

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 Wednesday, November 6, 2024.

Those present were: Rich Barnhart
John Szarowski
Ryan Reid
John Leonette
Mark Watkins

Those absent were: Sal Patella
Todd Widmark

Please see sign-in sheet for the rest of the attendees.

Meeting location: Town Hall, 14 Central Avenue, Wallkill, NY 12589

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance

Approval of Minutes of October 1, 2024

A motion was made by Rich Barnhart and seconded by Ryan Reid to approve the minutes of October 1, 2024. Vote: all Ayes; 5, Abstain: 0, Absent: 2

CONTINUATION OF PUBLIC HEARING:

One Stop Shop Supplies, Inc. (Applicant No.: 2022-07):

(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, Wallkill Fire, and Wallkill Central School District.

Landscaping:

Mr. Mark Watkins opened the Public Hearing for One Stop Shop and asked if anyone was present to speak on the project to which no one commented. Mr. Watkins then stated that Mr. Sal Patella, who was absent from the board meeting, had brought up the lack of attention to landscaping and that Mr. Leonette had also mentioned the same. There were no comments made in response to or regarding the landscaping. Mr. Watkins stated if anyone else has time to review the landscaping, please discuss it at the next Planning Board Meeting on December 3rd.

Fire Wall:

Mr. Reid questioned the status of the fire wall? Mr. Watkins replied that the Building Inspector, Fire Inspector and the Engineer are working on the Fire Wall issue together and decided on a fire door installation instead of a penetration fire wall. Fire door will be next to the side office.

Mr. Reid then asked if the warehouse space was two (2) separate units, to which Mr. Watkins replied yes and is one (1) use. The loading would be done from the outside on both sides of the building.

A motion was made by Rich Barnhart and seconded by John Leonette to extend the Public Hearing for One Stop Shop to Tuesday, December 3rd 2024 at 7pm, Vote: All Ayes: 5, Abstain: 0, Absent: 2

APPEARANCES:

Harrier Ridge Estates – Mako Homes – 7-Lot Subdivisions (Applicant No. 2023-09)SBL: 106.1-3-29.421, Address: Dubois & Malloy Road, 26.5 Acres, Property Class: Abandoned Ag-2, Wallkill Central School District, Wallkill Fire District (FD 171). 7 lot subdivision project.

Project Review:

Mr. Larry Marshall, PE of Mercurio-Norton-Tarolli-Marshall, PC presented for Harrier Ridge Estates. Mr. Marshall referenced a set of plans for the subdivision which were submitted on October 18, 2024, to the Planning Board. Mr. Marshall stated that the plans were demonstrating many things such as: grading, road profile, drainage, etc. He went on to explain that he was in receipt of the comments from the Town Engineering Consultant, Mr. Shawn Arnott, as well as Ms. Bonnie Franson regarding these plans. Mr. Marshall stated there will be work through the comments with the Consultants, as well as the Town Highway Superintendent and any other outside agencies.

Drainage:

Mr. Szarowski questioned the drainage? Mr. Marshall stated that there are over 5 acres of disturbance and that a couple of stormwater basins will be implemented and adjusted slightly to what is shown on the most current plan. There will be an infiltration basin on Lot 6 and a small infiltration basin on lot 1. Mr. Marshall stated that the property is unique in that it rolls and there are a lot of depressions that hold water on the site. Malloy Road does not have a lot of water coming down currently, and the objective is to maintain that, as well as utilize the exceptional soils that are on the site to make sure that there are no exasperating issues along Malloy Road or the neighboring provinces. Mr. Szarowski questioned if the basins were enough to get below the threshold. Mr. Marshall confirmed that they will be below the threshold and meet all stormwater requirements. The SWPPP is being finalized and submitted in the next day or two to demonstrate compliance.

Mr. Szarowski questioned whether the drainage fell under the less than 5% requirement in the permit? to which Mr. Marshall did not think so and stated that he was unsure if it stated anything regarding having greater than 5 acres. He said the permit did state less than 5 acres and less than 5% increase did not require mitigation. However, they are doing the mitigation and attenuating the storm drains either way because they do not want issues along Malloy Road and specifically at the intersection of Malloy Road. and Albany Post Road.

Mr. Szarowski questioned if there was a diversion in the plans for the storm water on Malloy Road? Mr. Marshall replied yes there is a diversion, and they will be sending some water down Malloy Road, but nothing more than it currently receives.

Mr. Szarowski questioned if the 12,500 sq. ft. lot size requirement needed to be met for the septic systems. Mr. Marshall replied that they did not have to meet that number due to the smaller septic systems and the fast perks on the site. We had discussions with Ulster County in regard to removing the requirement for 12,500 sq. ft. lots due to the smaller septic systems and fast perks on this site. When a site has very poor soil and mound systems need to be installed, both the primary and reserve do not meet the 12,500 minimum. Mr. Marshall explained that it is an arbitrary number and there is no specific answer and that they have never encountered an issue before but will work with the County. He stated that for instance, once a subdivision is filed with the County, if a lot has a problem with their septic or wants to expand their septic, that the County does not get involved. The homeowner could hire someone to come in and do something completely different in a different area than what is reserved in plan.

SWPPP:

Mr. Watkins stated we will need a SWPPP within the next couple of weeks and a letter from the Highway Superintendent regarding sight distance for the signage from the road. Mr. Watkins questioned if there is going to be an issue with the site distance for the sign? Mr. Marshall stated they are not doing the grading but will have to see if they can get the sight visual from the road and the road curve. Mr. Marshall stated they can possibly peel the bank back to make the sign more visible and include a detail on the next plan to describe the sight profile. Mr. Watkins questioned if anyone had any other concerns. No further comments.

General Municipal Law (GML) and Public Hearing:

Mr. Marshall questioned if the Board was in a place to submit the plan for GML review and a Public Hearing? Mr. Watkins stated he would like the sight-distance to be addressed and the SWPP submitted. The Board Members agreed. Mr. Marshall questioned if the Planning Board would take care of the GML once those two things are done? Mr. Watkins stated yes and questioned the Board Members to move forward with a Public Hearing? The Board agreed to address the sight-distance and receive a SWPPP report.

A motion was made by John Szarowski and seconded by John Leonette to set a Public Hearing for Tuesday, December 3rd 2024 for Harrier Ridge Estates. Vote: All Ayes: 5, Abstain: 0, Absent 2

DISCUSSIONS:

Mr. Watkins stated the Ulster County Planning Board reviewed the Russek project, but we do not have to address it because it has been over 30 days. Mr. Reid questioned if there were any requirements? Mr. Watkins stated they recommend to bring the building up a closer to Route 52.

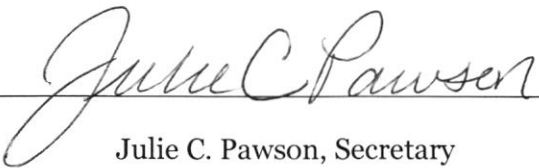
ADJOURNMENT:

A motion was made by Ryan Reid and seconded by John Leonette to Adjourn the Planning Board Meeting. Vote: All Ayes: 5, Abstain: 0, Absent 2

Next Regular Meeting to be held on **December 3, 2024 at 7:00 PM.**

Deadline for submission is **Friday, November 15, 2024** at noon.

Respectfully Submitted,



Julie C. Pawson, Secretary

