

**TOWN OF SHAWANGUNK
PLANNING BOARD AGENDA
April 4, 2023**

Meeting location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance:

Approval of Minutes of March 7, 2023

PUBLIC HEARING: - No New Public Hearing

CONTINUATION PUBLIC HEARINGS:

Boria & Linda Sax:(99.4-1-24.300) Proposed Two Lot Subdivision of 84.17+/-acres at Red Mills Road in the R-Ag4 District and Wallkill Central School District.

ENAIID Properties / Diane & Joe Szymczak:(99.1-7-22.200) Proposed Two Lot Subdivision of 50+/-acres with multiple dwellings / structures at 100 Meadow Hill Lane in R-AG2 District and Pine Bush Central School District.

APPEARANCES:

One Stop Shop Supplies, Inc. (106.4-1-7.112) Proposed Change of Use Special Use Permit with Site Plan Review for light industrial use/E-Commerce business with repurpose existing 22,000+/- SF building located at 3050 NYS Route 208 in the SB District and Wallkill Central School District.

Elixir Design Build, LLC / Blue Chip Farms: Lead Agency status for proposed Sketch Plan for Subdivisions, multiple Special Uses with Site Plan on 677.3 +/-acres located at 807 Hoagerburgh Rd, Bates Ln, Old Fort Rd, Whiskey Hill Rd in the R-AG4 District and Wallkill Central School District.

DISCUSSIONS:

Hugh Crowell and Matt & Georgina Crinieri: 162 Lippincott Road, Wallkill, NY 12589: Tax Parcels: 106.1-2-36.3 and 100.3-2-37.9SBL: 106.1-2-36.300, Lot Dimensions: 2.6+/-acres. Lot Line Adjustment. Agricultural District – 4 (R-AG 4). Wallkill Central School District.

John Lease III, Smoke Shop, Owner: North Plank Dev Co: Permit Number: 23-0065, Permit Type: Construction-Commercial. Permit Use: Interior Remodel (change of use), 46 Wallkill Avenue, Wallkill, NY and Wallkill Central School District. Section: 106.49, Block: 3, Lot: 24, Zoning District: SB, School District: Wallkill High School.

Harrys Corner Store, Applicant's Name: Viraminder Singh, Owner: Daniel Colon: Site plan approval not required. Address: 12 Wallkill Avenue and Wallkill Central School District, Section: 177-35A,

CORRESPONDENCE:

Next Regular Meeting to be held on **“Tuesday, May 2nd, 2023”**

Dead line for submission is **“Friday, April 14, 2023”** at noon.

This Agenda is subject to change