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 6th day of October 2026 at 7 P.M.

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

Also Present: Richard Hoyt, Esq., Planning Board Attorney; Bonnie Franson, 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 Exits Announcement

Pledge of Allegiance

Approval of Minutes: September 1st , 2026

A motion was made by Mr. Todd Widmark and seconded by Mr. John Leonette to approve the September 1st , 2026, Planning Board Minutes. Vote: All Ayes: 7, Abstain: 0, Absent: 0

APPERANCES:

CELLO PARTNERSHIP d/b/a Verizon Wireless
SBL#99.1-7-22.200, Zoning District: R-Ag 2, Acres: 50, Address: 100 Meadow Hill Lane, Pine Bush, NY 12566 Proposed: Monopole
Shawangunk Valley Fire District, Pine Bush Central School District

Mr. James LaValle, Esq, Young/Sommer LLC, outside counsel for Verizon Wireless; was present to represent the applicant.

Mr. LaValle: I would like to review and update the Verizon's proposal for a new wireless communication facility located at 100 Meadow Hill Lane (Private Road), Shawangunk. The facility includes a 150ft. wireless monopole tower.
The updated simulation map has been submitted. Our engineering team goes in and identifies areas of high traffic, high visibility, environments that are historically sensitive areas, and mark them on this map. They will identify and fly the drone and take photos of those locations.

Afterwards, the engineering team will run a series of stop simulations. They will drop a tower into the photo and let you know whether it can or cannot be seen.
The maps are presented to let the board identify if there were other areas they would like the photos taken from. This has been done on a three-mile radius and some places five to six miles were done.

Chairman Reid: One photo should be taken at the peak of Minnewaska. This would be the highest point for tourists. We do not have to go everywhere but this peak would prove if it cannot be seen.
Ms. Franson, Nelson, Pope & Voorhis: Are those trails that are identified on the map?
Mr. LaValle: We did not mark off every single trial nor point of them.

Ms. Franson: Five (5) miles was the recommendation by guidance. For the cell tower, on Twin Ponds, Minnewaska was used. The pole was just a monopole without anything on it. The file may show where the photos were taken at Minnewaska.
Mr. LaValle: Are you requesting those specific photos? The locations change from tower to tower, depending on what is visible. Are you looking for the photos to be taken in the exact same manner?
Ms. Franson: I am suggesting that if you are looking for locations where a tower may be visible from Minnewaska, you might want to look at Twin Ponds Lane.
Mr. LaValle: We have proposed here about 34 locations. If there is something you would like to see, the team would rather you tell us opposed to us trying to guess what, when, and where you might see.
Chairman Reid: We can put something in writing outside the three-mile radius.
Mr. Sal Patella: Where it says Shawangunk Ridge that logically is the ridges top We are suggesting or requesting one or two points, such as Lake Minnewaska. It is a substantial ridge where people hike and is known for its scenery and beautiful views. That may be one of the more critical points outside your three-mile radius.
Ms. Fransen: Gertrudes Nose, another popular spot, is right around there.
If you go to the Appalachians Trail, it will show you where the trails are and it will highlight Gertrudes Nose and where the falls are.

Mr. LaValle: We have no issue identifying and putting more locations on the map. We just would like the board to tell us what place and location.

Chairman Reid: We will put together a list location for you.
Ms. Franson: I will do a map with the list.
The Scenic Byway is close to the tower but should not be visible as it is flat and wooded. I would suggest showing it on the map and note it is not visible.

Mr. LaVelle: The fall season is so close, we likely will not go out until November. We would like to coordinate any additional locations the board may have.

Mr. LaVelle: In regard to the owners and their non-finalized subdivision, they mentioned they will be in touch with the finalization of the application.
Per our conversation last month, we wanted to show you exactly where in relation to the subdivision the tower would stand. All the setbacks would be met; we would need approximately 870 ft. or so, set back from the subdivision line.

