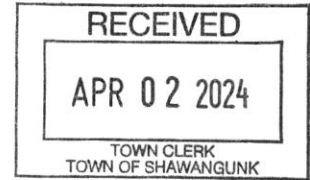


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on Tuesday, 6th day of March 2024.

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

Absent: Sal Patella



Also Present: 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 February 6, 2024

A first motion was made by John Szarowski and seconded by Todd Widmark to approve the Meeting Minutes of February 6, 2024. Vote: All Ayes: 5, Vacancy: 1, Abstain: 0, Absent: 1

PUBLIC HEARING:

CONTINUATION OF PUBLIC HEARING:

APPEARANCES:

Mr. Peter Cirillo Architects, PC – Dharma Drum Buddhist Association Retreat Center – Building Addition. Applicant: 2024-02: SBL: 98.4-3-8.120, Acres: 87.1, Address: 184 Quannacut Road, Pine Bush, NY 12566. Property Class: Religious, R-AG2, Subsection 177-6E, Pine Bush School District, Walker Valley Fire Company. Removal of portion of existing building to construct a 2,224 square foot addition to be used as a meditation hall.

Entered into Record: Site Plan Application and map dated February 15, 2024 from Mr. Peter Cirillo, Architects, PC. Memo r review dated March 4, 2024 from Ms. Bonnie Franson, AICP CEP, Danielle Dreyer, Planning Analyst from Nelson Pope Voorhis.

Introduction and Application Review:

My name is Peter Cirillo and I am an architect for Dharma Drumm and I am here with members of Dharma Drumm and we are proposing to tear down approximately around 920 or 940 sq. ft. existing meditation hall which is actually disconnected from the existing building, and we are going to build a new meditation hall that is about 2,224 sq. ft. It has a main floor which will have the meditation hall and some bathrooms. There is a small second story which is a replacement of the existing exterior exit stair that we need to maintain as an exit of the

second floor of the building. There is an unfinished basement with a laundry room, some mechanical, and utilized as storage.

Discussion with Building Department:

Mr. Cirillo stated, I explained to Mark that I had contacted the Building Department probably about a year ago, last Spring, to find out if we needed to present to the Planning Board and we were informed, by the Building Department, we do not. No name or number provided. We did submit for a Building Permit to the Building Department and when I spoke to the Building Inspector, he was the one that informed me I had to come before the Planning Board. We are here and we feel this is a minor project as far as its impact.

Land Description:

Larry Marshall did do a project description. It is R-Ag2 zoning and it is a permitted use. The water supply, septic system, and archeologically is not affected. There is a bald eagle in the area but we are not cutting down any trees. Very little impact on flood plans and wet lands. It is a Type II Action under SEQR and we should be in sync. We did not have a site survey of the 87.1 acres and we went onto the Ulster County website and developed an existing plan as much as we could. As you can see, the area where my site plan takes over, is a very minor part of the site, about a tenth of an acre were affected out the 87.1 acres. If you look at my site plan, SB1, that gives you an idea of everything. If you look over to the right, you can see the old building and where it is coming down. You can see the new addition attached. We are building a new deck. The grading is basically staying as is. We have to relocate a sidewalk. We are taking down/removing a couple of shrubs. There are a couple of maple trees that we are going to save. One is in the way and the owners are going to try and remove it before we start construction. Mr. Watkins stated it is a lace-leaf maple tree; a decorative tree. Mr. Cirillo stated it is. Mr. Cirillo stated, in full disclosure, I have the architectural plans for you to see and exterior alterations.

Old Building Structure and Concerns:

Mr. Barnhart questioned, is the building being taken down wood frame construction? Mr. Cirillo stated, yes. Mr. Barnhart questioned if there was any asbestos? Mr. Cirillo stated no. Mr. Szarowski asked when was it built? Mr. Watkins stated it was an old chicken coop that was on the farm. It has been there for years and is on piers; I know it very well. Mr. Cirillo stated it is on piers. Mr. Szarowski stated if it was built before the mid-70's, just by a building code, it needs an asbestos and lead survey done. Mr. Cirillo stated I will look into that. I believe we looked into that but will have to verify it.

Grading:

Mr. Barnhart questioned, you would be tearing it down and carting the residue away? Mr. Cirillo stated yes. Mr. Barnhart then questioned about the grading and building the new building. Mr. Cirillo stated there really is no grading. We are taking the old building down, moving it over, and up against the existing building. There is really nothing. I called for a little bit of grading; if you look at the addition to the right (on the map) there is a little stone wall and I say contractor to reshape grade to below the window and other than that everything is staying the way it is. There might be a little grading at the bottom of the new ramp. We are not reshaping grade and sending water in a different direction onto the septic system or anything like that. Mr. Barnhart questioned, for clarification, where is the existing building that you see when you travel on 52? Is it behind this? Mr. Watkins stated it is not 52 it is Quannacut. Mr. Barnhart questioned does Quannacut also turn onto 52? Mr. Watkins stated yes at the light but it is not here; it is way up the road. Mr. Cirillo stated it is about 1.5 to 2 miles in from Route 52. Mr. Watkins questioned; you will not be doing grading but you will be doing excavation so that you can do the basement? Mr. Cirillo stated that is correct.