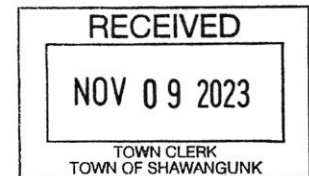


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 3rd day of October 2023.

Those present were: 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 September 3, 2023

A first motion was made by Mr. Todd Widmark and seconded by Mr. Richard Barnhart to approve the Meeting Minutes of September 3, 2023. Vote: All Ayes: 5, Vacancy: 1, Abstain: 0, Absent 1.

CONTINUATION OF 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 September 20, 2023 from Mr. Darren C. Doce, PE with sub-division plans revised. Proposed conservation density sub-division, sanitary facilities design plan, and detail sheet maps, Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey, and Stormwater Pollution Prevention Plan (SWPPP). Memorandum dated October 2, 2023 from Ms. Bonnie Franson, AICP CEP and Danielle Dreyer, Planning Analyst.

- Mr. Barnhart asked Mr. Watkins if this was an expedited Public Hearing? Mr. Watkins stated we leave the Public Hearing open until we receive all information to close a Public Hearing.

Mr. Doce provided a description of the sub-division 46-acre parcel:

- A three-lot conservation density sub-division at the end of Wildrick Road.
- Average lot size 10.2 acres
- Twenty-three-acres of a conservation easement area
- Access from Wildrick Road at the 200 feet extension with a turn-around (to be a Town Road eventually)

Discussion regarding cul-de-sac cost estimate:

- Mr. Watkins confirmed the 200 feet extension the Town will be responsible for, and the bulb to be provided by the applicant. Town Engineer to provide cul-de-sac cost. Mr. Doce understands that the Town Engineer will come up with the cost estimate and will also review the plan and provide comments. Mr. Watkins advise Mr. Doce if he disagrees with the Town Engineer's estimate, he can provide his own.

Discussion regarding Lot 2 relocation:

- Mr. Watkins addressed Lot 2 being too close to the road with traffic and noise and recommended to move back closer to the north area. Mr. Doce stated they kept it where it is because it is 60 feet off the wetlands area but maybe can be moved another 10 feet. Ms. Franson asked if the house be back by Lot 1 due to a lot of useable area? Mr. Doce stated Mr. Brander wants all the land in the back for himself and that he is going to build on Lot 1 while his partner, who is not on the deed, is going to build on Lot 2. Third lot created to sell.
- Mr. Watkins pointed to the map and asked if the sewer can be moved to where the house is located on the map and move the house further back away from the road to give the house privacy. Mr. Doce stated he will look at it and talk to Mr. Brander about relocating house with the understanding Mr. Brander wants the houses far apart.

Discussion regarding conservation easement and road bond:

- Mr. Hoyt stated he did receive a mark-up of the conservation easement used for the DeGroot sub-division; probably would not be an Ag conservation easement because of the lay of the land. Mr. Hoyt stated he is comfortable with the conservation easement and this must be sent to the Town Board to agree and approve every conservation easement.
- Mr. Hoyt stated there was a form the applicant would fill out for the road bond and asked Mr. Doce if he can get that form with unit prices for all the work. Mr. Doce stated he has been asking for this from the Planning Board and Mr. Watkins stated we have from Mr. Larios and the Town Engineer is reviewing. Mr. Larios did a cost for the bulb only without the road. Mr. Hoyt also stated he will check to see if he has a form too. The Town Board has to approve the Bond amount and can be a condition of map signing.

Discussion regarding right away extension:

- Mr. Hoyt followed up on previous meetings regarding a right away. Mr. Doce would follow-up with the Surveyor regarding a private right away next to the current Wildrick Road to service potential lots to the west. There is a sizeable lot to the west which joins the right away on the map next to Wildrick Road. Mr. Dolce stated it runs parallel to Wildrick Road going from the Semeraro parcel down to Albany Post Road and not on the public highway. Only next to it. Mr. Doce stated it does intersect a small portion of the extension that the Town is building.
- Mrs. Franson asked if it ends at O'Donnell's because of the railroad crossing. Mr. Doce stated it crosses O'Donnell and the map shows the right away across O'Donnell. Ms. Franson stated that dash line ends at the property corner because it is entering the Semeraro parcel. Mr. Doce stated San Marino could possibly build something down there.
- Ms. Franson stated because of the construction roads is involved, is the SWPPP being reviewed by Shawn Arnott? Mr. Watkins stated yes, it is being reviewed by Shawn Arnott.