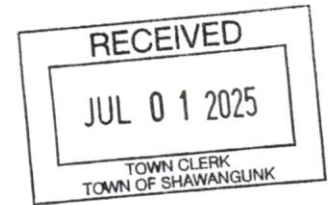


**Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Shawangunk Town Hall, 14 Central Avenue, Wallkill, New York, on Tuesday, 3<sup>rd</sup> day of June 2025.**

Those present were: Rich Barnhart, Chairman  
John Szarowski  
Ryan Reid  
John Leonette  
Tom Tango

Those absent were: Todd Widmark  
Sal Patella



Also Present: Rich Hoyt, Esq., Town Attorney; please see the 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 May 6, 2025

**A motion was made by Ryan Reid and seconded by Tom Tango to approve the Meeting Minutes of May 6, 2025. Vote: All Ayes: 5, Abstain: 0, Absent: 2**

***CONTINUATION OF PUBLIC HEARING:***

**Nicky D's Towing & Recovery, Nicholas DiBlanca- Special Use (Applicant No; 2025-17) SBL: 100.1-1-2, 1.6 Acres, Zoning District: R-Ag-2, Address: 2151 Brunswick Road, Wallkill N.Y., School District: Wallkill, Fire District: Shawangunk Valley Fire. Project: Proposed 24-hour towing and Automotive Repair Shop**

The applicant, Nicholas DiBlanca appeared before the Board. Mr. Barnhart spoke to Mr. DiBlanca about the conditions that still need to be met for approval. Mr. Barnhart said that almost all the conditions are either notes or references to be made on the site plan map as well as physically adding the privacy slates in the fencing where the towed vehicles will be stored. The Planning Board waived the request for Mr. DiBlanca to add a Bulk Table and Calculations on the Map as per discussions he had with Mr. Hoyt. Mr. Barnhart then asked Mr. DiBlanca if he had an issue with completing the map changes on the site plan. Mr. DiBlanca said that he did not have any issue with making the changes/ additions to the map. Mr. Barnhart then called for a motion to extend the Public Hearing to the next planning board meeting on July 3, 2025.

**A motion was made by Ryan Reid and seconded by John Szarowski to continue the Public Hearing to July 1<sup>st</sup>, 2025, at 7pm. Vote: All Ayes: 5, Abstain: 0, Absent: 2**

**Wayne Sheeley, Proposed two Lot Subdivision (Applicant No.: 2024-10)  
SBL: 106.4-2-21.1, Acres: 15.1, Address: 425 Plains Road, Zoning District: R-Ag  
2, School District: Wallkill, Fire District: Wallkill Fire. Project: Two Lot  
Subdivision and Special Use Permit to Convert an Existing One Family Dwelling  
into a Two Family Dwelling.**

Larry Marshall of M.N.T.M. appeared on behalf of the applicant for the subdivision of 425 Plains Road. He said that there would be no external construction on the site, as there are two dwellings on the parcel. Mr. Barnhart asked the board if they had any questions or concerns to which no one replied. Mr. Barnhart then asked Mr. Marshall if he thought we could approve this subdivision and special use permit at the next Planning Board meeting and Mr. Marshall said yes. He said that he did not believe there was anything significant that's outstanding. He said that he thought he had sent the common driveway maintenance agreement to the Planning Board's email. Ms. Pawson said she had not received it. Mr. Marshall said he would send it over again and said that the second easement is just an access and utility in favor of Garvey. Mr. Hoyt then mentioned that we should investigate whether GML review is needed. Mr. Barnhart then asked if anyone else would like to comment on the Sheeley proposal to which no one had any further comment.

**A motion was made by Ryan Reid and seconded by John Szarowski to continue the Public Hearing to July 1<sup>st</sup>, 2025, at 7pm. Vote: All Ayes: 5, Abstain: 0, Absent: 2**

**Hufcut / Boniface- Proposed 2 Lot Subdivision, Burlingham Road (Applicant No. 2024-07) (Applicant No.: 2025-07): SBL: 104.4-3-18 (21.16 acres), Address: Jason Boniface, Burlingham Road, Pine Bush School District, Walker Valley Fire (FD176), 2-Lot proposed subdivision project.**

