

Minutes of a Special 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 Friday June 13, 2025 at 4:30pm

Those present were: Rich Barnhart, Chairman
John Szarowski
Ryan Reid
Todd Widmark

Those absent were: John Leonette
Sal Patella
Tom Tango

Also Present: Julie Pawson; Planning Board Secretary, Bonnie Franson; Town Planning Consultant.

Meeting location: Town Hall, 14 Central Avenue, Wallkill, NY 12589, Planning Board Office

Special Meeting: 4:30 pm

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.

The applicant requested a special meeting for the purpose of obtaining Planning Board approval to begin construction of their addition. The news media were notified and a notice was posted at the Town Hall.

Ms. Franson read from the Negative Declaration (See attached pg.2 of 9).

Mr. Barnhart asked to be sure that it was put into record that; #10 of the Schedule A Conditions states that Based upon the Negative Declaration, the Planning Board finds that a Building Permit can be issued at any time upon proper application. However, a Certificate of Occupancy shall not be issued until all the Schedule A conditions have been met.

Mr. Barnhart called for a motion to approve the Negative Declaration.

A motion was made by Ryan Reid and seconded by Todd Widmark to approve the Negative Declaration. Vote: All Ayes: 4, Abstain: 0, Absent: 3

Ms. Franson read from the Site Plan Approval Resolution (See attached pg.6 of 9).

A motion was made by Ryan Reid and seconded by Todd Widmark to approve the Site Plan. Vote: All Ayes: 4, Abstain: 0, Absent: 3

Mr. Barnhart Called for a Motion to adjourn the Special Public Hearing

A motion was made by Todd Widmark and seconded by John Szarowski to adjourn the meeting. Vote: All Ayes: 4, Abstain: 0, Absent: 3

Respectfully Submitted,
Julie C. Pawson
Planning Board Secretary

TOWN OF SHAWANGUNK PLANNING BOARD
NEGATIVE DECLARATION RESOLUTION

Catsmo Smokehouse Addition Site Plan Resolution

25 Myers Road, Wallkill, NY

Owner: Simon Family Limited Partnership

Applicant: Catsmo, LLC

WHEREAS, the Applicant, Catsmo, LLC, submitted a site plan application dated December 13, 2024, and received by the Planning Board on December 17, 2024, for the proposed expansion of the existing facility by 4,853 square feet to allow for increased production of the business, a fine food processing facility specializing in the smoking of fresh salmon filets. The expansion will also include installation of a 6,000-gallon septic tank and leach field, two salt storage containers, utility expansion and expansion of employee parking. Improvements previously approved by the Planning Board, which have not yet been pursued, are incorporated into this application; and

WHEREAS, the lands that are the subject of this application are designated on the Town of Shawangunk Tax Maps as S/B/L 106.1-1-17.141 comprised of a 92.8 acre parcel located on the 25 Myers Road, situated in the R-Ag4 zoning district. The smokehouse currently occupies approximately 4.0 acres of the site. The remaining acreage consists primarily of farm fields, meadows, and wooded areas; and

WHEREAS, Catsmo operates under an existing special use permit and the proposed expansion is within the use and operational characteristics allowed by the existing special use permit and therefore an amendment is not required; and

WHEREAS, a public hearing for the site plan is optional, and the Planning Board determined on March 4, 2025, that the expansion was limited in scale and did not warrant a public hearing; and

WHEREAS, the property is located within a NYS Agricultural and Markets designated Agricultural District. An Agricultural Data Statement was submitted by the Applicant as part of the site plan application; and

WHEREAS, referral to the Ulster County Planning Board is required in accordance with NYS General Municipal Law 239-n as the project site is within a State-certified agricultural district. The Ulster County Planning Board transmitted its site plan review with a review date of June 4, 2025; and

