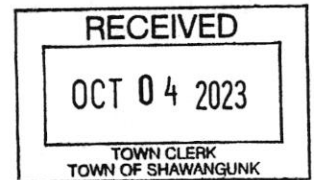


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 5th day of September 2023.

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 August 1, 2023

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

PUBLIC HEARING:

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.

The following items were entered into record: Letter dated August 7, 2023 from Mr. Darren C. Doce, PE with sub-division revised plan, letter dated February 8, 2023 from NYS Department of ECM, and maps: Proposed Conservation Density Subdivision, Sanitary Facilities Design Plan, and Detail Sheets. Memorandum dated September 4, 2023 from Ms. Bonnie Franson, AICP CEP and Danielle Dreyer, Planning Analyst.

Mr. Darren Doce representing Brander - Wildrick Road project and discussed the below items regarding a 3 Lot sub-division with a cul-de-sac for single family homes:

- Individual wells and septic's approved by the Ulster County Department of Health. Access will be off of Wildrick Road to individual driveways and with a road extension of 200 ft. ending in a 63 ft. radius cul-de-sac.
- Tentative agreement with the Highway Superintendent and Town Supervisor to have the Applicant build the bulb to Town road specifications and either build before the map is signed or bonded.
- Town to improve the current 200 foot connection where current road ends.
- Highway Department plowed and used end of road as a turn around.
- Town will continue to plow the road and developers will build the bulb. Both parties agreed.

- Submission of a conservation area map may no longer be necessary and should be waived if not required. Board agreed to waive.

A motion by Mr. Sal Patella, and a second by Mr. John Szarowski to waive the conservation area map.
Vote: All Ayes: 6, Vacancy: 1, Abstain: 0, Absent 0.

Mr. Doce to follow-up on below items:

- Provide a Stormwater Pollution Prevention Plan (SWPPP) for review.
- Details and design to be made available to the Town Engineer and Highway Superintendent to inspect and review design by next month.
- Find out if the bulb is being built before maps are signed or bonded by the next Planning Board Meeting on October 3, 2023.
- Hudson Cultural Resource Survey was completed and will be forwarded to the Town. SHPO issued a sign-off letter which will also be submitted.
- More conservation easement area for Lot 3 to address the Town's policy to preserve no less than 50 percent of a site as open space.
- Provide draft conservation easement and submit for review by the Town Attorney to determine restrictions being placed on the conservation easement area lands for all lots that will be encumbered.
- Mr. Doce to follow-up with surveyor regarding a private right away next to the current Wildrick Road shown on map. Does it service lots to the West?

Planning Board follow-up items:

- Make a recommendation to the Town Board for a bond estimate approval.
- Discuss whether there should be more conservation easement area.
- The Planning Board Engineer should be involved in final review. Planning Board will check to determine if the Engineer has an up-to-date template for determining bond amounts. Costs need to reflect changes due to inflation.
- Two standard templates were mentioned: An agriculture and wetland preservation as part of the process. A template will be provided to the Applicant.
- Ulster County exempts 5 lots subdivision and under provided access roads and constructions are not in the 100-year flood plan condition and exempt from GML referral.

A motion to extend Public Hearing to October 3, 2023 at 7:00 pm by Mr. Sal Patella and a second by Mr. John Szarowski. Vote: All Ayes: 6, Vacancy: 1, Abstain: 0, Absent 0.

APPEARANCES:

Arthur & Brenda Cemelli/Kelly DiMarzo - Solar Generation (Applicant No. 2023-05):
SBL: 99.2-3-17, Address: 2198 Bruynswick Road, Wallkill, NY 12598, 8.6 Acres, 1 Family Resident, Wallkill Central School District, R-Ag2. Installing an 8kW ground mounted solar array. System includes 16 silfab panels, and 16 enphase microinverters. No backup batteries in system.

The following items were entered into record: Memorandum dated September 4, 2023 from Ms. Bonnie Franson, AICP, CEP and Danielle Dreyer, Planning Analyst. Pictures taken by Mr. Mark Watkins of land area for solar panel installation during a site visit on Sunday, August 13.

Mr. and Mrs. Cemelli presenting a solar panel layout on property and to discuss the type of screening required for project approval: