

REGULAR MEETING

AUGUST 7, 2025

Minutes of a Regular Meeting held by the Town of Shawangunk Town Board, County of Ulster, State of New York, at the Town Office Building at 14 Central Avenue, Wallkill, NY on **the 7th day of August 2025 at 7:00 P.M.**

PRESENT were Supervisor Kenneth Ronk, Councilman Brian Amthor, Councilman Joe LoCicero, Councilman Adrian DeWitt, Councilman Alex Danon, and Town Clerk Jane Rascoe. Also present were Police Chief Gerry Marlatt, Court Clerk Kathy Ebbrell, and several members of the public.

The meeting was called to order at 7:00 p.m. Supervisor Ronk led the Town Board in a moment of silence and the pledge to the flag.

APPROVAL OF MINUTES

A motion was made by Councilman Danon and seconded by Councilman DeWitt to approve the minutes of the Regular Meeting held on July 17, 2025.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman Amthor, abstain, Councilman LoCicero, aye, Supervisor Ronk, aye.

CORRESPONDENCE

No correspondence received.

PRIVILEGE OF THE FLOOR

Ulster County Department of Health Director

Supervisor Ronk introduced Ms. Walter to the Town Board and the public. Ms. Walter explained that she has been traveling to municipalities in Ulster County to introduce herself and explain the operation of the Health Department. Director Walter conducted a presentation which outlined the Health Department that was started in 1947. She reviewed the goals and mission of the Health Department. The divisions in the department are Family and Community Public Health, Environmental, Medical Examiner, and Woman, Infant and Children. Director Walter reviewed the services each division offers. Ms. Walter discussed summer aides who inspect camps, restaurants and pools. Her goal is to promote the Department of Health and programs. Supervisor Ronk thanked Director Walter for coming to the meeting.

PUBLIC HEARING - HARRIER RIDGE ESTATES DRAINAGE DISTRICT

The Public Hearing for the Harrier Ridge Drainage District was opened at 7:05 p.m. Supervisor Ronk announced the Public Hearing would remain open for discussion, questions or comments. See Public Hearing Minutes.

PUBLIC HEARING CONTINUATION - SHORT TERM RENTAL SAFETY and INSPECTION LICENSE – LOCAL LAW #3-2025

Supervisor Ronk advised that Introductory Local Law #2-2025, Short Term Rentals will now be known as Local Law #3-2025.

PRIVILEGE OF THE FLOOR**Short-Term Rentals**

Mr. Cliff Feldman inquired about the status of short-term rentals and what the law is. Supervisor Ronk explained that New York State passed a law that gave counties the right to regulate short-term rentals. With that law, it allowed towns the right to inspect short-term rentals. He explained that the Town has been working on a safety law that would address the concerns. Mr. Feldman inquired how the law would affect the existing rentals. Supervisor Ronk explained that the owners would go to the Building Department and apply for a permit. Mr. Ronk discussed and reviewed the requirements and components in the proposed law. Mr. Feldman inquired how the Town would identify who is renting out these units. Mr. Ronk explained that Ulster County has provided a list of properties that are currently operating short-term rentals in the Town. Letters will be sent out to these owners and hopefully word of mouth will get around. Mr. Joe Betras inquired about hotel fees, and if they would come to the Town. Mr. Ronk explained that Ulster County collects an occupancy tax which is not shared with the Town. Supervisor Ronk explained that fees would be set by resolution later tonight.

Resource Recovery Agency

Mr. Andy Ghiorse advised that the RRA would have a regional meeting here at the Town Hall next Wednesday. All residents are invited to attend.

Short-Term Rentals

Supervisor Ronk polled the Town Board members and inquired if they were ready to adopt the law. All members agreed they were ready to proceed. A motion was made to close the Public Hearing by Councilman LoCicero and seconded by Councilman Danon.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

The Public Hearing was closed at 7:50 p.m.

Supervisor Ronk reviewed comments and recommendations received from the Ulster County Planning Board.

