

**TOWN OF SHAWANGUNK
PLANNING BOARD AGENDA
June 3, 2025**

This Agenda is subject to change

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 6, 2025

PUBLIC HEARING:

CONTINUATION OF PUBLIC HEARING:

Nicky D's Towing & Recovery

Nicholas DiBlanca- Special Use (Applicant No; 2025-17)

SBL: 100.1-1-2, 1.6Acres, Zoning District: R-Ag-2, Address: 2151 Brunswick Road, Wallkill N.Y., School District: Wallkill, Fire District: Shawangunk Valley Fire. Project: Proposed 24-hour towing and Automotive Repair Shop

Wayne Sheeley

Proposed two Lot Subdivision (Applicant No.: 2024-10)

SBL: 106.4-2-21.1, Acres: 15.1, Address: 425 Plains Road, Zoning District: R-Ag 2, School District: Wallkill, Fire District: Wallkill Fire. Project: Two Lot Subdivision and Existing Old Home Renovation into a Duplex

Hufcut / Boniface

Proposed 2 Lot Subdivision, Burlingham Road (Applicant No. 2024-07)

(Applicant No.: 2025-07):

SBL: 104.4-3-18 (21.16 acres), Address: Jason Boniface, Burlingham Road, Pine Bush School District, Walker Valley Fire (FD176), 2-Lot proposed subdivision project.

APPEARANCES:

Catsmo Artisan Smokehouse

Site Plan Change & Addition (Applicant No.: 2024-17)

SBL: 106.001-1-17.141, Proposed Addition for a 4,853 sq.ft. addition to existing smokehouse facility located at 25 Myers Road, Wallkill N.Y. 12589, 92.8 Acres in the R-Ag4 District, Wallkill Fire District & Wallkill Central School District.

Bardin Subdivision

Proposed 2 Lot Subdivision, (Applicant No. 2025-04)

SBL; 99.3-4-39.311, Proposed 2 Lot Subdivision, 115 +/- acres, RAG-2, Address: Andrew Bardin, 332 Old Hardenburgh Rd., Pine Bush N.Y 12566, Pine Bush Fire District, Pine Bush School District.

Ryan Taylor Kanuch, Special Use Permit

Proposed Vehicle Vinyl Wrapping Business (Applicant No. 2025-05)

SBL; 104.4-5-5, 3.2 Acre lot, RAG-2, Applicant: Ryan Kanuch 1 Dorothy Drive Pine Bush NY 12566, Walker Valley Fire District, Pine Bush School District.

DISCUSSIONS:

Harrier Ridge – Approve Bond Escrow

Short Term Rental Law

CORRESPONDENCE:

Next Regular Meeting to be held on **July 1, 2025**
Deadline for submission is **June 13, 2025** at noon.