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Town of Shandaken Planning Board
Minutes for Workshop
September 30th ,2026

The workshop 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:

Joanne Kalb, Chair	Present
Sam Spata	Present
Vivian Welton	Present
Juan Rosales	Present
Chandra Valianti	Present
Tania Stapelton	Present
Phillip Mones	Absent
Matthew Frisch, alt	Present
Zachary Veitch, alt	Present

Roll Call Summary: 8 Present, 1 Absent

Others Present: ZEO Grace Grant

Beau Acker 13.12-2-24

Chair Kalb states there is no agenda this evening due to no potential applicants, since the workshop was not cancelled 48 hours in advance, we will have the workshop this evening. In the future if there are no applicants 48 hours ahead of the Workshop, it will be cancelled.

There is one past approved applicant not here this evening who is looking to have a well at his cabin. Mr. Acker was approved by the Planning Board this year to construct a dry cabin on a piece of vacant land in Phoenicia. Mr. Acker was corresponding with Kyle Steen our Water Superindenent about the possibility of having a water source at his cabin. Mr. Steen asked that the Planning Board have a discussion regarding this matter, and whether or not

Mr. Acker would be required to come back to the Planning Board regarding the water. There is a discussion amongst the Board regarding the well not being a part of the original site plan, although it was discussed, there will be no plumbing in the cabin, the owner would just like to have a water source. There is a discussion amongst the Board regarding this, the owner will not be connected to town water, or the main supply it will be a well drilled outside of his cabin, not water inside the cabin. Having discussed the matter thoroughly **Board Member Spata makes a motion** to approve the well, stating it is consistent with the approved Special Use Permit, **seconded by Board Member Valianti**, Roll call vote as follows:

Joanne Kalb, Chair	Yes
Sam Spata	Yes
Vivian Welton	No
Juan Rosales	Yes
Chandra Valianti	Yes
Tania Stapelton	Yes
Phillip Mones	Absent

5 yes 1 no 1 absent, motion carries.

Other Business:

Chair Kalb asks the Planning Board secretary to reach out to the owner of the Belleayre Plaza, who's application was approved to re-do the entire Belleayre Plaza in Pine Hill. Many individuals have expressed concern that the project has been at a standstill, and the town would like an update on the status of the project. The proposed renovation of the plaza will include a brand new gas station/convenience store, liquor store, laundry mat, and a Dunkin donuts drive through.

Adjournment:

All evening's business having been discussed; the board adjourned at 7:35 pm on a Rosales/ Spata motion. All in favor.