



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 1st day of September 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: August 4, 2026

A motion was made by Mr. John Sarowski and seconded by Mr. Tom Tango to approve the August 4, 2026, Planning Board Minutes. Vote: All Ayes: 7, Abstain: 0, Absent: 0

APPERANCE:

***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, and Mr. Dustin Wyman, Network Building + Consulting, Wyman, acquisition group for Verizon Wireless; were present to represent the applicant.

Mr. LaValle: In front of you is 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. We call it a three-triangular flattest tower, which is a one-meter tower with a 4ft. lightening rod on top of it. The communications facility will be located inside a 40ft.-60ft. fenced compound, with a 6ft. fence and a 1 foot barbed wire on top of it.

Mr. Richard Barnhart: On the application, the property is owned by Enaid Properties Corp. Are they the owners?

Mr. LaVelle: I believe it is a holding company for the property. I am unaware where the landowners reside. We negotiated a lease with this holding company.

Mr. LaVelle: Verizon is proposing to build a 154ft. wireless self-communication facility with Verizon's panels located at 145ft. Building the tower at 154ft. and making the compound approximately 40ft. by 60ft., it leaves space on the tower itself and the compound for any future additional carriers that choose to come through. Example: If AT&T wanted to go on the pole, they would be at 135ft, and the next one would be at 125ft. Everything including coax cable and line running is trenched to the tower.

The only actual equipment you will see is an H-frame, which is a large wooden bulletin board that has all of the equipment mounted to it with a 200-gallon backup generator. The generator is a double steel wall tank that cycles once a week for about 30 minutes to make sure it is running properly.

Mr. Sal Patella: Will there be any battery component to this?

Mr. LaVelle: No. There will be a diesel generator on site and that will take care of everything.

Mr. Patella: Will there be a need for tree clearing or topping?

Mr. LaVelle: There will be some tree clearing around the actual compound itself, with additional clearing along the sides. There is a 20ft access easement in the front of it and a 12ft driveway. I believe there is a 4ft easement space on each side. The trees that would be cut down are the ones in the way of the trailers or the crane equipment.

Mr. Richard Barnhart: Is there a limited number of carriers that can be on the pole?

Mr. LaVelle: This tower itself is designed for three (3).

Mr. Richard Hoyt: The Enaid Subdivision, I believe the owners have owned the property for some time, received a conditional final approval of a two-lot subdivision several years ago. It would have been 19.8 acres, which includes this gentleman's site, and 30.1 acres where the applicant wanted to build a house. The application was extended multiple times until March of 2025, and they stopped asking for extensions. Do you know anything about that?

Mr. LaVelle: It is our understanding that the subdivision was never filed, since they stopped asking for extensions, I assume the owners thought it expired.

Mr. Hoyt: We never got a withdrawal letter; you may want to find out if there was an intent to withdraw.

Mr. LaVelle: I do not want to speak for them, but I will be more than happy to go and talk to them.

Mr. LaVelle: We received a rather in-depth and thorough comment letter from Nelson Pope Voorhees and, in order to give you a proper answer, we will send our own comment response letter to you. We will also clarify everything with the homeowner and get a formal submission to the board outlining where they are within the process and what they wish to do in the future.

Mr. Todd Widmark: Your intent is going to be at 145ft?

Mr. LaVelle: Yes. The tower itself is 150ft., there is a 4ft. lightening mast on top of it so that gives you the whole total of 154ft.

Mr. John Szarowski: Can you explain the size of the panels?

Mr. LaVelle: Our panels are about 3ft. tall and extend up to 18" and below the center line.

Mr. Widmark: I see there are cabins and some other types of existing buildings, what are they?

Mr. LaVelle: I believe on the property; there are cabins or sheds that are unoccupied.

Chairman Reid: Is the leased area on the map?

Mr. LaVelle: The fencing compound is 100 x 100 square ft. of leased area; with a Lease Agreement for the access driveway. This tower aims to fill in a major gap in the town. With this tower in place, it will allow other towers to cover their designated areas.

Mr. Richard Barnhart: Could you explain what on-air coverage is?

Mr. LaVelle: On-air coverage, meaning active cell sites, are currently throwing out and giving a signal.

Mr. Hoyt: The conditions of the 2-lot subdivision approval was to resolve any Building Department violations that existed at that time. You should get this squared away with the Building Inspector.

Ms. Bonnie Franson: Does the board want to retain a Radio Frequency Engineer?

Chairman Reid: I feel an independent study would be more than reasonable.

