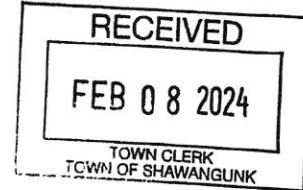


APPROVED

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 Tuesday, 2nd day of January 2024.

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



Also present: Richard Hoyt, Esq.; Bonnie Franson, AICP CEP, PP of Nelson, Pope Voorhis; Steven J. Green, Professional Land Surveyor (PLS); Alex Danon, Town Councilman; Ryan Reid, ZBA Board Member; Kathy Ebbrell, Court Clerk. Please see sign-in sheet for rest of attendees.

Meeting location: Town Hall, 14 Central Avenue, Wallkill, NY 12589

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance

Approval of Minutes of December 5, 2023

A first motion was made by Todd Widmark and seconded by John Szarowski to approve the Meeting Minutes of December 5, 2023. Vote: All Ayes: 6, Vacancy: 1, Abstain: 0.

PUBLIC HEARING:

CONTINUATION OF PUBLIC HEARING:

APPEARANCES:

Mr. Joseph Russek - Third Generation Homes (Applicant No. 2023-14):

SBL: 104.1-3-27, 2.3 acres, Address: Corner of Weed Road and NYS Route 52 in Walker Valley, Commercial Site Plan 4,800 sq. ft. with three businesses and two residential bungalows. Property Class: Vacant, SB (Small Business), Pine Bush School District, Walker Valley Fire Company

Entered into record: Special Use Permit and Site Plan Application dated November 15, 2023. Proposed project drawing/sketch of buildings and materials, and 8 x 11 map. Memorandum dated December 1, 2023 by Ms. Bonnie Franson, AICP CEP, PP of Nelson Pope & Voorhis with comments dated January 2, 2024.

Project Description:

Mr. Steven J. Green, PLS stated the following: The project is on the corner of Weed Road and Route 52 on 2.4 acres and we are proposing to put in roughly 5,000 sq. ft. of buildings. We are showing a main structure with two out buildings. This will be apartments that might have discussed previously. The building will be for three commercial spaces, two restaurants and a brewery, and apartments across the parking lot. There is a venue that is part of it. The parking