Mr. Richard Hoyt, Esq: If they were to pursue the subdivision, has your team evaluated your tower on a 29-acre parcel instead of a 50-acre parcel?
Mr. LaVelle: To construct we will need the access road and the 100 x 100 mixed area. With these the tower can be constructed properly.
The pole is set intentionally to avoid the delineated wetlands and all designated sensitive areas. The proposed subdivision will have no impact on us.
Ms. Franson: The environmental constraints and considering other uses that may occur, you want to make sure there is still lot areas available for your particular use. More setbacks need to be considered, and livestock. Your company needs to make sure that it does not trigger a variance situation.
Mr. LaVelle: We will look into that.

Chairman Reid: It was mentioned last meeting about using a Radio Frequency (RF) Engineer.
Ms. Franson: A RF Engineer will look over the data to see if there is a case, and in fact a need for a tower. In communities the tower may be particularly tall and if it is visible to sensitive areas.
You can allow them to do the ballon test and if it is very tall and visible you may want to bring in an RF Engineer to see whether it can be reduced.
Mr. LaVelle: We design the towers at a minimum height possible in regard to the RF needs but also look at the co-capacity of the building.
We designed this one at 145 ft, this way if AT&T, T-Mobile or whoever comes along there will be space, and the pole will not be very high. This is the minimum height needed to achieve an RF signal, and the space that is required.

Chairman Reid: This can be addressed once the visuals come in.
Mr. LaVelle: In the submission it does show the reduction, I believe it is 120ft. versus 145ft. There is a demonstration of what the difference is going to do for us. If the board would like to see, 140ft. versus 100 ft., we can provide that as well.

Mr. John Szarowski: Is there guidelines that require or recommend you build the tower in multiples?
Mr. LaVelle: It is in your Town Code. We are dictating it ourselves.
Ms. Franson: Twin Ponds, was only one. That particular tower was very visible; they put all the equipment inside the tower. At that time the Planning Board weighed and balanced whether they wanted co-location or whether they wanted something that was less visible.

Mr. LaVelle: We will let you know the day we are running the balloon test. Once we have the balloon at 100ft. we will then drone and run the simulation.

Mr. Szarowski: A public notice could be warranted for the balloon test.
Mr. LaVelle: We will put in the local paper.

Mr. Hoyt: If this is a Type 1 Action a Notice of Intent will have to be circulated.
We may not have enough information right now for that process.
Mr. LaVelle: I will check with the Town Law. I do not remember seeing something that automatically typed it as Type 1. The Town Law can override SEQR.

CONTINUATION OF APPEARANCES:

Raphel Stone Collection Inc.
SBL#106.2-5-19, Zoning District: SB, Acres 8.238
Address: 80 Cottage Street, Wallkill Proposed: Existing Covered Areas
Wallkill Fire District, Wallkill School Districton

Mr. Raphel Acher was present to represent his project.

Chairman Reid: It seems you have done a lot of work on the property since the last time you were here in January 2025.
Mr. Acher: Yes, we fixed it up nicely.
Chairman Reid: You have not come in front of the Planning Board for the renovations you made. For example, you had stated you had no intention of extending the blacktop. A good portion of the property has been extended.
Mr. Acher: We repaired it.
Mr. Reid: You were supposed to come back to the board with a site plan in regards what we were going to do about the traffic.
Part of what we do as the Planning Board is make sure everything is done; we would like it to fit aesthetically in the neighborhood but also make sure that we are doing things the right way. There are tractor trailers going down the road and we have documents that state the trucks are to be 20 ft. trucks.
Mr. Acher: The trucks are 20 to 40ft.

Chairman Reid: This was originally just supposed to be for storage, correct?
This looks like a special use permit. It does not look the same as what you purchased it for.
Mr. Acher: It was just storage. You do not have people really working at storage places.
Chairman Reid: A site plan was not done before and our understanding was you were going to get a site plan and come back. There has been additions made without any building permits or permits.
Mr. Archer: We made a showroom, asphalt and the three canopies for storage.

