



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 August 2024.

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

Those absent were: Rich Barnhart  
John Leonette

Also Present: Rich Hoyt, Esq., Town Attorney; Kathy Ebbrell, Court Clerk, Rich Blazeski, Highway Superintendent. 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 July 2, 2024**

**A motion was made by Mr. Szarowski and seconded by Mr. Patella to approve the Meeting Minutes of July 2nd, 2024. Vote: All Ayes: 4, Abstain: 1 (Mr. Ryan Reid), Absent: 2**

#### ***PUBLIC HEARING:***

#### ***CONTINUATION OF PUBLIC HEARING:***

#### **Mr. Joseph Russek - Third Generation Homes (Applicant No. 2023-14):**

SBL: 104.1-3-27, 2.3 acres, Address: Corner of Weed Road and NYS Route 52 in Walker Valley, Commercial Site Plan 4,900 sq. ft., one business with three entities with one apartment above the business. Zoning District: SB (Small Business), School District: Pine Bush, Fire District: Walker Valley Fire.

#### **Entered into Record:**

- Memo received August 2, 2024 from MHE Engineering, Mr. Shawn Arnott, P.E.
- Updated site plan on July 18, 2024 from Steven Green, PLS and Michael Morgante, PE
- Updated site plan on August 5, 2024 from Steven Green, PLS and Michael Morgante, PE
- Letter from Jim Greer, Walker Valley Fire Department, Fire Chief
- Letter from Rich Blazeski, Town of Shawangunk, Highway Superintendent

Mr. Mark Watkins stated this is an open Public Hearing and questioned Mr. Joe Russek if he would like to review Ms. Bonnie Franson's comments and the work from his Engineer? Mr. Russek stated the new plans are more organized and cleaned up from previous plans.

**Updates Include the Following:**

- Land disturbance is now 0.85 (less than an acre)
- Letter received from Walker Valley Fire Department Chief, Mr. Jim Greer
- Letter received from Highway Department Superintendent, Mr. Rich Blazeski
- Application for the 100' buffer is being processed currently with the DEC

Mr. Russek stated Mr. Mike Morgante, Engineer, used a different system to clean up the site plans and larger maps will be provided when ready. The architectural structure has not changed but more notes have been added with some details on the exterior. The apartment stayed the same. Mr. Watkins questioned is the building on the site plan the actual building going to be built and if the second floor is the apartment? Mr. Russek stated correct. Mr. Watkins stated through the process of what we did, we came up with one apartment and one business with three separate aspects. Mr. Russek stated correct and will provide us with larger copies of the maps.

Comments went back and forth to get all items addressed between Mr. Shawn Arnott, Town Engineer; Ms. Bonnie Franson, Town Planner Consultant; and Mr. Mike Morgante, and Steve Green, Mr. Russek's Engineer and Land Surveyor. Mr. Watkins stated he does not believe it is under an acre with all the sitework that was done to build a 5,000 sq. ft. building and/or a 4,900 square footprint with a parking lot. Mr. Russek stated it is in the site plan as 0.84 of an acre with space limits. Mr. Watkins stated he is going to verify that because there should be a SWPP Report.

**Land Disturbance:**

Mr. Watkins stated the grounds are being disturbed all the way up to Route 52 and we will have the Engineer verify this action. Mr. Reid questioned Mr. Russek if anyone from the Town notified you regarding the disturbance? Mr. Reid questioned if it is normal maintenance of the property and type of disturbance? Mr. Russek stated no one has contacted him but the Town put the material on the property. Mr. Reid questioned if there was any digging done on the property? Mr. Russek stated no, other than a perc test.

**Lead Agency:**

Mr. Watkins stated an EAF was received and was mailed on Monday, August 5 for intent of Lead Agency.

**GML Review:**

Mr. Russek stated probably 95% of Mr. Arnott's comments have been addressed due to the discussions and emails between the Engineer's and Town Planner. Mr. Watkins questioned the Planning Board if he has permission to send the site plans up to Ulster County for GML review once all paperwork has been received? The Planning Board members (Mr. Patella, Mr. Widmark, Mr. Szarowski, and Mr. Reid) all agreed. Mr. Watkins stated he will get everything together and will send it in for GML review once the Town Engineer, Town Planner, and Town Attorney have reviewed. Mr. Watkins stated we will not have an answer for you at the next Planning Board meeting because the Ulster County meeting is the next day after our Planning Board Meeting. Mr. Watkins questioned if there was anybody from the public to speak regarding Mr. Russek's site plan? No one from the public spoke.

**A motion was by Mr. Reid and second by Mr. Widmark to continue the Public Hearing at the next Planning Board meeting on Tuesday, September 3, 2024.  
Vote: All Ayes: 5, Abstain: 0, Absent: 2**