Recommendation #1 prohibiting short-term rentals within multifamily and accessory dwelling units was discussed. A motion was made to reject this recommendation by Councilman Danon and seconded by Councilman LoCicero.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

Recommendation #2 placing a cap on the number of short-term rentals was discussed. A motion was made by Councilman Danon and seconded by Councilman LoCicero to reject this recommendation.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

Recommendation #3 placing limits on ownership was discussed. A motion made by Councilman Amthor and seconded by Councilman DeWitt to reject this recommendation.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

Recommendation #4 regarding registration was addressed and has been added to the law.

A motion was made by Councilman DeWitt and seconded by Councilman Danon to declare Local Law #3-2025 a Type I Action under SEQRA.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

A motion was made to declare a Negative Declaration on the Environment for Local Law #3-2025 by Councilman LoCicero and seconded by Councilman Danon.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

A motion was made by Councilman Danon and seconded by Councilman Amthor to adopt Local Law #3-2025, Short Term Rental Safety and Inspection Law.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

WORK SESSION**UNFINISHED BUSINESS****Short-Term Rentals**

Supervisor Ronk advised that fees must be set for these licenses. The Town Board must approve the fees, and the Building Department will receive the applications and fees. There was a discussion on base fees, per bedroom fees, fees based on square footage. Supervisor Ronk stated that the purpose of the fees is to cover the expenses of licensing and inspections. Councilman Danon stated that consideration must also be made for police, fire and ambulance as well as road damage. Councilman DeWitt stated that the fee should be reasonable because the purpose is to get people to register. Councilman Amthor stated that the fees could be reviewed annually to determine if they are covering the expenses. Police Chief Marlatt inquired if there are fines for violations. Supervisor Ronk advised that fines are set in the law. A motion was made by Councilman LoCicero and seconded by Councilman Amthor to set a \$250.00 base application fee, with an additional \$50.00 for each bedroom, for a Short-Term Rental Safety and Inspection License.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

Food Truck Law Application & Fees

Setting fees for Food Truck Licenses was discussed. Supervisor Ronk suggested setting a \$100.00 per month fee with a discounted fee for nine months. Following a discussion, a motion was made by Councilman Danon and seconded by Councilman DeWitt to set the Food Truck License fee at \$100.00 per month, or a \$600.00 fee for nine months.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

DUMPSTER LAW

Police Chief Marlatt inquired about regulations pertaining to the timing when garbage cans can be left out on the curb. Supervisor Ronk explained that there are regulations written into the proposed law being worked on. It was agreed to continue the discussion on this proposed law at the next meeting.

NEW BUSINESS**Building Department**

Councilman LoCicero reported that the new Code Assistant is starting next week. He discussed the use of the current program that should be utilized. Supervisor Ronk advised that the program is in use, and the

new tablets are in service with AT&T. He also reported that a portable printer was requested to avoid trips back and forth to the office when documents are needed. He was able to purchase one for \$280.00. Mr. Diller is working with "CivicGov" to get the system working. Mr. Ronk will discuss training for the new employee with him.

Parks

Supervisor Ronk reported that the new parks employee starts next week. Mr. Ronk advised that he will be on vacation next week. He is planning on meeting with him to review what he should be starting to work on for the first week at Verkeerderkill Park.

Playground Equipment

Councilman Danon reported that he is trying to schedule the Playground Company to come down the week of the 21st. He would like the representative to meet with Trevor and lay out the plan.

Budget

Supervisor Ronk reported that the budget request sheets went out this week. He is requesting them back a little earlier this year.

Summer Camp

Supervisor Ronk reported that the July 22nd camp report from the Ulster County Department of Health came back perfect.

Road Report

Supervisor Ronk discussed a memo that was submitted by Highway Superintendent Blazeski today. Mr. Blazeski provided updates on Red Barn Road and Quannacut Road. He also provided a truck replacement spreadsheet for the Town Board members to review.

Police Chief

Chief Marlatt reported the following:

The Spirit Festival on Bernhart Road has been approved.

The Parkview Car Show has been rescheduled from the 16th to the 23rd.

Interviews were held for one part-time and one full-time police officer. Councilman Amthor and LoCicero were present. He is running background checks and expects the process to be completed in time to act at the next Town Board meeting.

