

**TOWN OF SHAWANGUNK TOWN BOARD  
PLANNING BOARD FEE SCHEDULE AND ESCROW**

Town of Shawangunk Town Board fee schedule for all Planning Board applications.  
(1/22/15 rev.)

Due at initial submission for all applications is Consultants Review Escrow Fee: **\$500.00**

Upon review additional escrow fees may be required and as per the Town Board of the Town of Shawangunk Resolution Adopting Fee Schedules (Pursuant to Local Law No 7 of 1989) adopted on May 15, 2008; Section B. VI. b. Escrow – when an escrow account is below the sum of 30% of the initial deposit the account is to be replenished.

**SPECIAL USE (Exception) PERMIT / SITE PLAN REVIEW: (5/15/08)**

Special Use and Site Plan fee shall be calculated in the same fashion. The Site Plan fee shall be in addition to the Special Use fee, if applicable, where law provides.

Residential uses: \_\_\_\_\_

Base Fee: \$500.00 plus \$50 per dwelling unit upon application and the additional sum of \$50 per dwelling unit prior to final approval.

If determined that recreation fees in lieu of parkland will be required, the fee shall be \$2,000.00 per new residential lot or per new dwelling unit payable in full prior to the signing of the final map.

Recreation fee will not be charged for existing homes and/or for lot line changes not involving new lots or new dwelling units.

Recreation Fee:

\_\_\_\_\_ (# of new lot/unit) x \$2,000.00 = \_\_\_\_\_ total recreation fee due.

**Commercial uses, industrial uses and all other non-residential uses (rev.12/17/09):**

**A. Special Exception Use Applications**

1. For Commercial uses, industrial uses and all other non-residential uses.

Base fee: (a) where such uses involve construction of buildings and other structures or where the use of existing buildings, structures or land is proposed to be changed:

Base Fee: \$500.00 and the applicant shall post a cash escrow to ensure reimbursement to the Town for all reasonable consulting fees and disbursements. All escrows shall be funded and administered per Section VI.

(5/15/08)

(b) Base Fee: In addition to above, where such uses also involve open land use including, without limitation, material storage areas, substantial drainage ways, landscaping areas, buffer areas, utility lines/corridors and other open land uses necessary to the operation of the use, and additional fee shall be calculated as follows:

Cell Tower: \$500.00 for site plan review and / or \$1,000.00 for Special Use Permit, plus consultant fees to be deducted from an escrow.

Driveway: \$250.00 – when reviewed required by Planning Board; developer to pay bill prior to Engineer sign off.

Revisions to an approved Site Plan, \$250.00 per application plus consultant fees to be  
Subdivision or Special Exception (Use) Permit: deducted from escrow. (rev. 4/19/12)

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Pre-Application Conferences (Pre-AC): In the event that a prospective applicant, developer, owner or agent requests a Pre-AC before less than a quorum of the Planning Board and no application or fee have been submitted and in the opinion of the Chair it is deemed necessary that a Town Consultant be present – Chair shall determine reasonable fee to be paid prior to meeting. If conference results in review of concept plans and/or related document review – pre-applicant shall also be responsible for additional and reasonable expense for such review.

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Additional expense: The actual costs of the preparation or review required under the SEQRA for matters receiving a Positive Declaration as specified in 6 NYCRR Part 617.

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In the event that the Planning Board seeks the review of professional consultants in respect of any part of the application, the applicant shall post a cash escrow to ensure the reimbursement of the Town for such reasonable consulting fees and disbursements.

Escrow: Name and address: \_\_\_\_\_

Amount: \_\_\_\_\_ Date received: \_\_\_\_\_

(5/15/08)

**STORMWATER:  
APPLICATION FEE:**

<u>TYPE OF USE:</u>	<u>FEE:</u>
Residential – Area of disturbance between one (1) acre & five (5) acres	\$250.00
Residential – Area of disturbance greater than five (5) acres	\$500.00
Commercial, Industrial and all non-residential uses – Area of disturbance Equal to or greater than one (1) acre	\$500.00

\*\*If, after the initial review of the application by the Stormwater Management Officer and the Town's consultant(s), it is clear that the area of disturbance will be greater than five (5) acres, the applicant will be required to pay the additional \$250.00 immediately upon receipt of the Town's request for the same. The Town will not continue review of the stormwater application and/or the land use application until payment is made.

