



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, 3rd day of December 2024.

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

Those absent were: John Leonetti

Also Present: Rich Hoyt, Esq., Town Attorney; Bonnie Franson, AICP CEP, Town Planning Board Consultant, 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 November 6, 2024

**A motion was made by Rich Barnhart and second by John Szarowski to approve the Meeting Minutes of November 6, 2024. Vote: All Ayes: 6, Abstain: 0, Absent: 1**

**PUBLIC HEARING:**

Zachary Peters from Mercurio, Norton, Tarolli, & Marshall stated the following detail for Harrier Ridge Estates. The parcel is approximately 26.5 acres and it is a proposed residential subdivision with seven lots. These lots range in size from approximately two acres and the largest lot approximately seven acres. All the lots will each have a driveway, on-site wells, and septic systems.

The area of disturbance is over five acres, so we have prepared a SWPPP for the project and designed stormwater facilities. The soil is generally sandy, so we have some infiltration basins to take advantage of that, treating the runoff from the houses and driveways, but mainly for the runoff from the road here. There are two main basins: One located near the midpoint of the Cul-de-Sac on Malloy Road, and the other is located up in the corner of the property. All the runoffs from the tributary areas is going to go into the basins with the goal of treating it through infiltration into the ground. It is also going to mitigate and, based on the calculations, slightly reduce the runoff from the site, particularly in the area up on the corner.

Pretty much all the drainage that comes down and heads down Malloy Road now is going to be rerouted into this infiltration basin. I know the board had some, the Highway Department too had some concerns about the drainage farther down at the intersection, so I think with the inclusion of those basins, that will ultimately improve that.

Mr. Watkins stated with that basin, you are going to cut the bank down to help control the flow. Mr. Peters stated correct and right now, where the proposed access comes in, there is a good bank off the road with no real drainage in that area and that is going to be cut back to help the site distance looking down, carrying down through the road, and it is going to pick up that drainage around there (pointing to site plan on easel).

Mr. Watkins questioned if the other basin is going to drain before it goes down through? Mr. Peters stated the other basin is going to discharge this way (pointing to site plan map). It is in the low point where all the runoff currently goes. We cannot change where the runoff goes, instead, we try to situate them to take advantage of collecting as much water as we can from the site.

Mr. Peters stated there are two other smaller basins on lots five and seven, that only take runoff from a portion of those lots. They are basically going to be shaped up in existing depressions where the runoff goes.

Mr. Watkins stated there was a discussion with Mr. Shawn Arnott, Town Engineer, about the two inner basins and felt it could be designed into rain gardens rather than basins so it would not have to be maintained by the Town. Mr. Peters stated they will look into that.

**A motion was made by Ryan Reid and second by Todd Widmark to suggest to the Town Board to accept the drainage district for this project. Vote: All Ayes: 6, Abstain: 0, Absent: 1**

**Town Board Petition:**

Mr. Hoyt stated the applicant was asked to petition the Town Board, so the Town Board does not have to hold a referendum and get the district by petition. Mr. Hoyt stated the format is simple and standard. Mr. Peters stated he would like to reach out to Mr. Hoyt for further questions. Mr. Hoyt agreed.

**Lead Agency:**

Mr. Watkins stated we have applied for Lead Agency for this project, and it takes 30 days to hear back from time of mail out. The Board agreed at the October's meeting to send out Lead Agency NOI, but we did not receive the EAF until November 11<sup>th</sup> and sent out mailing on November 20<sup>th</sup>. We will have everything in place by our next Planning Board meeting.

**Consultant Comments:**

Mr. Peters stated in looking through the comments real quick from the consultants- it's substantial. Ms. Franson stated a lot of it is standard, and some of it can be done between preliminary and final when it comes to the subdivision plan. There are some follow-up SEQRA comments that we are still waiting to receive.

**Site Visit:**

Mr. Watkins stated we visited the site the day before Thanksgiving with Shawn Arnott, Town Engineer, Rich Blazeski, Highway Superintendent, and me. We did figure out where the road was and then we looked at the map and saw that you were cutting things down and moving things. Rich Blazeski, Highway Superintendent, is in agreement with the site the way it is now. Mr. Peters stated the changes will help improve sight drastically.

Mr. Barnhart questioned there is only one house in this project that is going to go out on DuBois. Mr. Peters stated that is lot seven and the driveway will be along an existing lane. Mr. Barnhart questioned the other six will be on the new road? Mr. Peters stated yes.