WHEREAS, in accordance with the regulations implementing the NY State Environmental Quality Review Act ("SEQRA"), Part 1 of a Short Environmental Assessment Form (EAF), was submitted on December 13, 2024. The Planning Board determined that the action should be classified as an Unlisted action and has conducted uncoordinated SEQRA review; and

WHEREAS, the Planning Board has reviewed the site plan entitled Amended Site Plan for Solex-Catsmo, last revised May 15, 2025, prepared by Mercurio-Norton-Tarolli-Marshall, consisting of twelve (12) sheets, which will be further revised to address any conditions of approvals; and

WHEREAS, the Planning Board has analyzed the potential areas of environmental concern associated with the proposed action in accordance with procedures set forth at 6 NYCRR Part 617 and the criteria set forth at 6 NYCRR Part 617.7 implementing the New York State Environmental Quality Review Act (SEQRA). The Planning Board previously approved a Negative Declaration for expansion of the facility on November 7, 2018, for improvements that were not constructed and which are

incorporated into this plan; and

WHEREAS, the Planning Board consequently finds that the action will not have a significant adverse impact on the environment for the following reasons:

1. **Impact on Land.** The expansion of the building is located almost entirely within areas already containing impervious surfaces (building overhangs, concrete loading docks, gravel parking/loading areas, paved parking area, etc.). The expansion includes small expansions to the existing gravel parking area to permit additional parking stalls. The site plan is proposing a total of 1.5 acres of disturbance associated with the project, which consists of site improvements for the building addition and installation of a septic tank. Total impervious surface area will increase by approximately 4,157 square feet. Erosion and sediment control practices will be used to minimize impacts, including installation of stabilized construction entrance, check dams, silt fences, dust control measures, and temporary and permanent seeding. Therefore, disturbance will be minimal, and no significant impact is anticipated.
2. **Impact on Water.** A portion of the site is within the 100-year floodplain and 500-year floodplain and there is one Class C stream on site. There are multiple areas of federal wetlands on site. All construction on site is outside of any buffer area and is approximately 120 feet from the nearest wetlands on site. There are three (3) existing wells on the project site. Two (2) of these wells currently serve the onsite facilities. The site contains an existing industrial wastewater treatment system under the jurisdiction of the New York State Department of Environmental Conservation (NYSDEC) and Ulster County Department of Health (UCDOH). The system consists of two (2) existing ponds and associated facilities to treat wastewater from industrial operations. The increase in production will require the expansion of the existing facility. The existing public water supply is under the jurisdiction of the Ulster County Department of Health (UCDOH) for the onsite processing facilities. The existing water supply systems do not require any expansion. No significant impact on water resources will occur.
3. **Impact on Drainage.** A Stormwater Pollution Prevention Plan (SWPPP) was prepared by MNTM (dated May 15, 2025) in order to obtain coverage under SPDES General Permit for Construction Activities (GP 0-25-001). The proposed action qualifies as a "redevelopment activity" under the NYS Stormwater Management Design Manual. Stormwater treatment is required for 25% of the existing, disturbed impervious area and 100% of the new impervious surfaces. Based on the drainage analysis, the proposed stormwater basin will receive runoff from approximately 17,289 square feet of impervious surface. The impervious surface to be treated far exceeds the minimum area required by the Design Manual. To treat the stormwater runoff from the proposed improvements, a Dry Swale has been incorporated into the project design. With implementation of the SWPPP, no significant adverse impacts to drainage are anticipated.
4. **Impact on Air.** The proposed addition will increase the number of vehicles on the site due to the expansion of production, and additional employees and trucks on site. Given the limited expansion, no significant impact on air or air quality is anticipated.
5. **Impact on Plants, Animals, and Wetlands.** As per the EAF Part 1, the site is within an area with habitat for the Short-Eared Owl and Northern Harrier, federally threatened and NYS endangered species. Total impervious surface area will increase by only 4,157 square feet. Site preparations and construction of the addition to the existing building will not require any tree clearing. The majority of the project site will remain forested or in agricultural use. No significant impacts are anticipated.

