

**Wawayanda Town Board Meeting 06/21/2022**

June 21, 2022

A monthly workshop/meeting of the Town Board of the Town of Wawayanda was called to order at 7:00 P.M., on Tuesday, June 21, 2022, at the Town Hall, Ridgebury Hill Road, Slate Hill, New York.

Those present were:	Denise Quinn	Supervisor
	David S. Cole	Councilman
	Ron Myruski	Councilman
	Russ LaSpina	Councilman
	Kathryn Sherlock	Town Clerk
Absent:	Rich Penaluna	Councilman
Attendance Not Required:	Benjamin Gailey	Attorney for the Town

**Also Present:** Howard Goldstein; Dennis Mauro, Frank Thompson and one other individual.

**PLEDGE TO THE FLAG**

**MAURO SUBDIVISION:**

**Nick Rugnetta** of Pietrzak & Pfau Engineering addressed the Board and explained that they are here tonight to discuss the Mauro Subdivision. There are a couple of items that pertain to the Town Board which are the Conservation Easement, several open space areas which are going to remain with the parcels, and they have easements that the board has to review. Also, there are a couple of road dedications and a stormwater agreement.

**Supervisor Quinn** spoke and said that they are addressing the Drainage District this evening and polled the board to see if they had any questions, and there were none.

**Resolution as follows:**

At a meeting of the Town Board of the Town of Wawayanda, Orange County, New York, held in said Town on the 21st day of June, 2022

PRESENT: Denise Quinn, Supervisor  
David Cole, Councilman  
Rosario LaSpina, Councilman  
Ronald R. Myruski, Councilman  
Absent: Richard Penaluna, Councilman

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In the Matter

of

The Petition to Establish Mauro Subdivision Drainage District in the Town of Wawayanda, Orange County, New York.

**ORDER SETTING  
PUBLIC HEARING**

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**WHEREAS**, a written petition, dated June 21, 2022, in due form and containing the required signatures has been presented to and filed with the Town Board of the Town of Wawayanda, Orange County, New York, for the creation of the Mauro Subdivision Drainage District in said Town, to include an approximate 86-acre parcel, as more particularly described in Schedule "A" annexed to this Order; and

**WHEREAS**, the proposed stormwater and drainage improvements are in accordance with the map, plan and report made a part of such petition, and now on file in the Office of the Town Clerk; and

**WHEREAS**, the maximum amount proposed to be expended for the improvements by the Town, as stated in the petition, is zero (\$0.00) dollars, it being the intention that the entire cost of the improvements is to be paid by the Developer or its successor(s) within the territory of this proposed drainage district; and

**WHEREAS**, the cost to the typical single family home to maintain the improvements will be approximately \$135 per year.

**ORDERED**, that a public hearing shall be held by the Town Board of the Town of Wawayanda at the Town Hall, located at 80 Ridgebury Hill Road, Slate Hill, New York 10973, on July 7, 2022, at 7:00 PM, to consider the petition and to hear all persons interested in the subject thereof, and for such other action by the Town Board with relation to the petition as may be proper or required by law.

On a motion by **Supervisor Denise Quinn**, seconded by **Councilman Dave Cole**, the foregoing Order was adopted on a vote of 4 Ayes, 1 Nays, 1 Absent.

Dated: June 21, 2022

TOWN BOARD OF THE TOWN OF WAWAYANDA  
KATHRYN SHERLOCK, TOWN CLERK

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### Legal Description Prepared For Lands of Mauro Drainage District P&P No. 21188.03

ALL that parcel of land, lying, situate, and being in the Town of Wawayanda, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point in the approximate centerline of Ridgebury Road, said point being a point in common with lands now or formerly of Brulatour and Peters, Tax Map Section 19, Block 1, Lot 46.1; and running thence N55°16'16"W 3,005.62 feet to a point in common with lands now or formerly the Town of Wawayanda, Tax Map Section 19, Block 1, Lot 30.12, said point being further referenced as being a point in common with lands now or formerly of Magsal, LLC, Tax 15, Block 1, Lot 73.4; thence along said Lot 73.4 N39°00'38"E 1,265.54 feet; thence continuing along said Lot 73.4 in part S57°20'22"E 2,634.17 feet to a point in common with lands or formerly of Equity Homes of New York, Tax Map Section 15, Block 3, Lot 2, said point being further referenced as being a point in common with lands now or formerly of Herrera, Tax Map Section 19, Block 1, Lot 44; thence along said Lot 44 S36°28'34"W 333.44 feet; thence S57°54'17"E 435.14 feet to a point in common with the northwesterly sideline of Ridgebury Road; thence S38°10'02"W 353.77 feet to a point in the approximately centerline of Ridgebury Road, said point being further referenced as being a point in common with lands now or formerly of Acevedo, Tax Map Section 19, Block 1, Lot 94; thence along said Lot 94 N44°56'18"W 463.72 feet; thence S48°42'15"W 200.00 feet; thence S44°53'14"E 477.71 feet to a point in common with the approximately centerline of Ridgebury Road; thence along said approximate centerline of Ridgebury Road S45°03'42"W 501.80 feet to the point or place of beginning. Containing 87± acres of land.