Mr. Tom Tango: You are getting a survey and site plan done?
Mr. Archer: Yes.
Mr. Tango: I think it would be best for you to come back to the board with a new survey and a site plan drawn up by an engineer that says what you are doing and propose to do.

Chairman Reid: There are a lot of things to be address. Ms. Franson has sent comments and the Building Department has specific issues that you need to address potential violations. Our practice is we do not make any decisions on properties that have violations.
We will need you to have a formal letter from the Building Inspector regarding what needs to be done for the required permits.

Mr. Barnhart: Has Mr. Calaca been to your facility?
Mr. Acher: Yes.
Mr. Barnhart: Did he review it and what did he say?
Mr. Acher: He told me to get a new survey.
Mr. Barnhart: Do you have a showroom?

Mr. Acher: Yes.
Mr. Barnhart: When you originally came to us, it was not mentioned you did not attend to have one.
Mr. Acher: When we started renovation, we decided to have a showroom.
Mr. Barnhart: That is something that should have been consulted with the Building Inspector.
Mr. Acher: The showroom is for the locals to sit down inside. There are no customers coming into the showroom.

Chairman Reid: We are going to need a survey for the special use. The structure is over 5,000 sq ft. The Small Business district will require a special use permit for what you are doing or intend to do.
A formal letter from the Building Department will also be needed for the violations.
Ms. Franson: A narrative would also be helpful.
Mr. Tango: The narrative should state what activities are going on. Originally when you came to us you were bringing in stone and storing it, then it was going back out.
Mr. Acher: That is what we are doing now, in and out.

Ms. Franson: An example of what we are talking about is an ariel map showing what the property looks like now and is to be submitted to the planning board.
It appears two ramps have been constructed along the rear of the property, and behind. There is material packaged in blue or green, which the town does not have knowledge of what it is, for safety matters.
It is important for the fire district to know what is going on there.
If it is just storage of stone that is one thing but if there is activities occurring the town needs to know what they are.
It is also not known the amount of impervious surface that has been put down and how it will affect the drainage.
This was originally a site with hazardous materials that was remediated.
There are controls on terms of what you may do. We need to make sure everything is done and is not a problem for the neighborhood.

DISCUSSION:

Chairman Reid: As the Board we need to review three pending applications that have not progressed toward completion despite remaining open. The Board needs to discuss whether to continue holding these applications open or formally close them out.

To be considered for each application:

- Whether the application should be formally closed due to lack of progress.
- Whether the applicant's escrow funds should be refunded, in accordance with applicable policies, agreements, and governing requirements.
- Whether any outstanding requirements or conditions must be satisfied before the application can be closed.

Richard Spoto: 252 Sinsabaugh Road: Per applicant is not proceeding with the lot line (2024 application).

Chairman Reid: Mr. Spoto came in front of the board in 2024. There was a plethora of violations on the property that needed to be taken care of before he was able to proceed with a lot line. Since then, Mr. Spoto has sold the property and moved to Florida.
Ms. Stryker will speak to Mr. Calaca to make sure violations have been resolved.

MOTION:
A motion was made by Mr. John Szarowski and seconded by Mr. John Leonette to accept the request to withdraw and to refund any unused escrow funds to be contingent upon confirmation that no outstanding or unresolved violations remain on the property . All Ayes: 7, Abstain: 0, Absent: 0

James Kennedy: 524 Upper Mountain Road: Per applicant is not proceeding with 2 -Lot Subdivision (2025 application).

Mr. Hoyt: Mr. Kennedy was in front of the board to do a 2-Lot Subdivision. Ms. Franson did a review and it seemed straight forward but nothing was pursued by the applicant accept the request to withdraw and returning unexpended funds..