**ESCROW DEPOSIT FOR REVIEW OF APPLICATION:**

To be determined by the Stormwater Management Officer (SMO)

**INSPECTION FEES**

At the time of application submittal, the applicant will be required to deposit into escrow funds to cover inspection fees in accordance with the following table:

<u>Type of Use:</u>	<u>Fee</u>	<u>Amount to be deposited:</u>
Residential – Area of Disturbance between one (1) and five (5) acres	\$ 60.00 per inspection	Equal to 5 inspections: \$300.00
Residential – Area of Disturbance greater than five (5) acres	\$100.00 per inspection	Equal to 10 inspections: \$1,000.00
Commercial, Industrial and all non-Residential uses – Area of disturbance Equal to or greater than one (1) acre	\$200.00 per inspection	Equal to 10 inspections: \$2,000.00

If less than 10 inspections are necessary [or 5 inspections in the case of Residential Uses disturbing between one (1) and five (5) acres], than unused funds will be returned to the applicant.

If more than 10 inspections are necessary [or 5 inspections in the case of Residential Uses disturbing between one (1) and five (5) acres], then the applicant will be required to deposit into escrow an amount which is equal to the initial deposit. For example: Once the Town has conducted 10 inspections of a commercial use, the applicant shall be required to deposit an additional \$2,000.00 to cover all future inspections. The Town will not continue review of the stormwater application and/or the land use application until the required deposit is made.

TOWN OF SHAWANGUNK PLANNING BOARD SUBMITTAL OF COMPLETE APPLICATION  
Meetings are held on the FIRST / LAST Tuesday of the Month – limited to five (5) appearances

**Submit twelve (12) copies of the following:**

Application Form – **MUST** have “Original Signatures signed by **ALL** owner(s) and applicant(s)  
Copy of All Deeds of all properties involved  
Copy of Tax Map – if applies submit copy of NYSDEC Map, Flood Map, Federal Wetland Map  
EAF short form / Full EAF for if required / requested [LINK: www.dec.ny.gov/eafmapper/](http://www.dec.ny.gov/eafmapper/)  
Survey / Site Plan maps  
Fee – for various applications please see Town Board fee schedule \*Stormwater Fee may be required at final

“The Planning Board reserves the right to request additional information / materials  
if warranted or make special concessions on a case by case basis.”

An application shall not be deemed complete until such time that the following data are submitted.  
An application shall be deemed complete by the Planning Board prior to moving forward for a Public Hearing.

Any waivers from the data required to be submitted in conjunction with a site plan and / or subdivision plan  
shall be made in writing to the Planning Board and approved by same.

And the following items are to be on the survey / site plan:

- No subdivision or site plan shall be considered complete until all on-site freshwater wetlands have been delineated, surveyed, and depicted on the plan; it will not be considered complete until verified by the Town wetland consultant, NYS DEC or the ACOE has signed off.
- All on-site wetlands, detention basins and floodplain shall be delineated for purposes of determining the development yield in accordance with Local Law No. 8 of 2004, which requires that 100-year FEMA floodplains, NYSDEC and ACOE freshwater wetlands be excluded from the minimum lot area calculation. Unless the wetland delineation is submitted to ACOE for jurisdiction determination, the Town shall assume that all on-site wetlands are ACOE-regulated.
- The Town requires the subdivision / site plan disclose the name of the person who has delineated the wetland and the date of the delineation, field data sheets are to be submitted with the application. The subdivision / site plan shall include a note or notes as follows:
  - *“I, (name), hereby certify that I delineated the freshwater wetlands shown herein on (date). Wetlands have been delineated in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, as may be amended from time to time”.*
  - *I, (name) hereby certify that I delineated the freshwater wetlands on (date), which meet the definition provided in section 24-0107(1) of the NYS Freshwater Wetland Act.”*
- Boundary survey with bearings and dimensions; north arrow, scale, date; noted easements and deed restrictions; adjoining property owners; names, locations and widths of adjacent street.
- Zoning District in which the parcel is located; proposed use; and bulk table indicating all requirements of the zoning district; a Legend and Location Map.
- Location of existing site features, including wetlands, flood plain, topography (two-foot contour) and existing manmade improvements.
- Proposed lot layout, showing proposed improvements, including house, well, septic and driveway location(s), detail(s) and grading plan.
- Building setbacks to be shown proposed / existing, including a building envelope and all requirements for house relocation note.
- Standard erosion and sediment control details, including limits of disturbances with calculations of area.
- Typical notes to be shown, such as the note indicating that lands within 25' of the centerline of a town/county road to be deeded or dedicated to the Town / County for highway purposes.
- Permission for Town Engineer, Consultants, Open Space Committee & Planning Board for Site Visits.