#### **DEDICATION OF LAND AGREEMENT / GOLF LINKS ROAD:**

**Supervisor Quinn** explained that the developer of the Golf Links Road project is dedicating land to the town. Attorney Gailey and the developers Attorney have been going back and forth working out an agreement. All board members were provided with a copy of the agreement as well as information pertaining to what playground equipment they will be installing. Included was a map laying out the walking trail which goes along the Wallkill River, and they will also be installing a Soccer Field and a Pavilion.

**Councilman Myruski** asked if this property was located in the section of the river that floods.

**Supervisor Quinn** referred to the map and pointed out that they stayed away from the known flooding area.

**Supervisor Quinn** spoke to the Highway Superintendent who has agreed to put item 4 and mulch down on the path.

**Councilman Cole** asked how many acres this consisted of and was advised it was 50 acres.

**MOTION** by **Supervisor Quinn**, seconded by **Councilman LaSpina**, to authorize the Supervisor to sign the Land Agreement with Golf Links Development, LLC, for the 50 acres of park land being given to the town pending Attorney's approval.

**ALL IN FAVOR – CARRIED**

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### EXHIBITION PERMIT/JOE & CEANN MIEDEMA/FLEA MARKET

I received and application from the Joe & Ceann Miedema who are looking to hold a second Flea Market on their property located at 1874 Route 284, Slate Hill, SBL 19-1-88. The dates they are looking to hold the Flea Market's are 7/1 & 7/2 & 7/3/2022 between the hours of 9am – 3pm.

At this time my office is in receipt of a Certificate of Insurance, naming the Town of Wawayanda as the co-insured, in an amount no less than one million dollars (\$1,000,000).

Charles White, Code Enforcement Office, has no objections to the issuance of an Exhibition Permit for this event.

**MOTION** by **Supervisor Quinn**, seconded by **Councilman Cole**, to authorize the issuance of a second Exhibition permit to Joe & Ceann Miedema to hold a Flea Market on their property located at 1874 Route 284, Slate Hill, SBL 19-1-88 on 7/1 & 7/2 & 7/3/2022 between the hours of 9am – 3pm.

**ALL IN FAVOR – CARRIED**

### SUPPLIMENTAL APPROPRIATION / GAGA BALL PURCHASE:

**MOTION** by **Supervisor Quinn**, seconded by **Councilman Cole**, to authorize the supplemental appropriation from SREC 04-9900.00 to 7110.2A in the amount of \$1,895.00 to cover the cost of the GaGa Ball court due to the additional cost of the shipping and handling.

**ALL IN FAVOR – CARRIED**

**Councilman Cole** spoke and said that at the LDC meeting that took place before tonight's meeting the board agreed to expend the money to have the parking lot paved next to the Town Hall. He continued to say that they have come to the agreement to dissolve the LDC sometime around September of this year and when they do the town will be reimbursed for the cost.

**Food Truck Festival:** The Town will be holding its first Food Truck Festival in Shannen Park on July 16, 2022, between 11:00 am – 7 pm.

**Supervisor Quinn** noted all the vendors that will be participating in this event and requested that each board member be available to help out during the day.

### PUBLIC COMMENTS & QUESTIONS:

**Frank Thompson** spoke about the correction Real Property had made to his property and said that they have taken away 10 feet.

**Supervisor Quinn** replied that the Surveyor who did his survey for him left out the 10-foot easement for the town road.

**Mr. Thompson** continued to insist that it was incorrect. Additional discussion took place.

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**No other comments or questions.**

**MOTION** by **Supervisor Quinn**, seconded by **Councilman Cole**, to adjourn the meeting.

**ALL IN FAVOR – CARRIED**

**MEETING ADJOURNED: 7:40 P.M.**

**RESPECTFULLY SUBMITTED,**

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**Kathryn A. Sherlock**  
**Town Clerk**