how hard it is to get people involved in these conversations, and the low meeting attendance when housing-related events are organized. Deb Dolan brought up the idea of targeting specific interest groups within our community, noting that an event our committee hosted 18 months ago on the topic of “workforce housing” was well-attended, especially by members of the hospitality industry.

Vickie suggested organizing some “listening sessions” in the fall and winter, targeting various subsets of our community who might represent different viewpoints. Suggestions from the group

included doing outreach to the Phoenicia Business Association, the American Legion, various church groups, and the fire houses.

Sara Bayer also suggested that we should develop some visuals and diagrams to explain technical aspects of development, and to give people visual examples of well-designed housing typographies. Deb Dolan offered the example of a well-designed condo complex in New Jersey that blended with the natural environment. Vickie agreed that it's probably hard for people to be able to envision how different housing types could work in Shandaken if we can't show them designs that would be appealing and fit in with the character of the town.

Vickie Starr also suggested we try to find ways to engage with local builders, and try to encourage more incremental development by locals who could take on the type of smaller housing projects that will be best suited for Shandaken.

There was a brief discussion about the importance of linking our need for more affordable housing to any variances being requested by developers who want to develop multi-family housing developments, so that any variances allowing increased housing density would also have to set aside a small percentage as "affordable" (using 60% or 80% AMI as thresholds). But Vickie pointed out that this was already a suggestion made in the comp plan, and that we might be able to bake that into the zoning update.

The meeting ended with Vickie asking the group to come to the next meeting with concrete suggestions for how we can organize and structure some listening sessions and other community engagement activities. She also suggested that everyone on the committee become more educated on current pro-housing and up-zoning trends, and promised to share some housing-related podcasts and Substacks she's been listening to and reading with the group.

Motion to close the meeting made by Sara Bayer at 7:33. Motion carried.

Minutes taken by Vickie Starr

The next Housing Smart Committee meeting will take place on Monday, July 27 @ 6pm @ Shandaken Town Hall.