

Minutes of a Special and 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 6th day of September, 2022.

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



Absent: None. Also, present were Richard Hoyt, Esq., Bonnie Franson, AICP CEP, PP., Robert Wallner, Building Inspector / CEO, John Valk, Jr. Town Supervisor, Councilman Alex Danon, Richard J. Blazeski, Superintendent of Highways and Member John Russo, ZBA, Member Ryan Reid, ZBA and please see sign-in sheet.

Meeting location: Town Hall, 14 Central Avenue, Wallkill

Open Special Meeting: 6:00 pm

Emergency Exits Announcement

Moment of Silence – Pledge of Allegiance:

SPECIAL MEETING: PUBLIC SCOPING SESSION FOR EAGLES ROOST PROJECT

Lewis Donnelly:(106.004-1-6.200) Public Scoping Session for the Draft Environmental Impact Statement (DEIS) for the Lewis Donnelly / Eagle’s Roost proposed multifamily development land use application; on 25.797+/-acres with municipal water - sewer, located in the Hamlet (H-1) District, Borden Home Farm Historic Overlay (BH-O), portion of Aquifer Overlay District (AQ-O) and Wallkill Central School District. Lawrence Marshall, PE and Lewis Donnelly were present before the Board.

The following items were entered into record: Draft Scope for Draft Environmental Impact Statement (DEIS) for Eagles Roost Proposed Multifamily Development dated 8/127/22; email dated September 2, 2022 from David Tompkins, Member EMC request to add “invasive species” and notarized letter stamped received August 29, 2022 from Richard V. Langston, 4 Buena Vista Avenue.

Mr. Marshall said Mercurio, Norton, Tarolli, Marshall is the Engineering – Surveyor Firm for the development.

Mr. Marshall said the project is a proposed multifamily dwelling rental development which would include 92 dwelling units within six (6) buildings, and one (1) maintenance building with a proposed caretaker dwelling unit, for a total of 93 dwelling units. The lot is 25.797 gross acres and is located in the H-1 Hamlet zoning district and is entirely within the Borden Historic Overlay (BH-O) and partially within the Aquifer Overlay (A-O) zoning district. The site proposes an on-site trail and playground for use by the residents, and accessory parking, including parking and access to the Shawangunk Rail Trail. The property is within and would connect to the Town of Shawangunk public sewer and water supply districts. The proposal includes private infrastructure with private pump station sewage hookup.

Mr. Marshall said because of the wetlands on the property, the design layout main point entry access is Third (3rd) Street and second access off Buena Vista Avenue; to be designed as a boulevard.

Mr. Marshall said the prior property owner Lee Titus; had prior preliminary approval for 31 Lot Cluster Subdivision.