6. **Impact on Agricultural Use.** The project site is within an Ulster County designated agricultural district and is within a NYS agricultural district. An Agricultural Data statement was submitted as part of this application. The proposed addition will not encroach on to any agricultural portions of the site or impact surrounding agricultural uses. No significant adverse impact is anticipated.
7. **Impact on Aesthetic Resources.** The proposed addition to the existing building is to the rear of the building, and is surrounded by farmed or previously farmed land, making it distant from other surrounding uses. The addition will not be seen from any local or significant aesthetic resource, and no impact is anticipated.
8. **Impact on Historic and Archaeological Resources.** The proposed project is situated adjacent to the State and National Register Isaac Terwilliger House. It is also located in an area considered to be archaeologically sensitive. The proposed expansion is largely occurring along the southerly portions of the existing building which will block views of the expansion from the historic dwelling. The proposed addition is not near this area, as it will be constructed on the rear of the building. Further, the building addition is being constructed in any area that has already been disturbed, and only 4,157 square feet of impervious area is being introduced. No significant impacts to archaeological or historic resources are anticipated.
9. **Impact on Traffic and Transportation.** The proposed change of use will increase the number of vehicles that access the site. No increase in tractor trailer trucks is proposed. However, there will be an increase of approximately 25-30 employees that will utilize the parking area on site. Deliveries generally occur between the hours of 7:00 AM and 7:00 PM, six (6) days a week (excluding Sundays). Catsmo delivery vehicles include three (3) box trucks, which are loaded in the early morning between the hours of 1:00 AM and 3:30 AM, leave the site to deliver their shipments, and generally return during the daytime shift period. All deliveries to and from the facility are made through the three (3) loading areas. With only a slight alteration to the one loading dock, the routing of delivery vehicles within the site will be unchanged. The increased production as a result of this addition is not anticipated to cause a significant increase in traffic in the area. Traffic will not result in a substantial increase above current levels and no significant adverse impacts are anticipated.
10. **Noise and Odor.** The proposed project will not generate any significant adverse noise or odors on the site. Some noise, to be limited during business hours, will occur during construction. All loading and deliveries occur and will continue to occur at the rear of the existing building. The existing building acts as a noise barrier to the few adjoining residences in the neighborhood. The noise to be generated on site will not significantly exceed existing levels.
11. **Critical Environmental Area.** The proposed project is not located within a Critical Environmental Area. No impacts will result.
12. **Energy.** The proposed project will create a slight increase in energy use on the site, as the addition accommodates increased production and output. The project does not propose any significant change to the onsite utility system. Any additional demand is minimal and will not result in a significant adverse impact.
13. **Growth and Character of Community or Neighborhood.** No impact on growth and character is anticipated, as the building addition is located to the "rear" of the building and oriented away from Myers Road. The proposed project is surrounded primarily by agricultural land uses. An automotive repair shop is situated across the street from the proposed use. Two single-family dwellings are located along Myers Road. Lighting is proposed on the building and within the

parking lot area only. The site will not be altered in a way that will impact its existing character.

14. **Environmental Health.** The proposed project will not result in any activities or processes that would impact environmental health. The site has not been identified on any database as one having undergone or requiring environmental remediation. Impacts are not anticipated.
15. **Recreation.** The proposed project will not create any new demand for recreation nor impact any existing recreational facilities. The proposed project will not eliminate or impact views from any public open space or recreational resource.

NOW THEREFORE IT BE RESOLVED, that:

The Planning Board determines that the action as proposed will not have a significant adverse impact on the environment as proposed and an environmental impact statement will not be required. This resolution shall be deemed a notice of determination of non-significance issued pursuant to 6 NYCRR Part 617 and Article 8 of the Environmental Conservation Law (Environmental Quality Review Act), and the Planning Board secretary is hereby directed to file and circulate this Notice in accordance with the requirements of Part 617.