**Town of Shawangunk Planning Board, P.O. Box 247, Wallkill, NY 12589  
(845) 895-3356 / 895-2162 Fax**

SPECIAL USE BEING SOUGHT (recite applicable provision of zoning law): \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Name of Property Owner (if different from Applicant) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Name of Applicant's Agent: \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

**All correspondence will be sent to the Applicant's Agent as listed above.**

Property Information: \_\_\_\_\_

Tax Map Number(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

Property Address \_\_\_\_\_ Gross Acreage \_\_\_\_\_

Existing Road Frontage (in feet) \_\_\_\_\_ Circle all that apply: Town/County/State/Private Road

Fire District \_\_\_\_\_ School District \_\_\_\_\_

Is property in an Agricultural District (certified as per Agriculture and Market Law)? \_\_\_\_\_

Are Federal Wetlands located on site? \_\_\_\_\_ If yes, provide acreage \_\_\_\_\_

Are NYSDEC Wetlands located on site? \_\_\_\_\_ If yes, provide acreage \_\_\_\_\_

Is project in a 100-year floodplain? \_\_\_\_\_ If yes, indicate Flood Zone Panel No. \_\_\_\_\_

Does project site contain water bodies? \_\_\_\_\_ If yes, provide acreage \_\_\_\_\_

Is project in any Critical Environmental Area? \_\_\_\_\_ If yes, indicate name of CEA \_\_\_\_\_

Indicate Proposed Method of Water Supply (e.g., individual well, public water): \_\_\_\_\_

Indicate Proposed Method of Wastewater Treatment (e.g., septic, public sewer): \_\_\_\_\_

PERMISSION for site visit on property \_\_\_\_\_ Yes \_\_\_\_\_ No (check one)  
(FOR BOARD MEMBERS / TOWN CONSULTANTS / OPEN SPACE COMMITTEE)

Signature of Applicant(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner(s) of Record \_\_\_\_\_ Date \_\_\_\_\_

**Town of Shawangunk Planning Board, P.O. Box 247, Wallkill, NY 12589  
(845) 895-3356 / 895-2162 Fax**

**Attachments:**

The following attachments must accompany this application:

1. Site Plan.
2. A written narrative. Provide description of proposed special use and any information required as per the applicable special use permit standards of the zoning law (e.g., hours of operation, parking spaces).
3. Applicable property deed(s) and list Conditions and Restrictions Indicated on Map / Deed \_\_\_\_\_
4. Short or Long Form EAF, Part 1 - <http://www.dec.ny.gov/eafmapper/>

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(For Office Use Only)

Date Application  
Received \_\_\_\_\_

Date Application Deemed  
Complete: \_\_\_\_\_

SEQR Type Action (Planning Board to check one):  Type I  Type II  Unlisted

(Revised 11/08/05)

**Town of Shawangunk Planning Board, P.O. Box 247, Wallkill, NY 12589**  
**(845) 895-3356 / 895-2162 Fax**

SITE PLAN Being Sought (recite applicable provision of zoning law): \_\_\_\_\_

Residential Site Plan, the number of proposed dwelling units is \_\_\_\_\_

For a Commercial Site Plan, the number of proposed square feet is \_\_\_\_\_

Number of parking spaces required for the above listed site plan is \_\_\_\_\_ Off Street # \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name of Primary Consultant with address, phone & fax \_\_\_\_\_

Name of Owner(s) \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Tax Map Number(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

Property Location \_\_\_\_\_ Total Acreage \_\_\_\_\_

Existing Road Frontage \_\_\_\_\_ Town/County/State/Private Road \_\_\_\_\_  
(circle all that apply)

Fire District \_\_\_\_\_ School District \_\_\_\_\_

Federal Wetlands-Yes / No (circle one) if Yes amount of acreage \_\_\_\_\_ Flood Zone Panel#(if applicable) \_\_\_\_\_

NYSDEC Wetlands- Yes / No (circle one) if Yes amount of acreage \_\_\_\_\_

Provision of water supply and disposal of sewerage is by \_\_\_\_\_

SEQR Classification \_\_\_\_\_ (To be completed by Planning Board)

Attached written/typed narrative of proposals (i.e. hr. of operation, buildings, parking spaces, etc..)

