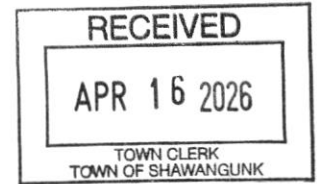


**Town of Shawangunk
Zoning Board of Appeals
March 18, 2026**



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on February 18, 2026, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

Present Were: Mr. Dennis Arluck, Chairman, Ms. Susan Wiand, Mr. Christopher Budney, Ms. Sandy Damon, Mr. Robert Wallner, Ms. Janice Stryker, Zoning Board Secretary, and members of the public.

The meeting was called to order at 7:00 PM. Mr. Dennis Arluck led the Zoning Board in the pledge to the flag.

Approval of Minutes: A motion was made by Mr. Robert Wallner and seconded by Ms. Susan Wiand to approve the minutes of November 19th, 2025 . Vote: Mr. Dennis Arluck: Aye, Mr. Robert Wallner: Aye, Ms. Sandy Damon: Aye, Ms. Susan Wiand: Aye, Mr. Christopher Budney: Abstain

Approval of Minutes: A motion was made by Mr. Dennis Arulck and seconded by Ms. Susan Wiand to approve the minutes of February 18th, 2026. Vote: All Aye's (Present: 5 / Absent: 0)

PUBLIC HEARING:

Sabrina Frandsen SBL: 104.2-7-29, Address: 91 Forest Glen Road, Pine Bush, NY 12566. Pine Bush School District, R-Ag2 Variance: Side & Rear (Addition)

Mr. Arluck: I am seeing here there has already been two granted variances including the one on the encroachment that was granted with the previous owner. You are looking for a side yard minimum required 50 ft. You are looking for 11 ft. 6 inches on the one water side. The front variance I don't think you need it. This is a very odd shape lot.

After reviewing the maps and the requested variance there seems to be confusion about how Mr. Calaca (Building Inspector) got the requested variance amount.

Mr. Budney: Is there any way we can adjourn this until April and have a conversation with Mr. Calaca on how he came up with this amount?

A motion was made by Ms. Susan Wiand and seconded by Ms. Sandy Damon to adjourn this Public Hearing to the April 15th, 2026, meeting at 7pm. Vote: All Aye's (Present: 5 / Absent: 0)

A motion was made by Mr. Robert Wallner and seconded by Ms. Sandy Damon to adjourn this meeting. Vote: All Aye's (Present: 5 / Absent: 0)

Meeting Adjourned at 7:20 PM

Respectfully submitted,

**Janice Stryker
Zoning Board of Appeals Secretary**