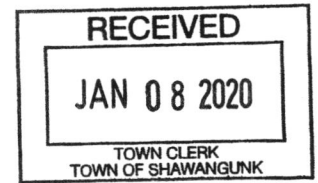


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 1st day of December, 2020.

Those present were: Mark Watkins, Chair
Alex Danon
Patricia Turner
Todd Widmark
Cathy Terrizzi
Rich Barnhart, Vice Chair
Sal Patella



Absent: None. Also, present Richard Hoyt, Esq. and Bonnie Franson, AICP CEP and please see sign-in sheet.

Meeting location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Moment of Silence – Pledge of Allegiance:

Approval of Minutes of November 4, 2020

A motion was made by Rich Barnhart, seconded by Alex Danon to approve November 4, 2020 Minutes. Vote: All Aye. Absent: None. Abstain: Cathy Terrizzi and Todd Widmark.

PUBLIC HEARING: There were no new hearings.

CONTINUATION PUBLIC HEARINGS:

Mako Homes:(106.1-3-31) Proposed 8 Lot Cluster Subdivision of 33.31+/-acre parcel located on Malloy Road and Albany Post Road in R-AG4 District in WCSD. Mark Brissette, Mako Homes and Lawrence Marshall, PE were present before the Board.

The following items were entered into record: Various NYSDEC emails from Susan Booth-Binczik & MNTM dated November 3, 2020, November 6, 2020 and emails from Mark Watkins, Chair & NYSDEC Susan Booth-Binczik dated December 1, 2020.

Attorney, Richard Hoyt recused himself when the original application was filed; he left the dais.

Mr. Marshall said they have been trying to work with the NYSDEC regarding the Northern Harrier; threatened species; that has been documented to be within the vicinity of the project. We are asking for the Town to reach out to the NYSDEC after extensive discussions with them. We are boxed into a corner to preserve a 25-acre block of land or another option would be conducting a three (3) year survey to verify whether raptors are currently using the property in the winter.

Mr. Marshall showed the Board a new design plan at the meeting to submit and propose to the NYSDEC. He said this design reduces the lot count from eight (8) to seven (7) lots. This design attaches Lot 8 acreage to Lot 7.

Mr. Marshall said the applicant would like to move forward with the seven (7) lot subdivision if the design is acceptable to the NYSDEC and also do the three (3) year study. We have retained Michael Nowicki for the winter habitat study and propose to the NYSDEC that if nothing is found once the study is complete, we want to return to obtain Lot 8. We ask the Board to consider wording the Conservation Easement to allow Lot 8 to be done; perhaps having two (2) separate Conservation Easements.