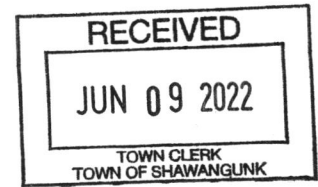


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 3rd day of May, 2022.

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., Supervisor John Valk, Jr., Councilman Alex Danon 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 April 5, 2022

A motion was made by Todd Widmark, seconded by John Szarowski to approve the April 5, 2022. Vote: All Ayes. Absent: None. One Vacancy: Abstain: None.

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. Please see Public Hearing Minutes.

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. 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 Wallkill Central School District. Please see Public Hearing Minutes.

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. Michael Beck and Joseph Russek were present before the Board.

The following items were entered into record: Letter dated April 14, 2022 from 4 Bona Ventura Avenue (Michael Beck / Joseph Russek) and Survey for 4 Bona Ventura Wallkill LLC dated 1/31/2022 and revised Site Plan for 4 Bona Ventura Wallkill LLC dated 4/19/2022.

Mr. Russek said letter dated 4/14/22 to the Board we addressed 11-points and read it into record and added they provided a survey to the Board; and there are 3-4 trees between their property and Millspaugh and spoke with Millspaugh about taking the 3-4 trees down to improve site distance and Millspaugh was in agreement.