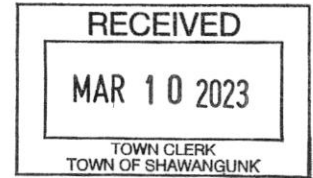


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 7<sup>th</sup> day of February, 2023.

Those present were: Mark Watkins, Chair  
John Szarowski  
Todd Widmark  
Richard Barnhart  
Sal Patella  
Vacancy



Absent: Patricia Turner. Also, present were Richard Hoyt, Esq, Bonnie Franson, AICP CEP, PP., John Valk, Town Supervisor, Robert Wallner, Building Inspector / CEO, Ryan Reid, Member ZBA and please see sign-in sheet.

Meeting location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance:

Approval of Minutes of January 3, 2023

A motion was made by Richard Barnhart, seconded by Todd Widmark to approve the Minutes of January 3, 2023. Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

***PUBLIC HEARING:***

**Boria & Linda Sax:**(99.4-1-24.300) Proposed Two Lot Subdivision of 84.17+/-acres at Red Mills Road in the R-Ag4 District and Wallkill Central School District. Ms. Margaret Hillriegal, LS, was present before the Board.

The following was entered into record:

- 2 Lot Subdivision for Lands of Boria and Linda Sax, prepared by Margaret Hillriegal, PLS, last revised January 12, 2023, 2 sheets;
- Short Environmental Assessment Form, Part 1, Prepared by Margaret Hillriegal, PLS, last revised January 11, 2023.

Ms. Hillriegal stated that the 2-lot subdivision on Red Mills Road would meet the 2-acre minimum and still net 31.7 acres undisturbed. She stated that she has submitted permit applications to the NYSDEC and Ulster County Health Department and is waiting for their response.

Ms. Bonnie Franson read her February 3, 2023 comments into record.

Ms. Hillriegal said she will address Ms. Franson's comments and return with the revisions required in March.

Mr. Mark Watkins asked if there were any comments from the Board and the public. There were none.

A motion was made by Richard Barnhart, seconded by Todd Widmark to continue the Public Hearing for Boria & Sax to March 7, 2023 at 7pm, provided the required permits are received. No New Notice is required. Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

***CONTINUATION PUBLIC HEARINGS:***

**ENAIID Properties / Diane & Joe Szymczak:**(99.1-7-22.200) Proposed Two Lot Subdivision of 50+/-acres with multiple dwellings / structures at 100 Meadow Hill Lane in R-AG2 District and Pine Bush Central School District. Mr. George Lithco, representing ENAIID Properties, requested in writing an adjournment to the March Meeting.

Mr. Watkins asked for any comments from the audience. There were none.

A motion was made by Richard Barnhart, seconded by Todd Widmark to continue the public hearing to March 7, 2023 at 7pm.

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Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

**APPEARANCES:**

**Michael Brander:**(106.1-1-8.111) Proposed Three Lot Conservation Density Subdivision Preliminary Plan of 46.75+/-acres at 46 Wildrick Road in the R-AG4 District and Wallkill Central School District. Mr. Darren Doce, PE was present before the Board.

The following was entered into record:

- Subdivision application of Michael Brander, dated August 13, 2022, dated January 15, 2023 with attachments;
- Transmittal letter, prepared by Darren Doce, PE dated January 18, 2023;
- Long Form EAF Part 1, dated January 16, 2023;
- Letter from Ecological Solutions, LLC dated February 23, 2022;
- Proposed Conservation Subdivision, Lands of Brander, last revised January 16, 2023, prepared by Darren Doce, P.E., consisting of 4 sheets;
- Letter from Ecological Analysis, dated January 30, 2023.

Mr. Doce stated that the wetland line was increased 16.11 acres, but they can still have an average of 10 acre lots with those changes. and would like to proceed with the project. He has been to the Department of Health and some changes are required. SHPO has not responded yet, and an email was received from the DEC stating that there was no impact to the Norther Harrier.

Mr. Watkins specified that an official letter from the DEC stating that there is no impact to the birds will be required for the file.

Ms. Franson indicated that the Conservation Easement for lot 3 is unclear.

Mr. Watkins agreed that the Easement will need to be reviewed.

Ms. Franson stated that since RAG-4 has a 2-acre minimum, with a 10 acre average the requirement is met, however lot 2 will need to net 2 acres.

Mr. Doce replied that it totaled 3.32 with wetlands.

Ms. Franson stated that a Public Hearing and a Notice of Intent will be required.

Mr. Doce indicated that he would get the letter, required for SEQRA, from the DEC regarding the birds.

Mr. Watkins added that monuments will be needed to show the Easements and the Highway Department will need to review the maps and draft a letter regarding the proper diameter of the cul-de-sac. Mr. Watkins said that he would give the maps to Mr. Blazeski, the Highway Superintendent to review.

Ms. Franson said that we will require 2 times the acreage for the flag lot, which still needs to be reviewed. We will need 4 acres in lot 1. The plans must show net acreage on each lot and the Engineer and Highway Superintendent will need to review the driveway plan.

Mr. Watkins said that a Driveway plan will be required.

Ms. Franson expressed concern that the house on lot 2 is too close to the driveway and road.

Mr. Doce said he would separate those as much as possible.

Mr. Watkins asked if everyone agreed to send the application to the County for GML review.

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A motion was made by Richard Barnhart, seconded by Todd Widmark to send the application to Ulster County for GML review.

Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

Ms. Franson asked if the requirement of the initial Conservation Map could be waived since we are past that point of the process.

A motion was made by Todd Widmark, seconded by Sal Patella to waive the initial Conservation map.

Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

Mr. Hoyt added that we need to replace the conservation map with a map that properly shows the Conservation Easement. He stated that we cannot go to a Public Hearing until the Easement is shown on the map.

Mr. Doce stated that they will get something that shows exactly what can and cannot be done as per the DEC.

A motion was made by John Szarowski, seconded by Richard Barnhart to waive the Conservation Map and replace with an updated map showing the Conservation Easement and send the application to the County for GML review.

Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

A motion was made by Sal Patella, seconded by Richard Barnhart to schedule Michael Brander proposed Three lot Conservation Density Subdivision Plan of 46.75 acres for a Public Hearing for March 7, 2023

Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None.

Mr. Hoyt asked how and where the snow plows will turn around.

Mr. Doce indicated that he had misunderstood what was required.

Mr. Hoyt stated that the problem needs to be squared away as public plows cannot plow private roads.

Mr. Szarowski asked what was being done presently.

Mr. Watkins stated that we need to talk to the Highway Supervisor about the plow turn around area. He added that he will set up a meeting with Mr. Blazeski regarding this matter.

**One Stop Shop Supplies, Inc.** (106.4-1-7.112) Proposed Change of Use Special Use Permit with Site Plan Review for light industrial use/E-Commerce business with repurpose existing 22,000+/- SF building located at 3050 NYS Route 208 in the SB District and Wallkill Central School District. Mr. Andrei Lukianoff from Engineering & Surveying Properties was present before the Board.

The following was entered into record:

- Site Plan for One Stop Shop Supplies, prepared by Engineering & Surveying Properties, last revised January 20, 2023, consisting of two sheets;
- Truck Turning Diagrams, prepared by Engineering & Surveying Properties, dated January 20, 2023;
- Letter from Wallkill Fire District Board of Fire Commissioners, undated, received by Planning Board office in December 5, 2022.

Mr. Lukianoff introduced the project and stated that he had obtained the required variance from the Town Zoning Board.

Mr. Watkins added that we had received remarks from the Fire Inspector Mr. Ross, but that there was a discrepancy with the Fire Department that needs to be resolved. He asked if there were questions from the Board.

Mr. Barnhart was concerned about the angles shown for truck traffic and turn around space, and questioned if any earthworks will be required.

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Mr. Lukianoff indicated that only minor changes might need to be made. He said that he did not anticipate any trucks larger than standard box trucks.

There was a general discussion of trucks and truck sizes, and what kinds of trucks would be making deliveries.

Mr. Widmark asked if he was sure about the size of trucks and if he were prepared for potentially larger trucks and if the inclined gravel surface would present problems during inclement weather.

Ms. Franson asked if there was any other plan for the building other than lighting, and if they had planned on exterior colors.

Mr. Lukianoff indicated that he would go to the client with those requests and asked for a list of approved colors for the next meeting.

Mr. Watkins said he would like that done before the next meeting. Landscaping would be needed, as it has not been proposed yet.

Mr. Lukianoff said this was not a problem and that they had already hired a landscaper.

Mr. Hoyt added that Ms. Franson had a memo from November with some renderings.

Mr. Watkins asked if there were other questions.

Mr. Hoyt stated that the map has a note that shows a 50-foot-wide access in the rear of the building and the October map did not. Is that an Easement? He noted that a copy of any easement will be required. The use of the rear garage doors on the south side should be clarified.

Mr. Patella asked if we could close them off.

Mr. Watkins said that we cannot ask them to take them down.

Ms. Franson read her February 3, 2023 memorandum into the record.

Mr. Valk, the Town Supervisor, added that the town is in the process of building a sewer line down route 208.

Mr. Lukianoff was provided a copy of the memo at that time, and said he would address the issues.

Mr. Watkins said a Public Hearing was needed, however more progress was needed with the items on Ms. Franson's report. He said that he would reach out to the Fire Department regarding the discrepancy.

**Elixir Design Build, LLC / Blue Chip Farms:** Lead Agency status for proposed Sketch Plan for Subdivisions, multiple Special Uses with Site Plan on 677.3 +/- acres located at 807 Hoagerburgh Rd, Bates Ln, Old Fort Rd, Whiskey Hill Rd in the R-AG4 District and Wallkill Central School District.

Mr. Watkins stated that representatives from Blue Chip were told they did not need to be present. A motion should be made to confirm the Planning Board is the Lead Agency for the project. He would like to see what they are submitting for next month's meeting.

A motion was made by John Szarowski, seconded by Sal Patella to establish the Town of Shawangunk as the Lead Agent for the multiple use plan.

Vote: 4 Ayes, Sal Patella, Todd Widmark, John Szarowski, Mark Watkins, and 1 Nay, Richard Barnhart Absent: Patricia Turner. One Vacancy: Abstain: None.

**DISCUSSIONS:**

**CORRESPONDENCE:**

Next Regular Meeting to be held on **"Tuesday", March 7, 2023**

Dead line for submission is **"Friday, February 17, 2023"** at noon.

ADJOURNMENT: A motion was made to adjourn the meeting by Sal Patella, seconded by Todd Widmark. Vote: All Ayes. Absent: Patricia Turner. One Vacancy: Abstain: None. The meeting was adjourned at 8:30pm.

Respectfully submitted,



Kristina Rose, Secretary