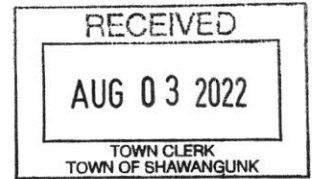


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 7<sup>th</sup> day of June, 2022.

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



Absent: Todd Widmark (Excused). 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 May 3, 2022

A motion was made by, Richard Barnhart seconded by John Szarowski to approve the May 3, 2022. Vote: All Ayes. Absent: Todd Widmark (Excused). One Vacancy: Abstain: None.

Approval of Special Meeting Minutes of May 23, 2022

A motion was made by Richard Barnhart seconded by Patricia Turner to approve the Special Meeting Minutes of May 23, 2022. Vote: 4 - Ayes. Absent: Todd Widmark (Excused). One Vacancy: Abstain: John Szarowski.

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

**CONTINUATION PUBLIC HEARINGS:** There were no continued public hearings.

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

The following items were entered into record: Email dated May 13, 2022 from planning office with attached Ulster County Planning Board (UCPB) Referral No: 2022-079 date reviewed 5/4/22, Site Plan Sheet 1 of 1 for 4 Bona Ventura Wallkill LLC last revised 5/22/22, email dated June 7, 2022 from [miw561@yahoo.com](mailto:miw561@yahoo.com) with two (2) attached letters dated 2/25/22 from NYSDOT, John Reilly, Permit Engineer and Draft Town of Shawangunk Planning Board Final Site Plan Approval Resolution dated June 6, 2022 page 1-3.

Mr. Russek said the size of the sign (8x8) on the Site Plan is a typo and will be corrected and meet the code.

Mr. Szarowski said the angled parking dimensions are not correct; the correct dimensions are 10 ft wide and 24 ft deep; angled parking size needs to be deeper.

Mr. Watkins asked what is there an area of straight parking noted?

**Formal Site Plan Bona Ventura, LLC cont.**

Mr. Russek said there was a lot of space in the location.

Mr. Watkins said the straight parking needs to be changed angled parking. Mr. Watkins said the Site Plan denotes 24 parking spaces provided; across the street is municipal parking where the nine (9) additional spaces are. Mr. Watkins asked that the municipal parking be noted on the Site Plan.

Ms. Turner asked what type of outdoor display are by the wall sconces?

Ms. Turner asked that the number of wall sconces be add to the Site Plan and to add the word pergola / gazebo where it is shown on the plan.

Mr. Patella asked if the pergola is a permanent year-round structure or seasonal?

Mr. Russek said if it is an issue, he'll just remove it from the plan.

Mr. Watkins said the Board is just asking to clarify what these items are on the Site Plan that have not been identified; they need to be identified on the Site Plan.

Mr. Watkins asked Ms. Franson to read the Draft Final Site Plan Approval Resolution into record.

Ms. Franson read the Draft Site Plan Approval Resolution into record.

Ms. Franson asked the Board to discuss the UCPB comments to determine whether the Board is overriding any comments.

Ulster County Planning Board Referral (UCPB) No: 2022-079 / Beck's Hardware – Site Plan Review

UCPB Recommendations:

**Lighting**

Lighting details are lacking from the materials proposed as well as data regarding the existing lighting.

**Required Modification**

Lighting levels will need to be calculated for the plan with levels not to exceed the illuminating Engineering Society (IES) Outdoor Site / International Dark-sky Association (IDSA) Area Recommended Illuminance Levels (see attached). All luminaries are required to be LED and will need to meet the "fully shielded" definition adopted by the International Dark-Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided.

Mr. Watkins asked the Board to discuss the lighting. He said the light fixture is shown on the plan.

Ms. Franson said the light levels are not addressed.

Mr. Russek said he will add the light levels on the Site Plan.

**Lighting / Planning Board response: Concur with Required Modification**

Ulster County Planning Board Required Modification: Planning Board concurs with the applicant adding the light levels to the Site Plan.