Ms. Franson: Some type of balloon study, just to see whether you can see it above the tree line. I think it will dictate to some extent where you think you will need any kind of camouflage. It will be visible from some high value locations like Mohonk or Minnewaska. What we have done in the past is some photo simulations are done so everybody has a sense and no one's surprised.

Mr. LaVelle: As far as camouflage of the actual tower itself, options are limited. The tower itself is made of galvanized steel which at first is shiny and over time, due to weathering, it will become dull.

Mr. John Szarowski: Was there a residence location on the application that we have? If it was to be resubmitted in the future, how would this impact that?

Ms. Franson: We will need the owner's consent affidavit because I do not think we have it in our set.

Mr. LaVelle: We provided a Lease Agreement, which is a detailed list of what they agreed too, and it is signed by the owners.

Ms. Franson: We will need to know all the uses of that area. The way our zoning works, each individual uses have to meet their own minimum lot area. So, if the individual wanted to move forward with the subdivision that would affect the lot area.

Mr. LaVelle: I will have our Architectural and Engineering team schedule a time to run a balloon test and get four visual simulation maps. You will be able to see what the proposal will look like.

CONTINUATION OF APPEARANCES:

Blue Chip Farms, LLC/ Elixir Design Build LLC (Applicant No: 13-716) Proposed Development

SBL# 100.3-1-19, 100.3-1-21.120, 100.3-1-21.200 (650+ acres) 23 Old Fort Ln, 791

Hoagerburgh Road and Bates Lane, Wallkill NY. Zoning District: R-Ag-4

Shawangunk Fire District and Wallkill Central School District

Mr. Tom Grossman, owner of Blue Chip Farms, was present with Mr. Chris Laporta, Civil Engineer, and Ms. Zina Logranego, Director of Planning & Zoning for Passero Engineers.

Mr. Tom Grossman: I have owned Blue Chip Farms since 2000. I have been visiting the farm since the 80's when friends of mine owned it. My goal is to have a 200+ acre horse farm, which is still bigger than most of my competitors and roughly a third or a little less of the current farm. Tonight we are here to introduce this project in a concept form.

Mr. Chris Laporta: This is an introduction to the project, and we would like to share the studies we have done. The project is still in the same shape and form as it was originally back in August 2023. We will be talking about this property in four (4) quadrants. The first (1) quadrant is on the right-hand side of the property and will be the existing farm, which we have named Blue Chip 2. This will include a conservation unit, so it will remain a farm forever which abuts the grasslands.

On the left side of Hoagerburgh Road, quadrant two (2) and three (3) is considered the hospitality and recreation uses. The plan is still holding true to the uses and the general configurations of what was done through the scoping document. The hospitality side will include the welcome center, parking area, and the main club house where the spa, pool, wellness center and activities will be. The terrace restaurant will be open to the public and we have been talking about having a farm shop and gardens there and potentially co-workspace.

The fourth (4th) quadrant will be the residential development. This will be a conservation cluster with two-acre lots as the basis of what is allowable in zoning. Throughout this process, we have talked about using drought tolerant grasses. If there is need for irrigation, we will use methods such as rainwater harvesting. We are not planning on using the wells to irrigate the entire development. On the lower portion of the fourth quadrant will be the water treatment facility. We have been studying our options, and it would likely be some sort of membrane bioreactor. This is very common technology. The water is very close to drinking water quality when it goes through the system. It will meet all DEC criteria for discharge. One of the things that we like about it is the potential for beneficial reuse of the water. The air quality and climate reports are being done by Castro's Environmental Group.

We are in the process of working with the Army Corps and the DEC as the wetlands get delineated by them. We have a four-season ground water report. Our team is out there observing the conditions and taking counts.

The noise study; we are basically looking at the pre-development and post-development impact on the noise, and visual impact.

For the fiscal and economic analysis, we are working with two consultants, Des Moines Associates and the Whitesman Group. This looks at the impacts to the community resources, like the Fire Department, Police Department and the ambulance. We have many in-house consultants working for us. A certified appraiser to come up with the real numbers for the construction costs and will be looking into the detailed analysis that takes things, like the hotel.

A geotechnical analysis has been hired to work with the foundation design and geotechnical engineers, and with all of the soil conditions across the property. We have been taking traffic counts at multiple locations, looking at the pre-development and post-development conditions.

We are doing a stormwater prevention plan looking at the high level and the impervious that will be created by the project and treat it for water quality and not only treating the stormwater. There are two different reports: one is on the water system; water supply and water distribution system. The second report is the wastewater system. I have a potential location for the wastewater treatment plant on the concept plan, but we are also investigating an alternative section with the option of connecting to the town's wastewater treatment plant.