Critical Environmental Area -Yes / No (circle one) \_\_\_\_\_ Water Bodies -- If existing describe \_\_\_\_\_

Attach Deed(s) and list Conditions and Restrictions Indicated on Map / Deed \_\_\_\_\_

PERMISSION for site visit on property-Yes / No (circle one) \_\_\_\_\_

(FOR BOARD MEMBERS / TOWN CONSULTANTS / OPEN SPACE COMMITTEE upon 24 hours telephone notice. If permission not granted circle "NO")

Signature of Applicant(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of all Owner(s) of Property(s) \_\_\_\_\_ Date \_\_\_\_\_  
(If different than applicant)

(For Office Use Only)

Date Application Received \_\_\_\_\_

Date Application Deemed Complete: \_\_\_\_\_

(Revised 11/08/05)

Town of Shawangunk

Building Field Report

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Tax Map Parcel: \_\_\_\_\_

Location / Directions: \_\_\_\_\_

To be completed by Building Inspector:

\*\*\*\*\*

Permit Requested For: \_\_\_\_\_

Zoning District / Overlays: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Lot Size Meets Zoning Requirements: YES \_\_\_\_\_ NO \_\_\_\_\_

Front, Side, Rear Setbacks Meet Requirements: YES \_\_\_\_\_ NO \_\_\_\_\_

Driveway Permit Required: YES \_\_\_\_\_ NO \_\_\_\_\_

State Highway: \_\_\_\_\_ County Highway: \_\_\_\_\_ Town Highway \_\_\_\_\_

Flood Zone: YES \_\_\_\_\_ NO \_\_\_\_\_ Flood Panel #: \_\_\_\_\_

Wetland Designation: State Quadrangle \_\_\_\_\_ Federal \_\_\_\_\_

Critical Environmental Area: YES \_\_\_\_\_ NO \_\_\_\_\_ Ridge \_\_\_\_\_ Aquifer \_\_\_\_\_

Recreation River Corridor: YES \_\_\_\_\_ NO \_\_\_\_\_

Permit Issued: YES \_\_\_\_\_ NO \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

Inspector's Comments: \_\_\_\_\_

Date: George Sawyer, Code Enforcement / Building Inspector



Town of Shawangunk Planning Board  
PO Box 247 14 Central Avenue  
Walkill, NY 12589 (845) 895-3356

**Agricultural Data Statement**

In accordance with Section 283-a of the New York State Town Law, the Town of Shawangunk will use this statement to assist in evaluating impacts of proposed project on agricultural farm operations in agricultural districts. **Applicant must fill out this form when submitting an application to the Planning Board.**

**A. GENERAL APPLICATION INFORMATION**

Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Description of Proposed Project: \_\_\_\_\_

Location of Proposed Project: Tax Map Number(s): \_\_\_\_\_

Location (street address) \_\_\_\_\_ Project Acreage: \_\_\_\_\_

**B. AGRICULTURAL DATA FOR PROJECT SITE**

Is any portion of the site being used for agricultural purposes? Please check yes or no.

( ) **YES. Please provide detail:**

How many acres? \_\_\_\_\_

Type of agricultural product. \_\_\_\_\_

Indicate the person or entity farming the land \_\_\_\_\_

Is the land ( ) owned or ( ) rented/leased? (Please check one)

What are the intentions for the use of the remainder of the agricultural land that is part of the proposal?  
\_\_\_\_\_

Who will maintain the remainder of the agricultural land not being used for this development?  
\_\_\_\_\_

( ) **NO. Indicate the last year used for an agricultural purpose, if applicable** \_\_\_\_\_

**C. ADJOINING AGRICULTURAL USES**

Identify any farming operations within 500 feet of the project site. Include: Tax Map Number(s) and Owner(s)  
Name: \_\_\_\_\_  
\_\_\_\_\_

**For Town Use Only – General Municipal Law Referral**

Has the Agricultural Data Statement been referred to County Planning as per GML 239-m or 239-n?

( ) Yes Date of Referral: \_\_\_\_\_ Referral Number: \_\_\_\_\_

( ) No Reason: \_\_\_\_\_

Name/Title: \_\_\_\_\_ Date: \_\_\_\_\_ (Form: rev.2/28/13)

New York State  
Department of Environmental Conservation  
SEQRA Forms: Short EAF / Long EAF

The application process now requires completing the SEQRA Forms on line and submitted with your application. Please fill out the Short EAF, the Planning Board will advise if a Long EAF is to be filled out.

