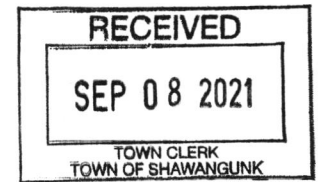


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 3rd day of August, 2021.



Those present were: Mark Watkins, Chair
Patricia Turner
Todd Widmark
Richard Barnhart, Vice Chair
Vacancy

Absent: Alex Danon and Sal Patella. Also, present Richard Hoyt, Esq, Bonnie Franson, AICP CEP, PP 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 July 6, 2021

A motion was made by Richard Barnhart, seconded by Todd Widmark to approve the July 6, 2021 Minutes. Vote: All Aye. Absent: Alex Danon and Sal Patella. Abstain: None. One Vacancy:

PUBLIC HEARING:

James Boniface / Edward & Barbara Boniface:(104.57-1-24 / 104.4-2-24.100) Propose Lot line Change Subdivision on Burlingham Road / 31 Howe Ln pvt, located in the R-AG2 District & Pine Bush Central School District. Jim Boniface and Margaret Hillriegel, LS were present before the Board.

The following items were entered into record: Letter dated July 14, 2021 from Peg Hillriegel, LS with Filed Deed VI-4684 / Pg-245 Road Maintenance Agreement and revised Lot Line Change Survey dated July 14, 2021 and letter dated August 2, 2021 from Bonnie Franson, AICP CEP, PP.

Ms. Hillriegel said the map represents a lot line change between a small vacant parcel located on Burlingham Road and a large parcel located at 31 Howe Lane. The Howe Lane parcel was last subdivided in the 1940's, it currently contains an existing two-family dwelling and a house trailer.

Ms. Hillriegel said the applicant proposes to change the property lines to create Lot 1 existing area of 0.607+/-acres to become a larger parcel of 8.689+/-acres fronting Burlingham Road. Lot 1 to contain the existing house trailer that is proposed to be removed and to construct a new single-family dwelling near the same site. The ZBA granted a variance on 10/1/2020 to allow a single-family dwelling on a private road. Their findings are that the required variance for the second lot is in the best interest of the area in that it eliminates a small undersized lot which also allows family members to stay in the community. The use of the private road in the back will not change the neighborhood. This variance is granted on the condition that the private road be shifted.

Ms. Hillriegel said Lot 2 existing area of 15.025+/-acres with the existing two-family dwelling/sheds to become 6.943+/-acres; it meets all other zoning requirements except it will not have frontage on a public street and was created prior to zoning.