We have multiple wells, about nineteen of them. We have engaged with Miller Hydrologic to help us determine where we have potential to find the water needed for the project. We are preparing to do a test which will determine if this project works.

Miller Hydrologic did a slug test. This was able to give us a sense if a well was worth testing or has a bit of potential. We were able to identify a couple of wells on the site and plan to test them.

Ulster County Department of Health has been on the site and has reviewed the plan. They have given their endorsement of our testing protocol, which will be a 72-hour test. A minimum of 24 hours is used but we feel a 72-hour test is appropriate, and it will yield meaningful data. We currently have mailers out to the properties within 1,200 feet of the test wells. Miller Hydrologic will be going out to meet with everyone affected, so he can explain the testing protocol and detail with them as well as look at their wells.

Mr. John Szarowski: Which are the two wells indicated?

Mr. Chris Laporta: There are two existing wells on the property that are currently supporting the houses nearby; they will be used for the 72hr testing. The well numbers are 13 and 9 and are both on the left-hand side of the site and on the right-hand side of the road.

Mr. Richard Barnhart: When you do the well testing, what are you looking for?

Mr. Laporta: During the testing of the two wells, we will be looking for two things:

- The water availability; will we be able to pump enough water to meet the demand.
- Monitoring the recovery of the well. We need to know if it will recover as fast as it pumps out.

The wells will need to produce enough water for 120 houses, housing lot, restaurant, 95 cabins, 2 club houses, and facilities. We are proposing to do the tests at the end of September.

Mr. Barnhart: Do you think you will have to drill more wells?

Mr. Laporta: We will not know until we have done the tests.

Mr. Frank Getchell, Weston and Sampson (Via Zoom) special consultant for the Planning Board: What we are looking for in the pumping test, besides what Mr. Laporta has indicated, are extent of influence. This is how the wells will impact the other wells, other existing wells and other water resources, such as nearby streams or wetlands or some onsite ponds.

Mr. LaPorta mentioned that they have sent out letters to neighboring wells. We have made some recommendations regarding onsite wells that could be monitored, and several have been identified.

Information regarding the future irrigation needs of the proposed golf course and other landscaping have been requested. The water demands that are currently being looked at are for potable purposes. The pumping test rate may need to be altered. We have done the projections and sized the test. We have used the 2014 VDC guidelines to project wastewater flow based on use, bedrooms, the square footage and several other factors depending on the use. The plan does not show it, but we do plan on having a water storage tank and a water treatment building. We have been working with the Board of Health and will be in the ballpark of 100,000 gallons of storage. The location will be near the existing pond that is on the left-hand side of Overbrook Road.

Mr. Barnhart: Do you anticipate you are going to have to drill another well for this?

Mr. LaPorta: Not at this time, but we may need to for further testing.

Mr. Szarowski: Are you planning on dedicating this system to our town, or are you going to keep it private?

Mr. LaPorta: We would probably keep it as a private water supply but those conversations have not occurred at this time.

Chairman Reid: When will you know the specific size of the water tank?

Mr. LaPorta: We will not know that until we are deep in the site plan approval.

Ms. Franson: Is this tank for the portable water?

Mr. LaPorta: Yes. It will be portable for fire back up.

Ms. Franson: Are you going to have some sort of water storage for the golf course?

Mr. LaPorta: If there is water storage for the golf course, we would collect water runoff or reclaim water from the wastewater plant. It will not be the same tank. We do not plan on using well water for irrigation. This is not going to be your typical golf course. It will be small; 12-hole golf course. We will be using drought-tolerant grasses and make it look naturalistic.

Mr. Getchell: Do you have any irrigation demand calculations at this point?

Mr. LaPorta: I do not.

Mr. Sal Patella: Potentially you are going to use recycled water for a golf course that surrounds 120 homes.

Mr. LaPorta: Yes.

Chairman Reid: How do you figure that calculation? Do you have your own set of protocols to calculate stormwater and all the reused water?

Mr. LaPorta: We would not use the well water for the golf course. We will need to work with the golf course designer on the irrigation needs. We have engaged with Autobahn International to get a lot of these calculations and to understand how to minimize all impacts of water.

Chairman Reid: Once the testing is done and has been sent to Weston & Sampson to review, will you be able to send those results to the homeowners who participated in the testing so they can have it for their records?

Mr. LaPorta: Yes. It will be part of our DEIS which everyone will be able to see as well.

Mr. Szarowski: There will be a water withdrawal permit for the irrigation system from the DEC.

