

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, 2nd day of April 2024.

Those present were: Sal Patella  
Rich Barnhart  
Todd Widmark  
John Szarowski  
Patricia Turner  
Ryan Reid  
Mark Watkins, Chair



Also Present: Ken Ronk, Town Supervisor; Dennis Arluck, Zoning Board Chairman; Kathy Ebbrell, Court Clerk; Rich Hoyt, Esq., Town Attorney; Bonnie Franson, AICP CEP, Town Planning Board Consultant. 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 March 5, 2024

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

**Introduction of New Board Member:**

Mr. Watkins introduced new member to the Planning Board, Mr. Ryan Reid.

Mr. Reid stated he is honored to be a part of the Planning Board and had previously been with the Zoning Board for the last two years. Mr. Reid is looking forward to bringing some additional insight and make things smooth by providing more information to make quicker decisions in front of us and more transparency with the Town and that we all want to do as part of the Board. Thank you, Mr. Watkins, for the introduction.

**CONTINUATION OF PUBLIC HEARING:**

**PUBLIC HEARING:**

**Michael Brander – Wildrick Road (Applicant No. 2022-10): (Privilege of the Floor)**  
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.

Mr. Watkins stated the following due to a mishap while the Planning Board was going through a staff transition. The Planning Board corrected a mistake that involved a 500' ft. radius mailing that was never mailed out regarding the property. Mr. Watkins followed up with the office and the paperwork for the radius mailing was in the folder for mailing back in February, but did not get done. However, the notice was in the newspaper and on the Town of Shawangunk website.

The Planning Board has sent out the mailing and arranged to have the public, if wanted to, could attend tonight's Planning Board meeting to give an opportunity or ask questions about the project.

**Overview of Wildrick Road by Mr. Darren Doce:**

The parcel is located at the end of Wildrick Road, proposing a 3-Lot conservation density subdivision. Lot sizes are 20 acres, 4 acres, and 22 acres. There will be an extension of Wildrick Road by 200 ft. with a 60 ft. radius turn around. Proposing 23 acres of a conservation easement to remain undisturbed. The Ulster County Department of Health provided approval for the wells and septs. A preconstruction notification from the Army Corps of Engineers was completed. There is 16.11 AC. +/- of a wetland. Federal wetland disturbance to be limited to 0.1 acres maximum. The DEC reported a Northern Harrier protected bird near the site and received, but will not require a "Take Permit" from the DEC. Received a no impact from SHPO. After Mr. Doce's comments, he offered to answer any questions from the public.

**Public Questions, Comments, and Concerns:**

**Mr. Mark Westhausser -**

There is a 20-acre lot, another 20-acre lot, and a 4-acre lot; are the two 20-acre lots subdividable? Mr. Doce stated no and there is a note on the plan that there will be no further subdivision on the property. Mr. Westhausser questioned when you do start construction, it is very wet all around the area; will that impact the other neighbors? I have seen in other areas where they start moving dirt around, the swamps become larger and sometimes they become lakes because of a mistake made or something was not factored in? Mr. Doce stated we are disturbing less than 5 acres of the wetlands and in the notice of intent to the DEC regarding the preconstruction, we had an erosion control plan by the Town Engineer and everything drains away from the road with no impact to any other neighbor.

**Mr. Tim Conklin -**

Mr. Tim Conklin referred to the map that was at the Planning Board meeting and questioned the following: There is one site that goes to Lot 3 and that is my site (pointing to the map - 40 Wildrick Road). If there is going to be any filling, driveways, drainage, etc., that is going to push the water and slow it down on my property to drain. I would like to know how the study was done? There is standing water there right now and almost up to the back of my house. Mark could not even walk through there and that was when it was dry. I am curious if you are filling for a driveway through there, and how the water is going to back-up the whole that is there. It drains on the surface and not under the ground because it is 100% clay. Mr. Doce stated the contours join to the west from your parcel and any drainage is not directed towards your parcel. We are only filling the cul-de-sac and no real filling of the road. Mr. Watkins questioned if there are drain pipes under the roads? Are there any drain pipes that go underneath the driveways so that the water can continue to drain? Mr. Doce stated for the driveways, yes. There is a swale along the southernly portion of the road that will bring the drainage around to the end of the cul-de-sac. Mr. Conklin stated all the water coming from the Wallkill River side, all the way down, you are now putting in driveways just like Wildrick and Albany Post Road is. The water pushes down there if you are going to put a driveway through there, and you going to put stone down or raise it up, how is the water going to naturally drain through clay because it is going to be running on the surface? Mr. Doce stated there are two proposed 18" culverts that are going to be placed that is at the road, the water floods over and onto the road. Mr. Watkins questioned