Larry Marshall of M.N.T.M. appeared on behalf of the applicant for the proposed 2-lot subdivision on Burlingham Road. He explained that the purpose of this subdivision is to be able to build a second home on the property and that currently there is one existing dwelling located on proposed lot two and that lot one would contain the new dwelling. Mr. Marshall stated that his firm did provide updated plans that reflect potential wetland area on the property as per the New York State DEC informational mappers even though no construction is proposed around the wetlands and all the proposed construction is located on lot one. Mr. Barnhart then asked if there was anyone who would like to speak on the proposed subdivision to which Mr. Hoyt replied and asked Mr. Marshall to also show the limits of disturbance on sheet two of the map. Mr. Marshall said he would add that to the map. There was then some discussion about the accuracy of the wetland mapper. Mr. Marshall said that he has found that the areas can be very accurate for the wetland boundaries, or they can be significantly inaccurate. Mr. Hoyt asked if Mr. Marshall included a 100-foot buffer from the wetlands in case new owners someday want to get in there and do something. Mr. Marshall said he can add it and then said that there is a note on sheet one which reads-"the informational freshwater wetland mapping has been shown based upon the New York State DEC Environmental Resource Mapper. The informational freshwater wetland mapping is only intended to be used for informational purposes in identifying the general location and extent of freshwater wetland areas of any size throughout the state." Mr. Marshall said this wording is directly from DEC. Mr. Hoyt said that we're in new territory here with no nomenclature and we should not abandon the 100-foot buffer because that's never been abandoned. Mr. Marshall said he would add the 100-foot buffer and then just re-word the notes slightly.

There was discussion between Mr. Marshall and Mr. Hoyt regarding defining road access on the map for the lots shown. Mr. Marshall said he would add the access to Burlingham road



on the map Mr. Hoyt also asked for a common driveway agreement for three parties- Lot 9, lot 11, and new lot 1. Mr. Marshall asked if the owners of those homes decide not to agree to a common driveway agreement, what do we do? Mr. Hoyt suggested asking them and see if they refuse to sign, and if so try to figure out a plan B. Mr. Hoyt, then asked Mr. Marshall who Mr. Henry Tewes was- because he is shown as having an easement on the map. Mr. Marshall was unsure who he was but said that he would investigate it and possibly have his surveyor remove the name if it is obsolete. Mr. Hoyt suggested that perhaps someone can tell us where the Tewes ownership used to be, and that the easement does say they reserve the right to dedicate the right-of-way for highway purposes. Mr. Hoyt then suggested having the client ask a title company to go back far enough to see if a prior owner was Henry Tewes because this is a legal issue to be looked at regarding who Mr. Henry Tewes is and if this needs to continue to exist on the map(s). Mr. Barnhart then asked if there were any further comments from the board or the public, to which no one replied.

**A motion was made by John Leonette and seconded by John Szarowski to continue the Public Hearing to July 1<sup>st</sup>, 2025, at 7pm. Vote: All Ayes: 5, Abstain: 0, Absent: 2**

#### ***APPEARANCES:***

**Catsmo Artisan Smokehouse, Site Plan Change & Addition (Applicant No.: 2024-17) SBL: 106.001-1-17.141, Proposed Addition for a 4,853 sq.ft. addition to existing smokehouse facility located at 25 Myers Road, Wallkill N.Y. 12589, 92.8 Acres in the R-Ag4 District, Wallkill Fire District & Wallkill Central School District.**

Mr. Marshall of M.N.T.M. appeared for the applicants. He discussed the map, the addition and the existing building. He also discussed drainage into the Dwaarkill and that they have added lighting and landscaping to the site. He stated that they also finalized the application for the Ulster County Department of Health for the expansion of the facility but the D.O.H. had not responded yet which he thinks will take a long time as well as the response from the DEC. Mr. Pothier of Catsmo then spoke and said that he was overwhelmed by the volume of production in the plant right now and that he would like to be able to start building this month and asked if there is a way to start the construction (under conditions). He stated that they plan to do the right thing with the DEC and the Department of Health in the county and that they are just trying to find a solution. Mr. Barnhart stated that he thinks it is unfair to hold the project up and he wonders how the board feels. He said he is wondering if there's some language we can craft, or that Rich Hoyt can craft that would allow this applicant to begin their construction process contingent upon DEC and UCDOH approvals. Mr. Barnhart asked if there was a way to allow a building permit to be issued, but a CO cannot be issued until we hear back from DEC and the Department of Health. Mr. Hoyt said that perhaps the board could approve it subject to DOH approval, so these guys can get going. He asked if GML review was done for Catsmo and Mrs. Pawson verified that it was sent to the county for GML review, however they met the following night and that she could follow up the U.C.P.B. for the review in a couple of days. Mr. Hoyt suggested coordinating a special meeting solely for purpose of approving this project, but only after receiving the GML review from Ulster County. It was then agreed upon between Mr. Marshall, Mr. Hoyt and the Board members to schedule a special meeting for Catsmo after receipt of UCPB's ML review for the purpose of approval to begin building upon conditions. Mrs. Pawson said she would coordinate this meeting with the Applicant's Engineer, Applicant, and Board Members for later in June. (see special meeting notice; pg. 6)



