

**TOWN OF SHAWANGUNK
PLANNING BOARD AGENDA
September 5, 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 August 1, 2023

PUBLIC HEARING:

Michael Brander – Wildrick Road (Applicant No. 2022-10):

SBL: 106.1-1-8.111. Proposed Three Lot Conservation Density Subdivision Preliminary Plan of 46.75+/-acres at 46 Wildrick Road in the R-AG4 District and Wallkill Central School District.

APPEARANCES:

Arthur & Brenda Cemelli/Kelly DiMarzo - Solar Generation (Applicant No. 2023-05):

SBL: 99.2-3-17, Address: 2198 Bruynswick Road, Wallkill, NY 12598, 8.6 Acres, 1 Family Resident, Wallkill Central School District, R-Ag2. Installing a 8kW ground mounted solar array. System includes 16 silfab panels, and 16 enphase microinverters. No backup batteries in system.

JRKB Properties – Darin Clagg / Kellen Barber (filing application on behalf of Mr. Clagg) – Lot Line Change, Property Merge (Applicant No. 2023-07):

SBL: 104.42-4-8 and 104.42-4-9 (Lakewood Road). Owner Address: 24 Kobbs Korner. Pine Bush School District, Shawangunk Valley Fire (FD174). R-AG2, Property Class: Res Vac Land. Proposed Lot Line Change of land to merge properties together to building a single-family dwelling (pre-existing, non-conforming land).

Debra & Stephen DeEntremont – Lot Line Change, Property Merge (Applicant No. 2023-08):

SBL: 98.1-2-8 (1.4 acres of vacant land on Clarks Road), 98.1-2-9 (0.86 acres, one family resident on Clarks Road), 98.3-1-2.100 (5 acres of vacant land on Hansburg Road). Owner Address for 98.1-2-8 and 9: Stephen and Debra Deentremont. Owner Address for 98.3-1-2.100: Stephen Deentremont and Debra Ingrando. Pine Bush School District, Shawangunk Valley Fire (FD174). Lot Line Change of Lands to combine all three properties.

Rucinski-Scott Subdivision and Lot Line Change (Applicant No. 2023-04)

SBL: 99.1-6-13.110 (28.2 Acres) & 99.1-6-13.200 (4.8 Acres), Address: 39 Papuga Road, Pine Bush, NY 12566, Pine Bush School District, Shawangunk Valley Fire (FD174), Subdivision and Lot Line Change of Lands of Marian & Kathleen Scott.

Harrier Ridge Estates – Mako Homes – Lot Subdivisions (Applicant No. 2023-09)

SBL: 106.1-3-29.421, Address: Dubois & Malloy Road, 26.5 Acres, Property Class: Abandoned Ag-2, Wallkill Central School District, Shawangunk Fire District. Ten lots subdivision project.

US Light Energy – Wallkill Solar Array (Applicant No. 2023-01):

SBL: 99.2-6-10, Address: 2319 Brunswick Road, Wallkill, NY 12589, and Wallkill Central School District, R-Ag4.

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DISCUSSIONS:

- Blue Chip Final Scope

CORRESPONDENCE:

Next Regular Meeting to be held on **October 3, 2023**
Dead line for submission is **Friday, September 15, 2023** at noon.

This Agenda is subject to change