In response to the concerns at the last Town Board meeting, the following was reported:

Traffic Car – Due to scheduling, this detail has been suspended.

Car Seat Check - He has assigned Sergeant Reynolds to schedule, advertise and run the event. He is the only officer in the department who is certified and is hoping to get this scheduled by the end of the summer.

Prescription Drug Takeback Day – Chief Marlatt is not aware of the details and date of the event. When he gets further information, he will proceed with the program.

Surplus Equipment – He is interested in listing additional items with the flatbed truck that needs to be put up again.

One-Way Main Street – He will assign patrols to monitor residents' concerns with the new route.

Fee Schedule/Town Property Rentals

Supervisor Ronk inquired with the Board Members if there were volunteers to sit on a subcommittee to review town rental fees and terms. Councilman Danon volunteered to work with the Town Supervisor and Town Clerk.

EXECUTIVE SESSION

A motion was made to enter into Executive Session to discuss police negotiations and personnel issues by Councilman LoCicero and seconded by Councilman Amthor. **VOTE: ALL AYE.** The Executive Session started at 8:07 p.m.

A motion was made to adjourn the Executive Session and resume the Regular Meeting at 8:59 p.m. by Councilman DeWitt and seconded by Councilman Danon. **VOTE: ALL AYE.**

No action was taken.

AUDIT OF CLAIMS

The following claims were audited.

ACCOUNT	WARRANT	VOUCHERS	AMOUNT
GENERAL	14	492-547	\$ 171,833.28
HIGHWAY	14	277-306	\$ 159,297.36
WATER	14	57-61	\$ 8,635.96
SEWER	14	113-122	\$ 16,709.47
LIGHT	8	8	\$ 1,870.31
TRUST & AGENCY	13	100-105	\$ 2,275.00

A motion was made by Councilman LoCicero and seconded by Councilman Danon that the claims be paid as audited.

VOTE: ALL AYE.

BUDGET TRANSFERS

A Resolution was offered by Councilman LoCicero and seconded by Councilman Danon for the following Budget Transfer:

INCREASE	DA599	TO INCREASE	A5132.400	\$10,000.00
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VOTE: ALL AYE.

ADJOURNMENT

A motion was made by Councilman Amthor and seconded by Councilman LoCicero to adjourn the Regular Meeting.

VOTE: ALL AYE.

The meeting was adjourned at 9:11 p.m.

Jane P. Rascoe, Town Clerk

PUBLIC HEARING

AUGUST 7, 2025

MINUTES of a Public Hearing regarding the Harrier Ridge Drainage District south of Malloy Road in the Town of Shawangunk was held by the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, NY on the 7th day of August 2025.

PRESENT were Supervisor Kenneth Ronk, Councilman Brian Amthor, Councilman Joe LoCicero, Councilman Adrian DeWitt, Councilman Alex Danon, and Deputy Town Clerk Jane Rascoe. Also present were Police Chief Gerry Marlatt, Court Clerk Kathy Ebbrell, and several members of the public.

Supervisor Ronk explained that the drainage district consists of 22.5 acres of land and is known as lot #1 through Lot #6 on a subdivision plat entitled Harrier Ridge Estates filed with the Ulster County Clerk. He also explained that SEQRA was handled by the Town of Shawangunk Planning Board on April 1, 2025. A Negative Declaration is attached to the Resolution and Order. He further explained that the estimated cost for the first year for each of the single-family homes is \$225.00. Mr. Ronk noted that Lot #7 fronting on DuBois Road is not included. The Resolution and Order was reviewed and discussed.

There were no comments or questions from the audience. A motion was made by Councilman LoCicero and seconded by Councilman Amthor to close the Public Hearing.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

The Public Hearing was closed at 7:40 p.m.

A motion was made by Councilman LoCicero and second by Councilman Danon to adopt the Resolution and Order for the Harrier Ridge Drainage District.

VOTE: Councilman Danon, aye, Councilman DeWitt, aye, Councilman LoCicero, aye, Councilman Amthor, aye, Supervisor Ronk, aye.

The Resolution and Order was signed by each Town Board member.

Jane P. Rascoe, Town Clerk