MOTION:
A motion was made by Mr. Sal Patella and seconded by Mr. Richard Barnhart to close out the escrow account and refund any unexpended funds provided that there are no outstanding violations. All Ayes: 7, Abstain: 0, Absent: 0

Ulster Farms Material (Barbara Walch): 1415 Albany Post Road: Per applicant is not proceeding with Agg & Market Stand (2024)

Mr. Hoyt: Ulster Farms (Barabara Walch) The previous owner had a Mining Permit from this Board and the DEC. Since then, the previous owner has moved.
Mr. John Calaca, Building Inspector, is under the impression they are doing retail; importing items for retail, not just sand and gravel.
In 2024 Ms. Walch asked whether the DEC Permit was going to be approved, in the meantime, a neighbor directly across the Wallkill River, sent numerous letters, emails, and phone calls regarding complaints about the property.
Ms. Walch, since her appearance in front of the Planning Board, has sent a letter to Mr. John Calaca, demanding that the use was authorized for farm and mine related. It is unclear whether Mr. John Calaca has responded.

Mr. Barnhart: Has Mr. Calaca gone to Ulster Farms and determined whether there is anything actively taking place?
I would like to see a memo be sent to Mr. Calaca and see if he has physically been out to Ulster Farms and see what is going on.

Mr. Tango: The website indicates a retail facility, which is what we did not want approved.
Mr. Szarowski: Ms. Walch was looking to put it in a Garden Center.
Mr. Widmark: Are they selling mulch and is it wholesale or retail?
Mr. Patella: This was never approved and was not part of the existing use.
Mr. Hoyt: The applicant was in one night and never returned.
Mr. Szarowski: The retail use was not allowed in that zone. The nursery was the only thing that was close to what she wanted to do.
Mr. Gary Specht, Wallkill Fire Chief: Per their website the products available are Topsoil, Sand, Gravel, Boulders, Fill, Crushed Stone and Bulk Salt.
Mr. Szarowsi: Do they have a permit for Bulk Salt? Per the DEC a permit for Bulk Salt is required to sell.
Mr. Specht: The website states "We supply and remove all materials for aggregates, construction and landscaping".

Mr. Hoyt: To summarize, a memo should be sent to John Calaca and the Board will hold on accepting the withdrawal and returning unexpended funds.

MOTION:
By consensus of the Board, a memo shall be sent to Building Inspector John Calaca directing him to conduct an on-site inspection at Ulster Farm Materials to assess the current conditions and activities on the property and determine what is occurring on the premises.
All Ayes: 7

MuniCollab – Presentation.

Mr. Tom Tango: I have a presentation set with MuniCollab for next Tuesday for a zoom meeting, if anyone would like to participate.

Blue Chip Farms Gateway Meeting:

Mr. Hoyt: Blue Chip Farms has requested a Gateway meeting with Ulster County and members of the Board. It was agreed that attendance should be limited to three Board members.
It is my understanding that Gateway meetings provide an opportunity for various agencies to coordinate and discuss the project, ultimately benefiting the applicant by helping identify requirements, address concerns, and streamline the review process.
Whoever attends the meeting may want to take the opportunity to raise any questions or concerns they have regarding the project and address any outstanding issues with the appropriate agencies. Alternatively, you may choose to listen and allow the applicant and agencies to lead the discussion, keeping in mind that silence should not be interpreted as agreement or approval.

Chairman Reid: I feel this would be the best approach in this situation. I will reach out to the applicant directly. My understanding is that the Gateway meeting is primarily an opportunity for the applicant, Ulster County, and the other involved agencies to coordinate and discuss the project.

From our perspective, I believe it is best to limit our comments and allow the appropriate agencies to lead the discussion. We still have our own review process, scope of authority, and requirements to work through. By listening and allowing the applicant and agencies to address the relevant issues, we can avoid making premature comments or statements that could be misconstrued or potentially complicate our own review process.

ADJOURN MEETING:

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

Next Regular Meeting to be held on November 4, 2026 "**WEDNESDAY**" at 7:00 pm.
Deadline for submission is Friday, October 16, 2026, at 12:00 pm
Agenda is subject to change.

Respectfully

Janice Stryker
Planning and Zoning Board Secretary

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