Upon motion of Member ___ seconded by Member ____, and the affirmative vote of _ members, the negative vote of _ members, the abstention of _ members, _ member being absent, the Planning Board approves the Negative Declaration.

	Roll Call Vote			
Planning Board Member	Aye	Nay	Abstain	Absent
Richard Barnhart, Chair				
John Leonette				
Sal Patella				
Ryan Reid				
John Szarowski				
Tom Tango				
Todd Widmark				

Dated: ____, 2025

Contact Person: Mr. Richard Barnhart, Chairperson
Town of Shawangunk Planning Board
PO Box 247
Wallkill, New York 12589
(845) 895-3356

TOWN OF SHAWANGUNK PLANNING BOARD
SITE PLAN APPROVAL RESOLUTION

Catsmo Smokehouse Addition Site Plan Resolution
25 Myers Road, Wallkill, NY

Owner: Simon Family Limited Partnership

Applicant: Catsmo, LLC

WHEREAS, the Applicant, Catsmo, LLC, submitted a site plan application dated December 13, 2024, and received by the Planning Board on December 17, 2024, for the proposed expansion of the existing facility by 4,853 square feet to allow for increased production of the business, a fine food processing facility specializing in the smoking of fresh salmon filets. The expansion will also include installation of a 6,000-gallon septic tank and leach field, two salt storage containers, utility expansion and expansion of employee parking. Improvements previously approved by the Planning Board, which have not yet been pursued, are incorporated into this application; and

WHEREAS, the lands that are the subject of this application are designated on the Town of Shawangunk Tax Maps as S/B/L 106.1-1-17.141 comprised of a 92.8 acre parcel located on the 25 Myers Road, situated in the R-Ag4 zoning district. The smokehouse currently occupies approximately 4.0 acres of the site. The remaining acreage consists primarily of farm fields, meadows, and wooded areas; and

WHEREAS, Catsmo operates under an existing special use permit and the proposed expansion is within the use and operational characteristics allowed by the existing special use permit and therefore an amendment is not required; and

WHEREAS, a public hearing for the site plan is optional, and the Planning Board determined on March 4, 2025, that the expansion was limited in scale and did not warrant a public hearing; and

WHEREAS, the property is located within a NYS Agricultural and Markets designated Agricultural District. An Agricultural Data Statement was submitted by the Applicant as part of the site plan application; and

WHEREAS, referral to the Ulster County Planning Board is required in accordance with NYS General Municipal Law 239-n as the project site is within a State-certified agricultural district. The Ulster County Planning Board transmitted its site plan review with a review date of June 4, 2025. The Ulster County Planning Board issued one required modification that permits for the proposed septic expansion from the NYS DEC will be required as a condition of approval. If any other permits are necessary from the County Department of Health or NYS Department of Ag and Markets as a commercial/industrial food processing establishment, those should be sought as well. The Planning Board is in agreement, and the conditions reflect this modification; and

WHEREAS, in accordance with the regulations implementing the NY State Environmental Quality Review Act ("SEQRA"), Part 1 of a Short Environmental Assessment Form (EAF), was submitted on December 13, 2024. The Planning Board determined that the action should be classified as an Unlisted action and has conducted uncoordinated SEQRA review; and

WHEREAS, based on the review of the EAF, dated December 13, 2024, the Planning Board duly considered the record, together with the action, and having analyzed each of the potential areas of environmental concern associated with the site plan in accordance with procedures set forth at 6 NYCRR Part 617 and the criteria set forth at 6 NYCRR Part 617.7 pursuant to the requirements of the

State Environmental Quality Review Act (SEQRA), Article 8 of the Environmental Conservation Law of the State of New York, the Planning Board, at its June 13, 2025, duly noticed special meeting, determined that approval of the site plan would not have a significant adverse impact on the environment for the reasons stated therein; and

WHEREAS, the Planning Board has reviewed the subdivision plan entitled Amended Site Plan for Solex-Catsmo, last revised May 15, 2025, prepared by Mercurio-Norton-Tarolli-Marshall, consisting of twelve (12) sheets, which may be further revised to address any conditions of approvals.