Please follow this link:

<http://www.dec.ny.gov/eafmapper/>

If you require assistance – please call or come in to speak with the Planning Board Secretary

Shawangunk Planning Board

Office hours: 12:00 – 4:00 pm

(845) 895-3356 extension 1

[planning@shawangunk.org](mailto:planning@shawangunk.org)

## Town of Shawangunk Planning Board Site Plan Review Checklist

1.	Name of project, boundaries, date, north arrow, scale and date(s) of the plan. Name and address of the owner of record, developer and seal of the engineer, architect or landscape architect. If the applicant is not the record owner, a letter of authorization shall be required from the owner.
2.	An existing conditions map, showing existing buildings, roads, utilities and other man-made features, as well as topography and all existing natural land features that may influence the design of the proposed use such as rock outcrops, landscaped areas, single trees eight or more inches in diameter located within any area where clearing will occur, forest cover, soils (including prime and statewide important agricultural soils), ponds, lakes, wetlands and watercourses, aquifers, floodplains and drainage retention areas.
3.	A Site Plan, drawn at a scale and on a sheet size appropriate to the project. Zoning Districts shall be identified on the Site Plan as well as any Overlay Districts that apply to the property.
4.	<b>Existing and/or proposed buildings:</b>
a.	Setbacks (front/side/rear yards) according to zoning districts.
b.	Building height, number of floors, proposed use for building, all exterior entrances
c.	Square footage of existing/proposed structures.
d.	Projected number of employees, residential units or seating for parking requirements
e.	Location of all present and proposed public and private ways, off-street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls and fences. Location, type and screening devices for all waste disposal containers shall also be shown.
f.	Days and hours of operation
g.	Elevations of building, showing design elements, materials and colors. Photos of existing buildings
5.	<b>For new construction or alterations to any structure, a table containing the following information shall be included:</b>
a.	Estimated area of structure currently used and intended to be used for particular use such as retail, office, storage etc.
b.	Estimated maximum number of current and future employees, where applicable
c.	Maximum seating capacity, where applicable
d.	Number of parking spaces existing and required; number of parking spaces provided, designated handicapped spaces for the intended use. (Show computations indicating how the number of spaces was determined)
6.	Grading and drainage plan showing existing and proposed contours, on site and extending 50 feet into properties adjoining the site including, where applicable, existing storm sewer system and proposed storm sewer improvements.
7.	Limits of clearing and grading
8.	<b>The location of all present and proposed utility systems including:</b>
a.	Sewage or septic system <i>NOTE: If a private sewage system is proposed, plans for system shall be stamped approved by Ulster County Health Department prior to issuance of building permit</i>
b.	Water supply system
c.	Telephone, cable and electrical systems
d.	Storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, outfalls and drainage swales.
9.	Access to any streets or nearest intersections, and location of driveways of adjacent properties
10.	Proposed parking, circulation layout and display areas. Show locations and dimensions, loading/stacking facilities and access points for motor vehicles and pedestrians.
11.	Existing and/or proposed easements
12.	Proposed landscaping plan
13.	Location of existing/proposed exterior lighting. Photometric plan and cut sheets for lighting fixtures

**Town of Shawangunk Planning Board**  
**Site Plan Review Checklist**     *continued*

14.	Proposed wall, freestanding or ground sign locations. Provide sign detail showing size, letter style, colors, materials, proposed lighting and height above grade.
15.	Photographs of site
16.	Environmental Assessment Form (Short form required initially)
17.	Is this property listed on the State or National Register of Historic Places? YES _____     NO _____
18.	Is this property located in an archeologically sensitive area? YES _____     NO _____
20.	Other information that may be deemed necessary by the Planning Board.

At the November 28, 2006 Planning Board meeting the Board reaffirmed their Policy as noted within the July 5, 2006 Planning Board Minutes for the House Relocation Note.

A motion was made by Mark Watkins, seconded by Carol Scofield to maintain and keep as Planning Board Policy the House Relocation Note as read into record by the Planning Board Secretary as stated in the July 5, 2006 Planning Board Minutes. Applications that have not received a Negative Declaration, Finding Statement or Preliminary Approval as of November 28, 2006 are required to adhere to the House Relocation Note and required to put on all Site Plan and Subdivision Plats. Vote: All Ayes. Absent: None.

