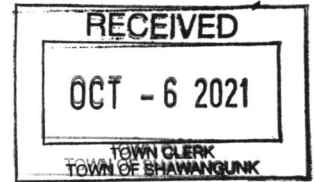


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 7th day of September, 2021.

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



Absent: None. 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 August 3, 2021

A motion was made by Todd Widmark, seconded by Richard Barnhart to approve the August 3, 2021 Minutes. Vote: All Aye. Absent: None. Abstain: None. One Vacancy:

PUBLIC HEARING: There are no new hearings.

CONTINUATION PUBLIC HEARINGS:

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 RAG-2 District / PBCSD. Please see Public Hearing Minutes.

Mako Homes:(106.1-3-31) Proposed 8 Lot Cluster Subdivision of 32.4+/-acre parcel located on Malloy Road and Albany Post Road in R-AG4 District in WCSD. Lawrence Marshall, PE was present for the applicant.

The following items were entered into record: Email dated August 4, 2021 from Nathan Ermer, NYSDEC and Recording Document Liber 6884 / Page 336 for the land transfer.

Mr. Watkins asked Mr. Marshall if he would update the Planning Board.

Mr. Marshall said we have received vague guidance from the NYSDEC. They said send the Conservation Easement and put Northern Harrier habitat in it.

Mr. Marshall said Mr. Brissette attorney drafted a Conservation Easement, we used the Town's as a template or baseline. We added paragraphs for the Northern Harrier habitat; it has to be agricultural field either hay or corn crop. In addition, a portion of the adjoining Lasouska parcel will be required to be converted into habitat; we have to remove the trees and plant hay or corn crop.