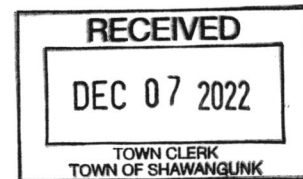


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 1ST day of November, 2022.

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



Absent: Richard Barnhart. Also, present were Councilman Alex Danon, Bonnie Franson, AICP CEP, PP., Robert Wallner, Building Inspector / CEO, Ryan Reid, ZBA and please see sign-in sheet.

Meeting location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance:

Approval of Minutes of October 4, 2022

A motion was made by Sal Patella, seconded by Todd Widmark to approve the Minutes of October 4, 2022.

Vote: All Ayes. Absent: Richard Barnhart. One Vacancy: Abstain: None.

PUBLIC HEARING:

David Aguasca & Jenna Kincaid:(99.3-2-14.111) Proposed Special Use Permit for Two Family dwelling and new structure located at 3130 New Prospect Road in the R-AG2 District and Pine Bush Central School District. David Aguasca & Jenna Kincaid were present before the Board.

The following items were entered into record: FIRSTDAY COTTAGE – three (3) Floor Plan sheets stamped received October 14, 2022 identified as Nathan McKinney & Val Migoulia entitled “Plan” – David Aguasca & Jenna Kincaid “Main Floor Plan” – David Aguasca & Jenna Kincaid “Upper-Level Plan; memorandum dated October 28, 2022 from Bonnie Franson, AICP CEP, PP. and:

Revised Site Plan for David Aguasca

Sheet 1 of 3: Site Plan last revised 10/11/22;

Sheet 2 of 3: Soils Testing Results last revised 3/25/22;

Sheet 3 of 3: Well & Sewage Disposal System Details last revised 3/25/22.

Mr. Watkins asked the applicants to describe the project for the audience.

Mr. Aguasca said our proposal is to construct a two-family dwelling with a 60’ foot x 100’ foot barn structure for farming and vegetable farm stand. Currently, we are leasing the land for cattle and will continue leasing for that use.

Mr. Watkins asked Ms. Franson to discuss her October 28, 2022 comments.

Ms. Franson said the application has been transmitted to the County for GML review.

Ms. Franson said as per Section 177-29F, the minimum lot area required for each dwelling unit in a two-family dwelling is unclear if the zoning allows more than 3 bedrooms per dwelling; and deferred the question to the Town Attorney.

Ms. Franson said the applicant should discuss any revisions to the floor plans as per the prior memo; as well as, recommended the standard house relocation note be added to the site plan to ensure the two-family dwelling is constructed where it is shown or in the general area.