



**Town of Shawangunk
Zoning Board of Appeals
December 21, 2022**

Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on December 21, 2022, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Mr. John Russo – Acting Chairman, Mr. Ryan Reid and Mrs. Susan Wiand as Members, Dennis Arluck – Absent. Also present were Mr. Richard Hoyt, Town Attorney, Mr. Robert Wallner, Building Inspector and Mr. Mark Watkins, Planning Board Chairman.

The meeting was called to order at 7:00 PM. Acting Chairman Russo led the Zoning Board in the pledge to the flag.

Approval of Minutes: A motion was made by Ms. Wiand and seconded by Mr. Reid to approve the minutes of September 21, 2022. **Vote:** Ms. Wiand – Aye, Mr. Reid – Aye, Mr. Russo – Aye, and Mr. Arluck – Absent.

All Public Hearings remain open for one hour.

Public Hearing:

One Stop Shop Supplies – TM #106.4-1-7.112 (SB) 3050 Route 208 – Wallkill, NY 12589 – §177-6I – Variances for Rear Yard Setback of 33.4’ and Impervious Coverage of 41%:

Keith Woodruff from Engineering & Surveying Properties, PC presented this application. The property is located at 3050 Route 208 and is 2.6-acres. The property was formerly Gear Up Sports. The applicant has purchased the property to utilize it as a warehouse to support their e-commerce business. They purchase bulk clothing to ship, breakdown and sell to Amazon, and other retailers. There will be approximately 10-15 deliveries a month by 18-wheelers. The items will then be shipped utilizing Fed Ex, UPS, etc., Monday through Friday. The only change to the property will be to reduce the size of the entrance suggested by the Department of Transportation to prevent high speed traffic in and out of the building. They are looking to obtain variances for impervious coverage of 41%, maximum is 30% and a rear yard setback of 33.4’, 50’ required. and is pre-existing, non-conforming. The applicants were before the Planning Board for a Special Use Permit, and they were advised to obtain the variances. Mr. Reid asked who the applicant was and Mr. Woodruff stated that it is the same person, just a subsidiary. The distances were not listed on the survey, they will add them and resubmit. There was discussion regarding parking, and they based the number of spaces on the size of the building. There will be 26 parking spaces. This will also be added to the survey. Mr. Woodruff stated they are aware of a new local law regarding parking requirements so the applicant will be addressing this issue with the Planning Board. The only change to the impervious service will be the removal of part of the entrance. The only other changes on site will be the painting of the exterior to an earthtone color in the spring and cosmetic landscaping. Mr. Russo opened the public hearing to the audience. There were no comments.

**One Stop Shop Supplies – TM #106.4-1-7.112 (SB) 3050 Route 208 – Wallkill, NY 12589 – \$177-61 –
Variances for Rear Yard Setback of 33.4’ and Impervious Coverage of 41% continued:**

Mr. Reid inquired if the access way in the rear of the building next to the Rail Trail was going to be used for anything. Mr. Woodruff stated it will be used for the fire apparatus and they are waiting to hear from the fire commissioner and the building department as to what must change for that road to be brought up to code and will be used for emergency services only. Mr. Woodruff stated there is a propane tank in the access way and is waiting for direction if it may need to be relocated. Mr. Reid inquired about the southerly bay doors and if they will be utilized and Mr. Woodruff mentioned only the bay doors on the north side will be used for deliveries for the large trucks and a small roll up door for the smaller trucks. Mr. Russo stated at least three parking should be removed and the New York State code states that handicapped parking spots are to be a minimum of 8’ for either a van or a car. There will be emergency signage put up. Mr. Reid inquired about water usage and Mr. Woodruff responded there will be less water and septic usage as there will only be eight employees for bathrooms and employee’s personal use. There will only be one shift of operation. Mr. Reid inquired if there will be any flammable garments/liquids being used and there will not. There will be no odors as they will not be cleaning the garments, merely repackaging. Garbage containers will be internal with no access to the public.

A motion was made by Mr. Reid and seconded by Ms. Wiand to close the public hearing. Vote: Ms. Wiand – Aye, Mr. Reid – Aye, Mr. Russo – Aye and Mr. Arluck – Absent.

A motion was made by Mr. Reid and seconded by Mr. Russo to determine this application a Type 2 SEQRA and is exempt from the SEQRA review. Vote: Ms. Wiand – Aye, Mr. Reid – Aye, Mr. Russo – Aye, and Mr. Arluck – Absent.

Mr. Hoyt stated the setback is a Type 2 but inquired about the impervious coverage, it is unlisted. There was a short Environmental Assessment Form submitted with the application. This application is required to go to the Ulster County Planning Board for their recommendation.

A motion was made by Mr. Reid and seconded by Ms. Wiand to declare a Negative Declaration for the increase of the impervious coverage. Vote: Ms. Wiand – Aye, Mr. Reid – Aye, Mr. Russo – Aye, and Mr. Arluck – Absent.

A motion was made by Mr. Russo and seconded by Mr. Reid to continue this application to the January 18, 2023, meeting pending the Ulster County Planning Board’s recommendation. Vote: Ms. Wiand – Aye, Mr. Reid – Aye, Mr. Russo – Aye, and Mr. Arluck – Absent.