

Regular Minutes
Page 1
November 8, 2023

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 Wednesday, 8th day of November 2023 at 7:00 PM.

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

Absent: Todd Widmark

Also present were: Richard Hoyt, Esq. 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 October 3, 2023.

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

PUBLIC HEARING:

Rucinski-Scott Subdivision and Lot Line Change (Applicant No. 2023-04):

SBL: 99.1-6-13.110 (28.2 Acres) & 99.1-6-13.200 (4.8 Acres), Address: 39 Papuga Road, Pine Bush, NY 12566, Pine Bush School District, Shawangunk Valley Fire (FD174), Subdivision and Lot Line Change of Lands of Marian & Kathleen Scott.

The following items were entered into record: Mercurio-Norton-Tarolli-Marshall letter dated October 20, 2023 with responses to a review by Ms. Bonnie Branson, AICP CEP, PP of Nelson Pope & Voorhis with map. Memorandum from Ms. Bonnie Franson, AICP CEP, PP and Ms. Danielle Dreyer, Planning Analyst of Nelson Pope & Voorhis regarding general and minor subdivision comments. A document received by Mr. Shawn Arnott, P.E. of MHE on November 6, 2023 regarding sub-division lot line adjustment comments.

Mr. Larry Marshall stated the previous comments received by the Planning Board, Planning Consultant, and Town Engineer were addressed with the intent to respond and comply to those comments:

Updated Information Pertaining to Written Comments from Planning Consultant and Town Engineer:

Mr. Larry Marshall stated the following:

- All testing for the lots has been completed.



- Septic systems have been designed.
- Awaiting approval from the Ulster County Department of Health for the two lots. Improvement on Lot 2 with the intent to build on, and Lot 3 to demonstrate compliance and will go through the approval process for Lot 3 with the Ulster County Department of Health with no intention of building at this time.
- Papuga Road formerly dedicated to the Town of Shawangunk outlined in a letter provided to the Planning Board. Mr. Marshall stated they had a surveyor look it over and there is an actual deed from 1959 on record and transferred to the Town Shawangunk; excepted with the formal dedication to the road into neighboring parcels.
- Mr. Marshall looked into Parcels, 13.100 and 13.200 and found out they were part of a subdivision previously (no file map provided to Planning Board). The prior owner was transferring land to other parcels over an extended period of time and the Assessor's Department, during that time, as they were being transferred, created different parcel numbers and how the 13.100 and 13.200 was created conveying different parts of land.

Mr. Watkins asked Mr. Marshall if he can address the comments from the consultants by next Planning Board Meeting? Mr. Marshall stated it would not be a problem except for the formal approval from the Ulster County Department of Health due to the county's back log of work. Mr. Watkins stated that can be made as a condition upon final approval and the Public Hearing will remain open until the next meeting on Tuesday, December 5 at 7:00 PM.

A first motion was made by Mr. Sal Patella and seconded by Mr. John Szarowski to extend the Public Hearing to Tuesday, December 5th, 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: Mr. Darren C. Doce, P.E. provided an updated Stormwater Pollution Prevention Plan (SWPPP) for 46 Wildrick Road – 3 Lot Conservation Density Sub-division with a revision date of October 31, 2023 and an MS4 SWPPP Acceptance Form. A letter dated November 3, 2023, with maps (5 Sheets) in response to the MHE Engineering technical review comments from October 20, 2023. Memorandum dated November 6, 2023 from Ms. Bonnie Franson, AICP CEP, PP and Ms. Danielle Dreyer, Planning Analyst of Nelson Pope & Voorhis regarding general plan review. Document received by Mr. Shawn Arnott, P.E. of MHE on November 6, 2023 regarding cost estimate of cul-de-sac bulb review and Brander sub-division.

Mr. Darren Doce stated the parcel is located at 46 Wildrick Road. A 46 acres parcel, 3 Lot conservation density sub-division, average lot size is 10 acres. The lots will be built with wells and septic systems. The access to Wildrick Road through the extension is about 200 feet extension to Wildrick Road and a 50 feet radius turn around. Mr. Doce stated the comment from the last Planning Board Meeting was to relocate the house on Lot 2 and was addressed.

Review of Town Engineer, Mr. Shawn Arnott, Memo Comments:

Mr. Doce received a comment letter from the Engineer submitted last week and stated those comments have been addressed, apart from the curbs. Mr. Doce questioned what is the purpose