



**Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Shawangunk Town Hall, 14 Central Avenue, Wallkill, New York, on Tuesday, the 7th day of April 2026 at 7 P.M.**

**Those present were:** Ryan Reid, Chairman  
Richard Barnhart  
John Leonette  
Sal Patella  
John Szarowski  
Tom Tango  
Todd Widmark

**Absent:**

**Also Present:** Rich Hoyt, Esq., Planning Board Attorney; Bonnie Franson AICP, CEP, Nelson Pope Voorhis, Planning Board Consultant. Please see the sign-in sheet for other attendees.

**Meeting Location:** Town Hall, 14 Central Avenue, Wallkill, NY 12589

**Open Regular Meeting:** 7:00 pm

**Emergency Exists Announcement**

**Pledge of Allegiance**

**Approval of Minutes:** March 3<sup>rd</sup>, 2026

**A motion was made by Mr. John Szrowski and seconded by Mr. Todd Widmark to approve the March 3, 2026, Planning Board Minutes. Vote: All Ayes: 7, Abstain: 0, Absent: 0**

***CONTINUATION OF APPEARANCES:***

***Dylan Lacoutte (Application No:A26-0001) Proposed Deli, SBL# 99.2-1-32, Zoning District: AE, Acres: 1.25, Address: 2630 New Prospect Road, Pine Bush, NY 12566, Shawangunk Valley Fire District, Pine Bush Central School District***

Mr. Lacoutte stated that he is proposing to fix up a building that was once a general store/deli and would like to turn it into a little deli again.

**Parking Lot:**

Mr. Reid: Bonnie Franson, our planner, had some concerns, one of the most important one being you are delineating the car parking. We see that you have it here with no spaces. Are you going to put them in?

Mr. Lacoutte: I wanted to see if the board had any ideas before I gave my engineer an idea where to put them.

Mr. Reid: An engineer would know best, since the area is unique you will need to see what works for a turn in and out. Our concern is how are you going to permanently line-up the parking areas. Are you going to spray paint, put in signs or both?

Mr. Lacoutte: Half of the parking lot is paved, and I plan on having a few signs and spray paint the lines so it clear for parking. I am getting everything ready to contact the Department of Health but have a few more things to change.

Mr. Szarowski: The DPW or DOT may want to weigh in on the parking lot since it is right off the road and one entrance.

Ms. Franson: You may get comments from the county regarding parking and also ask your engineer regarding ADA parking.

Mr. Patella: Was the parking lot going to be paved or gravel?

Mr. Lacoutte: Right now, paving the parking lot is not in the budget.

Mr. Patella: The parking spaces may be angled so you can pull out, away from the sharp turn. You can also put railroad ties in front where you want people to park.

**Type II Action, SEQR Exempt:**

Mr. Hoyt: This is a Type II action and can be sent to the county for review and a Public Hearing set up.

**A motion was made by Mr. John Szarowski seconded by Mr. Sal Patella that this is a Type II Action and exempt from SEQR. VOTE: All Ayes: 7, Abstain: 0 Absent: 0**

**A motion was made by Mr. Sal Patella seconded by Mr. Richard Barnhart to send application to the Ulster County for review. VOTE: All Ayes: 7, Abstain: 0, Absent: 0**

**A motion was made by Mr. John Leonette seconded by Mr. John Szaroski to set up a Public Hearing May 5, 2026, at 7 p.m. VOTE: All Ayes: 7, Abstain: 0, Absent:**

***Louks, Gregory (Application No: 2026-004) Proposed 2-lot Subdivision, SBL#106.1-3-40.111, Zoning District: R Ag-4, Acres: 33.3, Address: 1845 Albany Post Road, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District***

Mr. Joseph Nosek P.E. from Nosek Engineering and Mr. Joseph Rappa, surveyor, were present to represent Mr. Louks. Mr. Louks is proposing a two-lot subdivision at the intersection of Albany Post Road and Bruyn Turnpike. We are back in front of the board with a revised map showing Lot-2 meeting the requirements for lot width, depth, and lot area. There is not a large amount of land out of this 33+ acres due to a considerable portion being DEC wetland. At the last meeting, there was a discussion that we could look into doing a conventional map that meets zoning or possibly do a cluster that would involve a conservation easement. We have elected to go with a conventional, since there is not a whole lot of land as a cluster subdivision

with the wetlands, we feel it would not benefit us as much. The DEC has signed off on the wetland boundary, and a map has been submitted.

**Ms. Bonnie Franson's Comments:**

- Lot-2 is no longer a flag lot and now meets standards.
- Zoning requirements have been met, and no longer will variances be needed.
- Copy of the wetland boundaries has been signed off by the DEC.
- This minor subdivision is an Unlisted Action under SEQR.
- See Ms. Franson's comments regarding changes to the Bulk Table.
- The easement area should extend along the entire length of the driveway on Lot 1.