Sheet No.	Revision Date	Sheet Name
1	5/15/25	Amended Site Plan
2	5/15/25	Site Plan Detail – North
3	5/15/25	Site Plan Detail – South
4	5/15/25	Existing Conditions Plan
5	5/15/25	Demolition Plan
6	5/15/25	Detail Sheet
7	5/15/25	Erosion and Sediment Control Details
8	5/15/25	Erosion and Sediment Control Details
9	5/15/25	Truck Turn Diagram
10	5/15/25	Septic System Construction Details
11	5/15/25	Landscaping Plan
12	5/15/25	Lighting Plan

NOW THEREFORE BE IT RESOLVED, that:

Final Site Plan Approval. Subject to the conditions attached hereto as Schedule A, the Shawangunk Planning Board grants final site plan approval to Catsmo LLC, subject to the conditions set forth in Schedule A.

Upon motion of Member ___ seconded by Member ____, and the affirmative vote of _ members, the negative vote of _ members, the abstention of _ members, _ member being absent, the Planning Board approves the site plan, subject to the conditions set forth in the attached Schedule A.

Planning Board Member	Roll Call Vote			
	Aye	Nay	Abstain	Absent
Richard Barnhart, Chair				
John Leonette				
Sal Patella				
Ryan Reid				
John Szarowski				
Tom Tango				
Todd Widmark				

NOW THEREFORE BE IT FURTHER RESOLVED, that:

As per Section 177-35E, the site plan shall remain effective for a period of two (2) years from the date of approval. The Planning Board hereby directs the Secretary of the Planning Board to file a copy of this decision in the office of the Town Clerk and mail a copy of the decision to the applicant. The Planning Board hereby directs the Secretary of the Planning Board to file a copy of this decision in the

office of the Town Clerk and mail a copy of the decision to the applicant.

Dated: _____, 2025

Planning Board Secretary

_____, the Town Clerk of the Town of Shawangunk, does hereby certify that the foregoing Resolution of the Planning Board was filed in my office on this date.

Date

SCHEDULE A - CONDITIONS OF SITE PLAN APPROVAL

1. Submission of 1 mylar and 12 copies of the final site plan in proper form, revised so as to conform to the conditions of approval set forth herein and the requirements of the site plan regulations and zoning law of the Town of Shawangunk, and signed by the owner and the duly licensed professional who prepared the plans.
2. The final plan shall comply with all requirements of the Zoning Law, the Site Plan Regulations, and other applicable laws and regulations, including the area and bulk requirements of the Rag-4 Zoning District.
3. The final site plan shall be consistent with the Negative Declaration adopted by the Planning Board on June 13, 2025, and shall incorporate the intent and purpose of the Negative Declaration. All of the assumptions and requirements of the Negative Declaration are incorporated in this Resolution as if fully set forth herein.
4. Ulster County Department of Health approval of the septic system.
5. NYSDEC issuance of a permit for the proposed septic expansion.
6. Any permit necessary from the NYS Department of Agriculture and Markets as a commercial/industrial food processing establishment shall be obtained prior to issuance of a certificate of occupancy.
7. Prior to the Planning Board Chair signing the site plan, the Town Attorney shall review the site plan survey to confirm that all conditions of this approval and all comments in review memoranda have been addressed to their satisfaction. The Town Attorney shall conduct final review of all notes that appear on the plans.
8. Compliance with final Planning Board Engineer comments including final review of the SWPPP.
9. Payment of all outstanding application, review, and other fees applicable to review and approval of the site plan.
10. Based upon the above, the Planning Board finds that a Building Permit can issue at any time upon proper application. However, a Certificate of Occupancy shall not issue until all of the above conditions have been met.