

**TOWN OF SHAWANGUNK  
PLANNING BOARD AGENDA  
June 6, 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 May 2, 2023

***PUBLIC HEARING:***

***CONTINUATION PUBLIC SCOPING SESSION:***

**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. Continuation of Public Scoping Session previously held on 5/6/2023. **The Planning Board agreed to hold open the public scoping session to the June 6, 2023, Planning Board meeting. The Applicant Consented. The Planning Board wants to ensure the public has had ample time to review the draft scoping document.**

***APPEARANCES:***

**Applicant Name: 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. SBL: 106.49-3-24. Municipal Zoning – Small Business (SB), School District: Wallkill High School. Review sketched map provided by Applicant regarding landscaping, walkway, step entrance, and lighting.

**Harrys Corner Store, Applicant's Name: Viraminder Singh, Owner: Daniel Colon:** SBL: 106.49-4-24. Address: 12 Wallkill Avenue and Wallkill Central School District, Municipal Zoning – Small Business (SB). Review of sign and hood permits approved by Building Department. Applicant to provide certification of grease trap waste and letter from neighbor to share dumpster due to no outside storage of garbage cans.

**US Light Energy – Wallkill Solar Array:** SBL: 99.2-6-10, Address: 2319 Brunswick Road, Wallkill, NY 12589, and Wallkill Central School District, R-Ag4. Review solar array project site plan application.

***DISCUSSIONS:***

***CORRESPONDENCE:***

Next Regular Meeting to be held on **Wednesday, July 5, 2023**  
Dead line for submission is **Friday, June 16, 2023** at noon.

This Agenda is subject to change