Ms. Franson: Are you going to have the septic tested or has it already been tested?

Mr. Joseph Nosek P.E. Engineering stated they intend to get the soil testing done next week; percolation testing etc. and submit an application to the health department within the next two weeks.

**A motion was made by Richard Barnhart and seconded by Mr. Todd Widmark to waive the clustered subdivision requirement. All Ayes: 7, Abstained: 0, Absent: 0**

***A motion by John Leonette and seconded by John Szarowski for a Public Hearing on May 5, 2026, at 7:00 PM. Vote: All Ayes: 7, Abstain: 0, Absent: 0***

***US Light Energy and Solar Array – Mike Fingar (Application No: 2023-01)  
SBL# 99.2-6-10, Zoning District R-Ag , Address: 2319 Brunswick Road, Wallkill,  
NY 12589, Shawangunk Valley Fire Department, Wallkill Central School***

We received the comments about the Decommissioning Plan yesterday. We have answered and made the edits. We are looking for a review discussion and moving forward on the Decommissioning plan.

Mr. Reid: I do not see anything out of the normal. In regards to updated comments, the Town Consultants will review and address at another Planning Board meeting.

**Mr. Hoyt's Comments:**

There are two (2) actions the board needs to take. The Town Board needs a bond amount. The new bond figure is about \$366,000, about \$100,000 more from the last figure we saw and includes reforestation. I do not think they propose any salvage value for the panels.

- First action is straight forward and would be to recommend the above figure to the Town Board because they cannot act until there is a recommendation.
- Second action is a little harder. You reserved the right to approve the decommissioning plan when you approved this project months ago.
- We now have the latest plan. Are you able to approve it tonight, subject to comments or would you like to take time to deliberate on it?

**Mr. Alex Brunett, US Light Energy and Solar Array Decommissioning Comments:**

- We changed the wording of “we” to the project company and kept it consistent with the rest of the document.
- Anything that was added to the decommissioning document has been highlighted in green for your review.
- “Normal Wear and Tear” – The intention, from a development piece of land, is when it would be decommissioned. There might be a couple of ruts or piles of dirt, after the decommission, that were not technically present before the action started.
- Wetland protection added.
- Change the word townships changed to Town of Shawangunk.
- Additional information has been added in the restoration section of the site plan.
- The site plan shall state that disposal of all solid hazardous waste in accordance with local, state, and federal laws.
- Timeline Execution – Company would have 120 days post-abandonment if the site ceased to operate twelve (12) months of no operation. There should be 120 days to execute on the decommissioning of the facility.
- The plan can be revisited and because it forms in collaboration with the board and the consultants, it is a mutual agreement.

**Discussion on Planning Board Approval:**

Please note: any comments submitted after the submission deadline date or day of meeting, will be addressed at the next Planning Board meeting in order to give Town Consultants time to review.

Mr. Hoyt: Comments submitted by Mr. Goldberg during the meeting will be reviewed and addressed when they back in front of the Planning Board.

Mr. Brunett: From our perspective the document submitted tonight is our intention of the final submission.

Mr. Hoyt: If the board would like to approve the plan subject to my final review, I am fine with that. I think there will be a review every five years.

Mr. Reid: I am fine with that. The comments that we would defer to are our final review of our Town Attorney.

Mr. Widmark: I am not comfortable unless everything is totally clear.

Mr. Hoyt: I cannot give you that tonight until I make sure everything is correct. One of the board members wanted a model for reforestation. There are models out there. I readdressed and referred to New York State, DEC and Cornell Cooperative Extension.

Mr. Brunett: Some of the new languages states the landowner and the company will work out the reforestation.

Mr. Hoyt: What I signed off on a month ago specifically refers to DEC and Cornell so there is a standard to enforce these things. I do not see that in the version presented at tonight’s meeting.

Mr. Barnhart: Line 25 states reforestation should follow best practices. Including but not limited to guidance, New York State Department of Environmental Conservation and the Cornell Cooperative Extension.

Ms. Franson: That is in the decommissioning. I am wondering if there is a little mismatch between the plan and the agreement.

Mr. Hoyt: I believe you can recommend that bond amount and the Decommissioning plan, subject to my final review.