**Board Policy:** Tim Miller Associates dated 5/1/06 previously entered into record. Ms. Franson submitted a standard note used by the Town of Montgomery for house location, supplied to Ms. Franson by Richard Hoyt, Esq. for the Board to review.

Ms. Franson suggested that the Board consider using a 100' radius circle for a building envelope.

The Board discussed the House Relocation Note and the 100' radius circle opposed to the current building envelope. The Board said item (a.) relocation dwelling percentage should be changed and agreed that the relocation of a dwelling remains on 20% of the area of the originally approved dwelling location and meets all set back lines.

The following House Relocation Note has been set to Planning Board Policy as described below:

House Relocation Note: "The owner / builder of each lot shall be allowed to relocate the dwelling shown on the approved final plan without further Planning Board approval provided that the following requirements are met. If all of these requirements cannot be met, the matter must be referred back to the Planning Board for further review and approval.

- a. The relocated dwelling remains on twenty percent (20%) of the area of the originally approved dwelling location and meets set back lines.
- b. The relocated house is within required setback lines.
- c. The well shall not be relocated and the sewage disposal system shall not be relocated off the area where approved percolation tests were recorded. If the project was approved by the Ulster County Department of Health, relocation of wells and sewage disposal systems are subject to all of the terms and conditions of such approval, including the prohibition of any such relocations, if so stated.
- d. The driveway meets maximum grade requirements.
- e. The sewage from the dwelling will discharge by gravity to the sewage disposal field unless a lift or pump station has already been approved for the lot.
- f. Drainage patterns on the lot may not be changed so as to adversely impact adjacent properties.
- g. Driveway curb cut or lot access may not be relocated.
- h. House location shall not be shifted onto an environmentally sensitive site feature such as a Federal or State Wetland or Buffer.
- i. House location shall not be shifted into a previously approved agricultural buffer.
- j. House shall not be shifted in a location in which is otherwise in contravention of a requirement of the subdivision regulations, Zoning Law, as may be amended, or of the Findings or Determination under the SEQRA for the subdivision of which the house lot is a part.
- k. There shall be a mapped distance from property line to 3 sides of the dwelling.

The Board hereby declared set as policy for the Planning Board that the above house relocation note will be required to appear on the Site Plan, Special Use and Subdivision and a copy of the Note will be recorded in the Ulster County Clerk's Office so as to appear in the chain of Title.

These notes are for Special Use/Site Plan

FEDERAL WETLAND NOTE:

Federally-regulated wetlands are present on this property. Any activity which results in the dredging or filling of federally-regulated wetlands shall require coverage under a nationwide general permit or individual wetland permit from the U.S. Army Corps of Engineers. Prior to disturbance, the property owner shall contact the U.S. Army Corps of Engineers New York District Office to ensure compliance with Section 404 of the Clean Water Act.

Agricultural Note:

Property near this site may be in active agricultural operation and productions and residents must be aware that such property may be protected by New York State "Right to Farm Laws" as regulated by the Dept. of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air. Manure may be applied, and periodic noise and dust may occur from machinery operation and crop drying facilities at various times throughout the year. Occupants of this site should be aware of this action by other area property owners.

These notes are for Subdivision Plans:

FEDERAL WETLAND NOTE:

Federally-regulated wetlands are present on this property. Any activity which results in the dredging or filling of federally-regulated wetlands shall require coverage under a nationwide general permit or individual wetland permit from the U.S. Army Corps of Engineers. Prior to disturbance, the property owner shall contact the U.S. Army Corps of Engineers New York District Office to ensure compliance with Section 404 of the Clean Water Act.

Agricultural Note:

Property near this property may be in active agricultural operation and productions and residents must be aware that such property may be protected by New York State "Right to Farm Laws" as regulated by the Dept. of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air. Manure may be applied, and periodic noise and dust may occur from machinery operation and crop drying facilities at various times throughout the year. Occupants of this property should be aware of this action by other area property owners.

