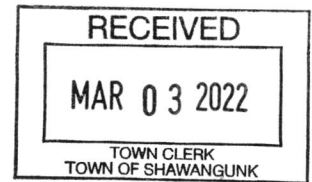


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 1st day of February, 2022.

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



Absent: None. Also, present were 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 January 4, 2022

A motion was made by Richard Barnhart, seconded by Todd Widmark to approve the January 4, 2022.
Vote: All Ayes. Absent: None. One Vacancy: Abstain: None.

PUBLIC HEARING:

Magruder Solar, LLC:(107.3-1-1.100 (access) & 107.3-1-3.110 (site) Proposed Large Scale Solar Energy System at 643 Plains Road on 203+/-acres located in the RAG-2 District, Aquifer Overlay District and Wallkill Central School District. CS Energy, Matt Tripoli, Eric Millard, Gregory Samilo and Michael Moriello, Esq. were present before the Board.

The following items were entered into record: Letter dated January 13, 2022 from Town of Shawangunk Environmental Council; Applicant's submission dated January 14, 2022 with updated attachments; letter dated January 12, 2022 to UCPB Referral; memorandum dated January 26, 2022 from Bonnie Franson, AICP CEP, PP and letter dated January 26, 2022 from L. Todd Diorio, President, Hudson Valley Building and Construction Trades Council.

Mr. Millard discussed CS Energy Solar role within New York State; this is a community solar project that will provide a labor benefit of 40 construction jobs; half million dollars in tax revenue and electric savings to the community.

Mr. Tripoli discussed the Project; he said the Magruder Solar project is proposing a 5 MW-ac photovoltaic single-axis tracker solar power generation project to be located on the Northwest corner of the property; located between Plains Road and NYS Route 300 in the Town of Shawangunk. The closest resident will be 180' feet away; there is 50' ft of buffer vegetation. We have provided the Board with views of solar array for the Board to choose the type of screening; the panels are non-reflective material which complies with the Town's Solar Law. The Town Environmental Management Council (EMC) report was received. We have provided a Wildlife Management Plan, Bog Turtle Habitat Assessment – there was none found; there is a NYSDEC Freshwater on-site; a Wetland Crossing Permit is needed for the existing culvert pipe that has a 14'ft crossing; Members of the Board voiced their concerns for the width of the crossing for essential services and that erosion was occurring; the crossing will be expanded to 20' ft for emergency access. The property prior use of land was an orchard; there are some levels of contaminants in the soil, there will be soil disturbances. We will mitigate so that the soil doesn't leave the