



**Town of Shawangunk
Zoning Board of Appeals
April 15, 2026**

Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on April 15, 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, Ms. Janice Stryker, Zoning Board Secretary, and members of the public.

Absent: Mr. Robert Wallner

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 Ms. Wiand and seconded by Ms. Sandy Damon to approve the minutes of March 18, 2026 . Vote: Mr. Dennis Arluck: Aye, Ms. Sandy Damon: Aye, Ms. Susan Wiand: Aye, Mr. Christopher Budney: Aye

PUBLIC HEARING:

Walter & Stephanie Nop, SBL# 106.2-2-40, Address: 25 Knoth Road, Wallkill, NY 12589 and Wallkill Central School District, R-Ag2, Addition: Area Variance Side & Rear Type II – Exempt Action – No SEQRA

Mr. Nop was present to request a variance for a side & rear variance for an addition.

Mr. Arluck: After speaking with the Building Inspector, Mr. John Calaca, you moved the building back to be level with the front of the house. When the two side lots are put together it equals the minimum required. It is not in the Zoning that you cannot build this building; but the building is rather large and is only ten feet from the border. Bulk maximum impervious coverage is 15% of area and you will need 16.2%

There were no comments from the public.

A motion was made by Ms. Susan Wiand and seconded by Ms. Sandy Damon to close the Public Hearing and to approve of a 1.2% impervious coverage variance to 16.2% whereas 15% is the maximum allowed. Vote: Mr. Budney – Aye, Ms. Wiand – Aye, Ms. Damon – Aye and Mr. Arluck- Aye.

Liquid Mercantile, SBL# 106.12-1-22, Address: 2442 Route 300, Wallkill, NY 12589 and Wallkill Central School District, HWG & AQ-O, Area Variance: Front Yard

Passero Associates was present to represent Liquid Mercantile. We are here tonight to request a sixty (60) ft. variance in the front. The minimum is five (5) ft and the maximum is twenty-five (25) ft. We would like to place the building eighty-five (85) ft. from the front property line. The main road is Route 300 with a 45-mph zone. We are concerned with the safety and cars coming in and out. We would like to do landscaping in the front so it is more appealing to the public and general area.

Mr. Arluck: We will have to do a continuance because the Planning Board has not yet finished their SEQR determination. We are able to discuss it tonight, but we are unable to vote until the SEQR determination is complete.

It is a good idea to have the parking in the front. It is a safety issue plus it would be great for people who can't get around well.

Comments from the audience: One gentleman: All pro.

A motion was made by Mr. Dennis Arluck and seconded by Mr. Chris Budney to approve a continuance to May 20th, 2026 at 7:00pm. Vote: Vote: Mr. Budney – Aye, Ms. Wiand – Aye, Ms. Damon – Aye and Mr. Arluck- Aye.

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)

Ms. Sabrina Franson was present to request a variance of eight (8) ft. on the side and rear yard for an addition. This is a Type II – Exempt Action per the SEQR.

A motion was made by Ms. Sandy Damon and seconded by Ms. Susan Wiand to close the public hearing and grant an eight (8) ft. each, side and rear variance. Vote: Mr. Budney – Aye, Ms. Wiand – Aye, Ms. Damon – Aye and Mr. Arluck- Aye.

DISCUSSION:

Zoning Board of Appeals: Applicants - May.

A motion was made by Mr. Dennis Arluck and seconded by Ms. Susan Wiand to adjourn this meeting. Vote: Mr. Budney – Aye, Ms. Wiand – Aye, Ms. Damon – Aye and Mr. Arluck- Aye.

Meeting Adjourned at 7:25 PM

Respectfully submitted,

**Janice Stryker
Zoning Board of Appeals Secretary**