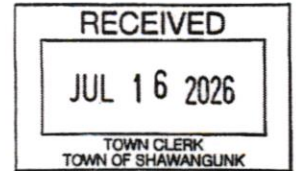


**Town of Shawangunk
Zoning Board of Appeals
June 17, 2026**



Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on June 17th, 2026, at 7:00 PM at the Town Hall, 14 Central Avenue, Wallkill, New York, County of Ulster for the following:

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

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

Approval of Minutes: A motion was made by Robert Wallner and seconded by Mrs. Susan Wiand to approve the April 15th, 2026 and May 20th, 2026, minutes.
Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Mr. Robert Wallner: Aye, Mr. Christopher Budney: Aye, Ms. Sandy Damon: Aye

PUBLIC HEARING CONTINUED:

Liquid Mercantile, SBL# 106.12-1-22, Address: 2442 Route 300, Wallkill, NY 12589 and Wallkill Central School District, HWG & AQ-O, Area Variance: 60 ft. Front Yard
Mr. Chris LaPorta and Ms. Monserrat Rios from Passero Engineering were present to represent Liquid Mercantile.

Mr. Laporta explained to the board that the Planning Board finished the SEQR Determination and Negative Declaration. We are here tonight to move forward with our proposal for a 60ft. area variance. The map has had a few minor changes since we were here last. The Fire Department requested that we remove 4 parking spaces around the building for more access. This will leave us with 34 parking spots instead of 38. This is still above our minimum threshold.

The lighting plan and SWPPP completed. We are still waiting for the Department of Health.

Chairman Arluck: The maximum setback is 25ft. with a minimum of 5ft. and you are asking for a 60ft. variance to have a total of 85ft. setback.

Mr. LaPorta: That is correct.

Chairman Arluck: Did the Planning Board declare Lead Agency?

Mr. Laporta: The Planning Board declared Lead Agency and a Neg Dec in accordance with the New York State Environmental Quality Review and a Short EAF form was filed.

No comments from the audience or the board.

**Town of Shawangunk
Zoning Board of Appeals
June 17, 2026**

Mr. Chairman Arluck: Zoning Law Variances and Appeals Section 177-52 (D) and 177-58

Liquid Mercantile Planning Board findings are:

- Bulk req for front yard maximum set back 25'
- Variance request 60' for a total of 85'
- Town of Shawangunk Planning Board declared Lead Agency
- Planning Board declared a Negative Declaration in accordance with NYS Environmental quality review after a Short Environmental Assessment Form (EAF) was filed.

Planning Board findings were 16 in total:

- From those findings we look at #13. This is the growth and character of the neighborhood.
- It is the Planning Board Assessment that there will be no significant adverse impact on the character of the neighborhood and adjoining properties.

The Town of Shawangunk Zoning Board agrees with the Planning Board findings.

Additional findings are agreeable to granting area variance:

- Entering and existing property safer.
- Does not affect or impact adjoining wetlands.
- Does not alter the character of the surrounding properties.
- Was not a self-created hardship.
- By law, the benefit to the applicant out ways any burden to the town.
- Fits in the Hamlet Gateway Zoning Plan

A motion was made to close the Public Hearing. Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon: Aye, Mr. Robert Wallner: Aye, Mr. Chris Budney: Aye

A motion was made by Chairman Arluck and seconded by Mr. Robert Wallner to approve 60 ft. front yard variance. Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon: Aye, Mr. Robert Wallner: Aye, Mr. Chris Budney: Aye

PUBLIC HEARING:

Brian McKeever, SBL# 99.2-6-36, Address: 2525 Bruynswick Road, Wallkill, NY 12589 and Wallkill School District, RAG-4 Area Variance: 3.67ft Side Yard

Mr. McKeever was present to request a 6 ft variance to build the new structure on the submitted site plan. Mr. McKeever explained the requested variance is for approval of a 44ft. setback from the adjacent property as opposed to the zone setback requirements of 50ft. Due to the property layout, only a portion of the structure is within the allowable setback without the variance.

Chairman Arluck: I know Mr. John Calaca (Building Inspector) recommended a 6ft. variance to you; usually the Zoning Board gives you exactly what you need.

**Town of Shawangunk
Zoning Board of Appeals
June 17, 2026**

Mr. McKeever: Yes, we originally came up with 3.67 ft. The foundation is a step foundation and unsure if the below grade also applied. It steps out and is closer to the adjacent property line. Then works its way away from it.

Mr. Wallner: The 6ft you are talking about is from the primary structure or the deck?

Mr. McKeever: It is from the deck.

Mr. Wallner: Ok, then our calculation of 3.67 is accurate.

Mr. McKeever: Correct.

No comments from the audience or board members.

A motion was made to close the Public Hearing. Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon: Aye, Mr. Robert Wallner: Aye, Mr. Chris Budney: Aye

Chairman Arluck went through the law section 177-52(D) for variances and 177-58 for appeals.

Vote: The board agreed: That Granting this variance would have no impact on surrounding parcels, minimal variance that can be given and by law and the benefit to the applicant outweighs any burden to the town.

A motion was made by Mr. Robert Wallner and seconded by Ms. Sandy Damon to approve the 3.67ft. side yard variance. Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon: Aye, Mr. Robert Wallner: Aye, Mr. Chris Budney: Aye

A motion was made by Mr. Robert Wallner and seconded by Ms. Sandy Damon to adjourn the meeting. Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon: Aye, Mr. Robert Wallner: Aye, Mr. Chris Budney: Aye

Meeting Adjourned at 7:35 PM

Respectfully submitted,

Janice Stryker
Zoning Board of Appeals Secretary