**Bardin Subdivision, Proposed 2 Lot Subdivision, (Applicant No. 2025-04) SBL; 99.3-4-39.311, Proposed 2 Lot Subdivision, 115 +/- acres, RAG-2, Address: Andrew Bardin, 332 Old Hardenburgh Rd., Pine Bush N.Y 12566, Pine Bush Fire District, Pine Bush School District.**

Margaret Hillriegel spoke on behalf of the applicants. She explained that this proposal is for a two-lot subdivision of their farm which is approximately 115 acres. The owner's son is recently engaged and so there is a proposed 13.65-acre parcel with a net area of 11.32 to be created for him. She said that this has gone to the Department of Health- but no approval has been given yet, but they have been moving forward with outside approval. Ms. Hillriegel said that the only thing she sees with this project is having some wetlands crossing over the existing ATV path. Other than that, it's a straightforward subdivision. It is a flag lot, so it needs a minimum of four acres, and the net area is proposed to be over 11 acres. Mr. Barnhart asked if there were any questions from the board to which no one replied. Then Mr. Barnhart said he did want to poll the board and see if we wanted to have EMC go out and look at this project, the consensus was yes. Mr. Barnhart then asked Mrs. Pawson to let Dave Haldeman know to go check out the land. Mr. Hoyt then said that the map shows a proposed lot number four, but that he couldn't find lots one, two, and three. Ms. Hillriegel explained that lots 1, 2 and 3 were previously created. Mr. Hoyt asked to show them on a prior group map or perhaps add a note saying that the sequence from prior lots was followed onto this new map- something so the reader can figure out why we have lot four on the map. Mr. Hoyt then asked Ms. Hillriegel about a sliver of an area on the map along Hardenburgh showing a piece of the land that looked as if it was an existing right of way path and questioned what it was. Ms. Hillriegel said that it was from an earlier lot line change that was done to access this lot, they had a 50-foot strip for future development, and it was done over 25 years ago. She said that the stream was not accurately located then- and so it makes the strip not useable for access. She said their idea is to get a 50-foot right-of-way from the Fucci Family Trust to agree, as granted, so that we can keep the driveway over the existing ATV path, which is honestly where everybody thought their property was. It would be an easement for the lands of Fucci with an easement to Bardin. Ms. Hillriegel said she would fix the line type and say proposed 50-foot-wide right-of-way to clarify it. Mr. Hoyt said that would be helpful, then he pointed out that the new driveway kind of stops in the middle of the lot and asked if it could be shown going all the way back to the new house. Ms. Hillriegel said she would add that once she gets the information from the Engineer. Mr. Hoyt said he thinks the subdivision is exempt from GML review, but we should check it. Mrs. Pawson said she would check with Bonnie. Mr. Hoyt then asked Ms. Hillriegel for a common driveway easement to also be provided. Mr. Barnhart then asked if there were any questions or comments from the board to which no one responded. Mr. Barnhart called for a motion to set a public hearing for July 1, 2025, for this project.

**A motion was made by Joh Leonette and seconded by Ryan Reid to open a Public Hearing for Bardin Farms Subdivision on July 1<sup>st</sup>, 2025 at 7pm. Vote: All Ayes: 5, Abstain: 0, Absent: 2**

**Ryan Taylor Kanuch, Special Use Permit, Proposed Vehicle Vinyl Wrapping Business (Applicant No. 2025-05) SBL; 104.4-5-5, 3.2 Acre lot, RAG-2, Applicant: Ryan Kanuch 1 Dorothy Drive Pine Bush NY 12566, Walker Valley Fire District, Pine Bush School District.**