**MOTION: Mr. Richard Barnhart made a motion and seconded by Mr. John Szarowski to recommend the bond amount of \$366,800 to the Town Board. Vote: All Ayes: 7, Abstain: 0, Absent: 0**

**MOTION: Mr. Richard Barnhart made a motion and seconded by Mr. John Szarowski to approve the decommissioning contingent on Mr. Hoyt's and Mr. Hines, Town Engineer approval. Vote: All Ayes: 7, Abstain: 0, Abstain: 0**

***APPEARANCES:***

**Hamlet Commons Wallkill LLC (Applicant No.A26-0007) Proposed: Amended Site Plan SBL# 106.49-5-4-114-4.118 (Lots 5,6,7,8 & 9), 1.64 acres, H-1, Address: Hamlet Commons Wallkill LLC, Keith Libolt, 49 Park Avenue, 51 Pleasant Avenue – 57 Pleasant Avenue, Wallkill, New York, 12589, Wallkill Fire District, Wallkill School District.**

Mr. Mike Moriello, lawyer for Mr. Keith Libolt. I looked at Ms. Franson's review and agree with her comments. My understanding now is Lots-5, 6, 7, and 8 are not really in question.

Mr. Libolt is not seeking any kind of a difference from them. It is Lot-9 with the dilemma. A subdivision map has been filed. The element of 39 units and my recollection is that there was a 5,000 – square foot commercial building with it. It has been approved for a single family, and we are going to go and speak with the Building Inspector to see if we can make it a duplex instead. Then we may have to come back before the board.

Mr. Reid: A two-family would require a special use permit. Are there any other changes?

Mr. Morello: Everything else with the side yard will be observed by the map Lots-5, 6, 7, and 8.

Mr. Reid: Only one sheet of the map was filed, when it should have been 18 sheets. Normally, recent clustered developments and site plans are combined and do have multiple papers including:

- Landscaping Plan
- Lighting Plan
- Grading Plan
- Site Details.

If this comes back to us for a special use permit, these are the requirements. Landscaping being one of them.

**Dan Grove Subdivision (CE Penny Drive) (Application No. A26-008) Proposed: 29 residential subdivision, SBL#106.2-5-20, Zoning District SB/H-1, AQ-O Overlay, Address: CE Penny Drive, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District.**

Ms. Lara Monroe, Engineering Properties representing Mr. Daniel Grove. This is a proposed subdivision of tax map 106.2-5-30 which is located in the SB and H1 Zoning Districts. Part of the property is located within the aquifer protection overlay. The existing parcel contains 38.79 acres and a large area of wetlands, roughly 10.8 acres. We have submitted to the DEC a parcel for a jurisdiction determination, and it was positive. We have shown the 100' foot buffer area around the delineation. The first plan that we provided here is a conventional subdivision plan and we show the potential for 38-single family homes. The property is located in the Wallkill Sewer District and adjacent to the Wallkill Water District. We will be pursuing the Water District extension with the Town Board.

The cluster plan, we utilized the small business portion of the lot to propose a 5,000 square foot commercial retail building. With the consolidated plan the lots are smaller clustered sizes for a total of 29 lots with one larger lot remaining and two open space areas that would be in a conservation easement. The total 22.96 acres, which is roughly 59% of the lot, would be preserved as open space. With either plan there will be two separate exits.

Mr. Reid: Do you have anything in mind for the retail and has the DEC made any comments to you?

Ms. Monroe: No. The DEC made a site visit and will meet our consultants out there in the near future to go over the boundary and maybe suggest changes to the boundary.

Mr. John Leonnette: One thing that I would recommend if you flopped the commercial area so the parking would not be in the neighbor's yards. You could move the roadway closer to the wetland then the back of the building would be facing the neighbors' yards.

**Ms. Bonnie Franson's Comments:**

- The Planning Board does not favor something that runs a road in the backyards of other lots. You are essentially creating double frontage lots.
- Majority of the backyards are in the wetland adjacent lots.
- To develop commercial for every 2000 sq. ft. of commercial space you will have to reduce your dwelling unit yield by a dwelling unit.
- Limit the amounts that are adjacent to the wetlands. Especially when they have almost no back yard.

For the Cluster Subdivision:

- I do not believe you are allowed detached accessory structures when you have a cluster subdivision.
- The Planning Board is not in favor of having a lot of lots behind existing conventional lots.
- Think about what you are really protecting and is it valuable for open space.

For the conventional, you may need to know if the Town Board is willing to extend the water district. If not, the yield is really out the window in terms of how many units would be allowed.

Mr. Hoyt: The Town Board cannot approve extending the water district until we do SEQRA.  
Mr. Szarowski: It would also be helpful to see CE Penny on the map and the houses.  
Ms. Franson: Yes, you do not realize the double frontage because you do not see CE Penny.  
Unable to start the SEQRA process until the plans have been revised.

Next Regular Meeting to be held on Tuesday, May 5, 2026, at 7:00 PM.  
Deadline for submission is Friday, April 17, 2026, at noon  
Agenda is subject to change

***ADJOURN MEETING:***

**A motion was made by Mr. Todd Widmark and seconded by Mr. John Szarowski to adjourn meeting. Vote: All Ayes: 7, Abstain: 0, Absent: 0**

Respectfully

Janice Stryker  
Planning and Zoning Board Secretary