

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, 1st day of October 2024.

Those present were: Sal Patella
Rich Barnhart
Todd Widmark
Ryan Reid
John Leonette
Mark Watkins, Chairman



Those absent were: John Szarowski

Also Present: Rich Hoyt, Esq., Town Attorney; Bonnie Franson, AICP CEP, Town Planning Board Consultant, Rich Blazeski, Highway Superintendent, Kathy Ebbrell, Court Clerk, Ken Ronk, Jr., Town Supervisor. 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 September 3, 2024

A motion was made by Ryan Reid and second by John Leonette to approve the Meeting Minutes of September 3, 2024. Vote: All Ayes: 6, Abstain: 0, Absent: 1

PUBLIC HEARING:

One Stop Shop Supplies, Inc. (Applicant No.: 2022-07:

(106.4-1-7.112) Proposed Change of Use Special Use Permit with Site Plan Review for light industrial use/E-Commerce business with repurpose existing 22,000+/- SF building located at 3050 NYS Route 208 in the SB District, Wallkill Fire, and Wallkill Central School District.

Ms. Lara Pruschki, Engineering & Surveying Properties, PC stated the following: I am here to represent the applicant for an existing 20,000 square foot building located on Route 208. Tax map parcel is Section 106.4, Block 1, Lot 7.112. The site, as it exists today, has the existing building, a gravel parking area with a paved area for accessible parking spaces and a paved entranceway. It has an existing well and septic system. Some of the proposed site improvements will be to relocate the propane tanks from the rear of the building to the side of the parking lot to accommodate a fire apparatus access turnaround, around the building, and a reduction in the width of the entranceway per the Department of Transportation (DOT). It is going to be a change of use to "Light Industry", which is a special use permit in the zone of a small business.

Mr. Reid stated when he was on the ZBA, he recalls the variance for the rear yard. In the December 2022 minutes, behind the rail trail and the building, it was said by the representative that it would be for emergency use only. Ms. Pruschki stated yes.

Mr. Reid stated the map shows it is going to be used for utilized access material maintenance on the side of southernly bays and I believe the accessway is also utilizing the bay doors too. Ms. Pruschki stated that is correct. Mr. Reid questioned the size of the tractor trailers that

would be going behind the building to use the bay doors? Ms. Pruschki stated she would have to confirm with the applicant, but believes it is smaller vehicles, and not necessarily tractor trailers.

Mr. Watkins stated he spoke to Mr. John Calaca, Code Enforcer of the Building Department, and understands the Engineer Company reached out to Mr. Calaca yesterday. The Town nor the Fire Company is in disagreement with the penetration walls. You need to have this discussion with the Fire Chief and Building Department to answer a lot of questions.

Mr. Watkins is requesting more landscaping to soften up the building. The color pallet was provided regarding earth tones, but a decision has not been made on the color choice.

Mr. Barnhart questioned if the Wallkill Fire Department Chief weighed in on the plans to go around the building in case of an emergency? Ms. Pruschki stated she believes it was submitted but unaware of any comments. Mr. Watkins stated over a year ago, there was a meeting at the building with the Code Enforcer and the Wallkill Fire Company to go over different fire safety theories instead of using a sprinkler system. Mr. Barnhart questioned if there is access to go around the circular of the building in the event of an emergency and has the Fire Chief weighed in on whether it is appropriate? Mr. Watkins stated the new Fire Chief (Robert Malatesta) has not and I tried to coordinate a meeting.

Mr. Watkins stated they discussed removing the tanks from behind the building and I would prefer the owner of the building to speak with the Fire Chief to keep the project moving forward. The project had been inactive for eight (8) months.

Mr. Watkins questioned Ms. Pruschki if she had any further questions for the board? Ms. Pruschki stated not at this time. Mr. Watkins stated if you have any questions to please call the Planning Board to see how we can assist but you will need to speak with the Fire Chief and the Building Inspector. This was a Public Hearing and there were no comments.

A motion was made by Sal Patella and second by Todd Widmark to extend the Public Hearing to Wednesday, November 6, 2024 at 7:00 PM. Vote: All Ayes: 6, Abstain: 0, Absent: 1

CONTINUATION OF A 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 4,800 sq. ft. for a restaurant business with three entities and one apartment above with parking. Property Class: Vacant, SB (Small Business), Pine Bush School District, Walker Valley Fire Company

Ulster County Planning Board:

Mr. Watkins stated the following: This is a continuation of a Public Hearing. Ulster County Planning Board (UCPB) did not have a full quorum at last month's meeting on Wednesday, September 4, 2024. Comments were provided regarding design guidelines, landscaping, and signage by the UCPB via email and forwarded to the Town Consultants and Planning Board Member. UCPB has Russek on the agenda for Wednesday, October 2, 2024 to review comments and approve as long as they have a quorum.

Applicant Overview:

Mr. Russek gave an overview of the project as follows: The application is to propose new construction for a 4,900 square foot restaurant, brewery, and one apartment above the business on a 2.4-acre parcel in Walker Valley. Mr. Watkins stated this is a single business