Mr. Ryan Kanuch appeared to propose a vehicle vinyl wrap shop out of a garage on his property. He said that it would just be a one-man operation and that he would not use any chemicals. It's just really applying a sticker to a car using heat to shrink wrap it. Mr. Barnhart asked Mr. Kanuch if he talked to Mr. Calaca, the Building Inspector, Mr. Kanuch said he had. Mr. Barnhart asked if Mr. Calaca shared the zoning book with him, Mr. Kanuch

said he had not. Mr. Barnhart then said as per the drawing that Mr. Kanuch provided it seems he would like to put up a building to operate his proposed business. Mr. Kanuch said he would like to put up a 40x30 metal pole barn at the end of his driveway to conduct business. Mr. Barnhart then said that as per the Zoning he cannot put up a building to work out of and classify that as a 'home business'. Mr. Hoyt verified that Mr. Barnhart was correct -that a home occupation is considered an accessory use, but there are a bunch of rules & one of them is that the business must be under the same roof where you live. He stated that to build a standalone building would not fall under the 'same roof' and therefore takes it out of the home occupation class. Mr. Hoyt then said that the special use classification or Auto Body would be under the discretion of the board or the building inspector. Since it is auto wrapping and not body work or repair- there needs to be a clear classification given. Mr. Barnhart then explained to Mr. Kanuch that zoning tables for the RAG 2 are in page 13 to 15 and the home occupation rules are on page 59 of the zoning book. Section 177.21 number 30. He suggested that Mr. Kanuch discuss this with Mr. Calaca. Mr. Kanuch said that he does have a two-car garage already on the house. He asked if operating out of his existing garage would be an option. Mr. Barnhart then replied that Mr. Kanuch should look at page 59 of the zoning book. He explained that the business must be accessory and subordinate to the principal dwelling. The use cannot exceed 35% of the total living area of the dwelling. It's got to be owned solely by the owner or tenant who resides there. Mr. Barnhart asked Mr. Kanuch if he has the original Survey for his home, to show where the garage is located that he would like to conduct business out of. Mr. Kanuch said he believed he had his home plans somewhere. Mr. Barnhart said he would need them to show that the garage does not take up more than the allowable percentage of the home. Mr. Barnhart then asked Mr. Kanuch to go and speak with the Building Inspector once again about his business operating out of his garage and ask if the vinyl wrapping would be an allowable use under automotive shop as well. He told Mr. Kanuch we would be in touch with the building inspector and asked him to stay in touch with the planning department as well regarding the outcome of the conversation with Mr. Calaca. There were no further comments or questions from the board.

**DISCUSSIONS:**

**Harrier Ridge –Bond Escrow – To be discussed at Special Meeting on 6/13/2025**

**Short Term Rental Law (see pg. 7)**

Respectfully Submitted,  
Julie C. Pawson  
Planning Board Secretary

TOWN OF SHAWANGUNK PLANNING BOARD  
NOTICE OF SPECIAL MEETING

Please take notice that the Town of Shawangunk Planning Board will convene a special meeting on Friday June 13, 2025 at 4:30 p.m. at the Town Hall, Central Avenue, Wallkill, NY.

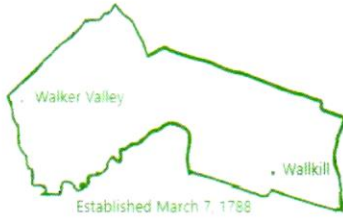
The purpose of this special meeting is to consider conditional final site plan approval for the Catsmo expansion at Meyers Road in the Town and for any other business that might come before the board.

BY THE ORDER OF THE  
PLANNING BOARD OF THE  
TOWN OF SHAWANGUNK

RICHARD BARNHART, Chairman

Dated: June 10, 2025  
Wallkill, NY





SHAWANGUNK PLANNING  
BOARD  
TOWN OF SHAWANGUNK  
14 CENTRAL AVENUE, P.O. BOX  
247  
Wallkill, New York 12589  
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EMAIL [planning  
@shawangunk.org](mailto:planning@shawangunk.org)

TO: Supervisor Ken Ronk Jr.  
Town Board Members

RE: Intro LL#2 - STR

Date: June 4, 2025

The Planning Board discussed this local law on 6/3/25 and resolved to send you this memo for your consideration.

1. We question if STR's should be allowed in all zoning districts as proposed. We believe that they should not be allowed in sensitive areas such as the RS-1 and RS-2 nor in high density areas such as parts of the hamlet of Wallkill.
2. We recommend that this law become part of Section 177 (Zoning) and not be outside of the zoning law as proposed
3. The Building Inspector should be authorized to ask for Planning Board advice, from time-to-time, at his sole discretion.
4. The applicant should be required to meet face-to-face with the Building Department and not have all interactions done electronically.
5. If an applicant refuses an on-site inspection and opts for its professional engineer's certificate in lieu thereof, the certificate must affirm that the engineer did a personal inspection of the premises both external and internal and that all building code and license requirements have been met. The certificate must be signed and stamped.

Thank you for considering these comments.

Very truly yours,

Richard Barnhart, Chairman