

**TOWN OF SHAWANGUNK  
PLANNING BOARD AGENDA  
May 3, 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 April 5, 2022

***PUBLIC HEARING:***

**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.

***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:***

**James Boniface / Edward & Barbara Boniface:**(104.57-1-24 / 104.4-2-24.100) Extension request for Conditional Final Approval conditions for Approved Lot line Change Subdivision on Burlingham Road / 31 Howe Ln pvt, located in the RAG-2 District / PBCSD.

***DISCUSSIONS:***

**Lewis Donnelly:**(106.004-1-6.200) Lead Agency confirmation and Board discussion of a potential Positive Declaration for proposed Special Use with Site Plan for 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.

**Introductory Local Law # 4 of 2022:** Comments to the Town Board.

***CORRESPONDENCE:***

Next Regular Meeting to be held on **“Tuesday”, June 7, 2022**

Dead line for submission is **“Thursday” May 19, 2022** at noon.

This Agenda is subject to change