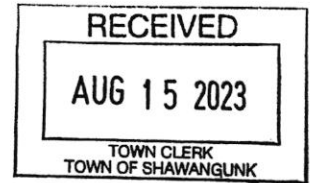


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 1st day of August 2023.

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



Also present were: Richard Hoyt, Esq.; Bonnie Franson, AICP CEP; and Ryan Reid, Zoning Board of Appeals. Please see sign-in sheet for rest of 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 June 6, 2023 (There was no July Meeting)

A first motion was made by Richard Barnhart, seconded by Todd Widmark to approve the Minutes of June 6th, 2023. Vote: All Ayes: 6, Vacancy: 1, Abstain: 0, Absent 0.

Michael Brander – Wildrick Road (Applicant No. 2022-10):

SBL: (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. Hoyt provided a summary of where the Applicant is in the process:

- The Town Highway Superintendent and the Applicant's representatives have been discussing how to address the existing road configuration. The Brander subdivision will involve the construction of a new bulb cul-de-sac which will be constructed to Town road specifications. The Town will be responsible for building/improving Wildrick Road approximately 200 feet to the bulb and will be Town's last opportunity to fix the problem to benefit the Town and Applicant.
- Brinnier & Larios have estimated that construction of the cul-de-sac bulb would have a value of \$65,000. The cul-de-sac bulb will be offered to the Town for dedication.
- It was agreed that the Planning Board would open the public hearing for the Brander subdivision.

A motion was made by Todd Widmark, seconded by Sal Patella, to open the public hearing on September 5, 2023, at 7 PM. Vote: All Ayes: 6, Vacancy: 1, Abstain: 0, Absent 0.

Discussion of Intro LL#2 of 2023:

Mr. Hoyt explained the Town's referral of Local Law 2 of 2023 to the Planning Board. The proposed local law codifies 15 zoning law amendments into one coordinated volume. The law involves no new substantive map or text changes that were not previously adopted. The compiled zoning law must be adopted by local law, and it has been referred to Ulster County Planning Board for GML review. Mr. Watkins expressed that he spoke with Dennis Doyle who informed him the Planning Board would render a "No County Impact" determination. Mr. Hoyt recommended that the Planning Board report to the Town Board at this evening's meeting regarding its review of proposed Local Law 2 of 2023.

A motion was made for the Planning Board to recommend the Town Board adopt Local Law 2 of 2023 and to agree with the codification of the various zoning amendments into one compiled local law. Motion was made by Rich Barnhart, seconded by Todd Widmark. Vote: All Ayes: 6, Vacancy: 1, Abstain: 0, Absent 0.

Ms. Franson asked whether the zoning map has been updated to address the location of the Borden Farm Overlay District. Mr. Hoyt indicated that the Town Supervisor found the old adopted Borden overlay maps and provided them to him. The zoning map will be updated to reflect the adopted boundaries. Mr. Hoyt indicated that the Town will need to determine how to get the 200+ page zoning document to the NYS Department of State for filing as well as the colorized zoning map.

Elixir Design Build, LLC / Blue Chip Farms (Applicant 2022-11):

Application 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.

David Alexandrian (for the Applicant) and Stuart Mesinger (LaBella Associates) were present for the Draft Blue Chip Scoping document discussion.

Mr. Watkins, Chairperson, discussed the revised scope and commended its comprehensiveness, taking into consideration the various public and agency comments, and the Board's comments. Mr. Mesinger had submitted written comments on the final draft of the scoping document and below is information regarding the discussion of these comments.

SECTION II DESCRIPTION OF THE PROPOSED ACTION:

1. Project Description Proposed Project – site plan scale - Section II A 2(a):

- The first item that was discussed was the site plan set. The Applicant was requesting that site plan maps at a scale of 1"=200' feet be submitted, which would allow the site to be presented on four maps instead of eight maps. With eight maps, the entire set will get very large and unwieldy and the cost of reproduction for hard copies will be significant. The Applicant will submit an electronic set which can be enlarged readily on a computer screen. Enlargements could also be submitted for key areas on the site, especially those that are discussed in the DEIS.
- Mr. Szarowki indicated the zoning law requires 1"=100' – there should be at least one set which meets the requirements that are filed with the Town. It was agreed that the plans would be created at 1"=100', and that copies would be made for whomever needed the hard copies of the plan. Otherwise, plans would be provided electronically. Maps associated with the DEIS need to be legible and can vary to some degree.