

**TOWN OF SHAWANGUNK  
PLANNING BOARD AGENDA  
April 5, 2022**

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 March 1, 2022

**PUBLIC HEARING:** There are no new hearings.

**CONTINUATION PUBLIC HEARINGS:**

**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 54+/-acres (20 acres of panels) located in the RAG-2 District, Aquifer Overlay District and Wallkill Central School District.

**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 Wallkill Central School District.

**FORMAL SITE PLAN REVIEW:**

**Bona Ventura, LLC:**(106.49-1-20) Proposed Hardware Store to be located at 4 Bona Ventura Ave., in the Small Business District and Wallkill Central School District.

**APPEARANCES:**

**Robert Stap:**(105.2-1-37.300) Extension request for Conditional Final Approval conditions for approved Two Lot Subdivision of 50.6+/-acres with existing sand/gravel mine located off Greising Road in the RAG-4 District and Wallkill Central School District.

**Lewis Donnelly:**(106.004-1-6.200) Proposed Special Use with Site Plan for Conceptual multi-family development plan on 25.797+/-acres with municipal water - sewer, located in the Hamlet (H-1) District, Borden Home Farm Historic Overlay (BH-O), portion of Aquifer Overlay District (AQ-O) and Wallkill Central School District.

**Albert and Kim Dodd** (99.2-1-38) Proposed Two Lot Subdivision of 7.266+/-acres located at 2680 New Prospect Road in the R-AG2 District in the Pine Bush Central School District.

**Michael / Tiffani Baker:**(91.4-1-24.100) Proposed Two Lot Subdivision of 33.90+/-acres with existing dwelling at 525 Upper Mountain Road in the RS-1 District and Pine Bush School District.

**DISCUSSIONS:**

**Winter Wonderland, Realty LLC:**(99.3-2-14.13) Potential Revocation of Preliminary Approval of 8-Lot Cluster Subdivision of 53.847+/-acres with proposed town road on New Prospect Rd and Cooper Road in RAG-2 District and PBCSD.

**CORRESPONDENCE:**

Next Regular Meeting to be held on “**Tuesday**”, **May 3, 2022**  
Dead line for submission is “**Friday**” **April 15, 2022** at noon.

This Agenda is subject to change