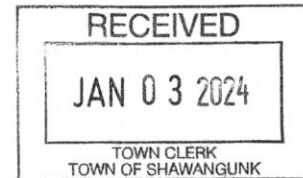


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on Tuesday, 5th day of December 2023.

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



Those absent were: Richard Barnhart

Also present: Richard Hoyt, Esq.; Richard Blazeski, Highway Superintendent; and Alex Danon, Town Councilman. 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 November 8, 2023

A first motion was made by Mr. John Szarowski, and seconded by Todd Widmark to approve the Meeting Minutes of November 8, 2023. Vote: All Ayes: 5, Vacancy: 1, Abstain: 0, Absent 1.

PUBLIC HEARING:

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.

Entered into record:

Final Conservation Subdivision Plat Approval Resolution and Schedule A – Conditions of Final Conservation Density Subdivision Plat Approval by Bonnie Franson, AICP CEP, PP of Nelson Pope & Voorhis. MHE Engineering Technical Review by Shawn Arnott, P.E. dated 12/5/2023. Cost Estimate for Cul-De-Sac Bulb Conservation Density Subdivision on Wildrick Road dated 11/27/2023 and Revised Plans and Map dated 11/15/2023 from Darren C. Doce, P.E.

Mr. Mark Watkins informed the assembly this is an open public hearing.

Project Description:

Mr. Darren Doce stated the parcel is located at 46 Wildrick Road. A 46 acre parcel, 3 Lot conservation density subdivision, and an average lot size of 10 acres. The lots will be built with

wells and septic systems. The access to Wildrick Road through the extension is approximately 200 ft. to Wildrick Road and a 50 ft. radius turn around. Mr. Doce stated since the last meeting, a bond estimate was provided for the cul-de-sac and showed monuments on the conservation density easement spaced no more than 150 ft. apart and is the only change to the plans based on the last meeting.

Conservation Density Easement:

Mr. Mark Watkins questioned if the applicant expressed anything they want to do in the easement because when we finalize the easement area, normally there are things you are allowed to do and most things you are not allowed to do? Mr. Doce stated the easement was drawn up and it does limit what they are doing.

Mr. Rich Hoyt stated a normal agricultural (Ag) easement you have farmlands but this is not an Ag easement for the Board's information. It is a model from the Robert DeGroot subdivision off St. Elmo Road. Open space, but not necessarily farmland, and the draft for Brander does not call for any structures. Therefore, no need for the Boards to figure out where and how large they are. Mr. Mark Watkins stated after reading through it, I did not see anything. They are aware of it and we can move forward.

GPS (Global Positioning System) to Track Markers:

Mr. Dave Haldeman, EMC, stated he has a question for the Board to consider. Since we and the Environmental Council have to go out and look at these conservation easements, it is getting increasingly difficult year after year to find the markers as we go through weeds. Is there a way to put GPS on the markers to make it easy to find through their phones? Mr. Watkins questioned the board how they felt about it and stated it is a great idea to make it a policy. Mr. John Szarkowski stated there are requirements and Mrs. Patricia Turner questioned how does it happen and what is the process? Mr. Haldeman stated there are a couple of technicians on his committee that will know and has an example of using a homeowner's GPS to find the markers.

Mr. Sal Patella questioned there is a significant impact on the applicant and Mr. Haldeman stated that he did not think so, but could not say 100%. Mr. Watkins stated we should check into this. This should be the way to check since a lot of these areas are marked and it is not in the middle of the field like Lott Ventures. Mrs. Patricia Turner stated it would be helpful to the owner of the property because it is very easy to forget but not if it is marked on a GPS to track.

Mr. Watkins asked Mr. Szarkowski if he had any input. Mr. Szarkowski stated normally with a GPS Tracker you would have a database to store them all in and can easily be setup and you would be able to find every marker in the entire Town municipality. Mr. Watkins questioned even if we have the old easements, can they be found? Mr. Szarkowski stated they can be found by going out there and finding with your phone, whether it is a hit or miss and that goes into a database with the Town and my firm does this all the time. Mr. Watkins questioned if there is a significant cost factor. Mr. Szarkowski stated there is a little time associated with it but going forward you can get a tablet setup and when you go out to inspect them, you can say I am here and it will go into the database as you go through the lots and inspect each easement. Mr. Watkins stated it would probably be good for the Engineer to put them in anyway. Mr. Szarkowski stated yes and going forward you would need a coordinates. Mrs. Turner stated that should be something we request on our final plans; the coordinates of the markers.