



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 Wednesday, November 6, 2024.

Those present were: Rich Barnhart  
John Szarowski  
Ryan Reid  
John Leonette  
Mark Watkins

Those absent were: Sal Patella  
Todd Widmark

Please see sign-in sheet for the rest of the 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 October 1, 2024

**A motion was made by Rich Barnhart and seconded by Ryan Reid to approve the minutes of October 1, 2024. Vote: all Ayes; 5, Abstain: 0, Absent: 2**

***CONTINUATION OF 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.

**Landscaping:**

Mr. Mark Watkins opened the Public Hearing for One Stop Shop and asked if anyone was present to speak on the project to which no one commented. Mr. Watkins then stated that Mr. Sal Patella, who was absent from the board meeting, had brought up the lack of attention to landscaping and that Mr. Leonette had also mentioned the same. There were no comments made in response to or regarding the landscaping. Mr. Watkins stated if anyone else has time to review the landscaping, please discuss it at the next Planning Board Meeting on December 3<sup>rd</sup>.

**Fire Wall:**

Mr. Reid questioned the status of the fire wall? Mr. Watkins replied that the Building Inspector, Fire Inspector and the Engineer are working on the Fire Wall issue together and decided on a fire door installation instead of a penetration fire wall. Fire door will be next to the side office.

Mr. Reid then asked if the warehouse space was two (2) separate units, to which Mr. Watkins replied yes and is one (1) use. The loading would be done from the outside on both sides of the building.

**A motion was made by Rich Barnhart and seconded by John Leonette to extend the Public Hearing for One Stop Shop to Tuesday, December 3<sup>rd</sup> 2024 at 7pm, Vote: All Ayes: 5, Abstain: 0, Absent: 2**

**APPEARANCES:**

***Harrier Ridge Estates – Mako Homes – 7-Lot Subdivisions (Applicant No. 2023-09)SBL: 106.1-3-29.421, Address: Dubois & Malloy Road, 26.5 Acres, Property Class: Abandoned Ag-2, Wallkill Central School District, Wallkill Fire District (FD 171). 7 lot subdivision project.***

**Project Review:**

Mr. Larry Marshall, PE of Mercurio-Norton-Tarolli-Marshall, PC presented for Harrier Ridge Estates. Mr. Marshall referenced a set of plans for the subdivision which were submitted on October 18, 2024, to the Planning Board. Mr. Marshall stated that the plans were demonstrating many things such as: grading, road profile, drainage, etc. He went on to explain that he was in receipt of the comments from the Town Engineering Consultant, Mr. Shawn Arnott, as well as Ms. Bonnie Franson regarding these plans. Mr. Marshall stated there will be work through the comments with the Consultants, as well as the Town Highway Superintendent and any other outside agencies.

**Drainage:**

Mr. Szarowski questioned the drainage? Mr. Marshall stated that there are over 5 acres of disturbance and that a couple of stormwater basins will be implemented and adjusted slightly to what is shown on the most current plan. There will be an infiltration basin on Lot 6 and a small infiltration basin on lot 1. Mr. Marshall stated that the property is unique in that it rolls and there are a lot of depressions that hold water on the site. Malloy Road does not have a lot of water coming down currently, and the objective is to maintain that, as well as utilize the exceptional soils that are on the site to make sure that there are no exasperating issues along Malloy Road or the neighboring provinces. Mr. Szarowski questioned if the basins were enough to get below the threshold. Mr. Marshall confirmed that they will be below the threshold and meet all stormwater requirements. The SWPPP is being finalized and submitted in the next day or two to demonstrate compliance.

Mr. Szarowski questioned whether the drainage fell under the less than 5% requirement in the permit? to which Mr. Marshall did not think so and stated that he was unsure if it stated anything regarding having greater than 5 acres. He said the permit did state less than 5 acres and less than 5% increase did not require mitigation. However, they are doing the mitigation and attenuating the storm drains either way because they do not want issues along Malloy Road and specifically at the intersection of Malloy Road. and Albany Post Road.

Mr. Szarowski questioned if there was a diversion in the plans for the storm water on Malloy Road? Mr. Marshall replied yes there is a diversion, and they will be sending some water down Malloy Road, but nothing more than it currently receives.