(Revised 7/5/13 RH and BF 8/15/13)

TOWN STAMP: Plotted on Site Plans and Survey Plans

Approved by resolution of the Planning Board of the Town of Shawangunk, Ulster County, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to all requirements and conditions of said resolution. Any changes, erasure, Modification or revision of the Plat as approved, shall void this approval. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**Town of Shawangunk Highway Department**  
16 Kings Lane PO Box 247  
Wallkill, NY 12589  
Telephone: (845) 895-3620  
Fax: (845) 895-9723

Office of the  
Superintendent

Monday – Friday 7:00 – 3:00 p.m.

Michael J. Eggelton

**TO OBTAIN AN ACCESS PERMIT ON A TOWN ROAD**

SUBMIT THE FOLLOWING WITH THIS FORM TO THE ADDRESS ABOVE:

- Send a check in the amount of \$100.00 payable to the Town of Shawangunk
- **A Plot Plan showing the location of the approved driveway from the approved subdivision map**
- Name of the road
- The Section Block & Lot Number of the parcel
- Name, mailing address and telephone number(s)

**“THE APPROVED SUBDIVISION OR SITE PLAN  
MAP FOR LOCATION OF DRIVEWAY MUST BE ATTACHED”**

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**DRIVE A STAKE IN THE CENTER OF THE PROPOSED DRIVEWAY  
PUT YOUR NAME CLEARLY ON THE STAKE  
THEN CALL THE HIGHWAY DEPARTMENT FOR VERIFICATION FOR SITE LOCATION**

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The Superintendent and/or Town Engineer will check the site for approval THEN your 911 # will be issued by the Assessor's Office, it will be noted on your driveway permit you receive in the mail. If the stake is not in place with your information, there will be a **DELAY** in receiving our permit.

**NAME:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**SECTION-BLOCK-LOT #** \_\_\_\_\_

**ROAD NAME FOR DRIVEWAY LOCATION** \_\_\_\_\_

Town of Shawangunk

Schedule I

Zoning District Bulk Requirements<sup>6</sup>

Bulk Regulation / District Reference Subsection	RS-1 §177-6.B.	RS-2 §177-6.C.	R-Ag 1 §177-7.D.	R-Ag 2 §177-7.E.	R-Ag 3 §177-7.F.	R-Ag 4 §177-7.G.	H-1 §177-7.H.	SB §177-7.I.	HGW §177-6.J.	MB-C §177-6.K.	A-1 §177-6.L.
Minimum lot area <sup>7</sup>	7 ac.	3 ac.	2 ac.	2 ac.	2 ac.	2 ac.	3 ac.	1 ac.	1 ac.		1 ac.
Without public water & sewer											
With public sewer	7 ac.	3 ac.	15,000 sf	1 ac.	2 ac.	2 ac.	20,000 sf	10,000 sf	30,000 sf		1 ac.
With public water & sewer	7 ac.	3 ac.	10,000 sf	1 ac.	2 ac.	2 ac.	15,000 sf	5,000 sf	20,000 sf	50 ac.	1 ac.
Maximum yards											
Front (feet)							30		25		25
Minimum yards											
Front (feet)	50	50	35	35	50	75	20	30	5		50
Rear (feet)	100	100	50	50	100	100	25	50	20		30
Side											
One (feet)	50	50	35	35	50	50	10	25	10		25
Both (feet)	100	100	70	70	100	100	25	25	10		50
Minimum lot width (feet) <sup>8</sup>	250	250	150	200	250	250	80	150	50		200
Minimum lot depth (feet)	200	200	150	200	200	200	100	150	100		200
Maximum impervious coverage (%) <sup>9</sup>	15	15	15	15	15	15	30	30	60	35	50
Maximum height											
Stories	3	3	3	3	3	3	3	3	3		3 <sup>10</sup>
Height (feet)	35	35	35	35	35	35	35	35	35		35

sf = Square feet; ac. = acre

<sup>6</sup> See §177-84 regarding grandfathering provisions. See also applicable provisions for the BH-O and AQ-O districts which may vary from the requirements set forth in this Schedule I.

<sup>7</sup> See subsection 177-36 for the minimum lot size applicable to cluster subdivisions.

<sup>8</sup> Minimum lot width measured at setback line for zone district as specified by front yard dimensions on this schedule; minimum lot width of flag lots shall be measured between the side lot lines at the front line.

<sup>9</sup> Within the aquifer protection overlay, the maximum impervious coverage is limited to 30%. Where the base zoning district impervious coverage limitation varies from the AQ-O district limitation, the more restrictive impervious coverage limitation shall apply.

<sup>10</sup> See additional height limitations set forth in §177-13.B.