Mr. LaPorta: For the Stormwater?

Mr. Szarowski: For the irrigation. There is a water withdrawal permit process.

Mr. LaPorta: A noise study will be performed, and we would like to share the location and discuss where some of the sound receptors would be located. We typically spread them out to different locations to get a level of reading and capture the ambient conditions. We have an environmental group that has calculations and software where we could look at the development and do a projection. Generally, we follow DEC recommendations. They have levels you do not want to exceed in rural areas. If this is the case, we will need to look at ways to mitigate it.

Chairman Reid: I feel the southwest portion, where you have the children's activity center, Northwestern portion and the Southernly side, you will want a sound receptor.

Mr. Tom Tango: What are they going to simulate?

Mr. LaPorta: The simulation is based on the use of the potential decibel levels. I think there are three or four different wave criteria's that are evaluated for sound.

Ms. Zina Logranego: We take the data from the noise meter and put it into a GIS-based program called TANF. We identify changes in topography, heights of the trees nearby, buildings and building heights that are proposed for the site. The software mimics what can be heard at any given location on the site. It is called LVQ and it averages the loudness or decibel level and they put numbers after it.

Mr. Tango: Such as music from a club house or restaurant?

Ms. Logranego: Correct.

Mr. Szarowski: What about the continuous sound of a water plant or a built-in wastewater pipeline?

Mr. LaPorta: The type of wastewater treatment plant we will be using, most of the tanks are below grade.

Mr. Szarowski: They are continuously humming because of the pumps that operate them.

Mr. LaPorta: Those pumps are inside shipment containers; they do help buffer the sound.

Ms. Franson: You are to submit to the board what you are proposing to do for the noise study, it is not just about the actual locations.

- The locations are within 500ft of the project site and needs to be approved by the Planning Board.
- The noise methodology will also need to be approved by the Planning Board.
- For the board's benefit, the noise study has to provide qualitative and quantitative analysis, including all components and activities, including traffic.

Mr. Laporta: For the visible analysis we will be using a drone technology in conjunction with GIS technology and we have LIDAR data for the topography. This is a little more accurate because it has XYZ coordinates with it.

Mr. Tom Tango: Will we be seeing pictures from the drone looking out?

Mr. LaPorta: We have taken photos along the road and flew the drone at eye level just to get everything we wanted from the street. We have gone five miles out.

Ms. Logranego: The pictures will be part of our visual analysis. Since we have LIDAO data for the topography, it gets up to 60% and that is a bit more accurate than a balloon test because it has XYZ coordinates in it.

Mr. Tango: We are only going to see pictures from the drone out?

Ms. Logranego: No. We have images throughout the entire site that identify buildings.

Mr. Szarowski: In the scoping document the balloon test is specifically about what people around the site are going to see from all the locations. When people look down from the trails what are they going to see?

Ms. Logranego: We do not have cell tower structures on the site. I do not know if you would see as much with a 1-foot structure as a 3-foot structure.

Mr. Patella: Will it be different season renderings?

Ms. Logranego: It will be very different in the Winter with no heat and colder temperatures, so we use actual heat with indicators to present the visual.

Mr. Tango: This is just a concept. You do not have an operator lined up for the golf course or the restaurant. What if things change once people are contracted to do the operation?

Mr. LaPorta: The Planning Board would need to evaluate what is being proposed in conformance with the environmental impact. If there is a significant change, you might need to do a supplemental.

Mr. Szarowski: Are you developing the actual plans? My complaint has always been that this is very flat, a two-dimensional sketch works great on a piece of paper, but there is a lot of grading out there, differential in grade and values.

Mr. LaPorta: We are looking to tie in the contours and identify the appropriate limit of disturbance. We are developing a preliminary grading plan.

Mr. Patella: Will the farm (2.0) remain what it exists as today or does this open up the capacity for additional structures and things to be built on what going to be in the future?

Mr. LaPorta: The farm would exist; there is a potential that a farmhouse could be built on the farm front.

Mr. Tom Grossman: There are no drastic changes other than what is necessary to consolidate the horse operation onto the farm. With the approval perhaps build one house and then perhaps put conservation easements on the rest so that it won't be developed in the future.

Mr. Patella: You will use the capacity, since it is called a farm, to build additional structures such as barns, guideways and parking lots. Things that are needed for a farm.

Mr. Patella: Has the DEC had any correspondence that indicates there's additional birds or wildlife that need to be taken into consideration?

Ms. Logranego: There were not any turtles noted so we were in touch with Prince Lands and they provided us with information and recommendations. There are no concerns about anything rare in danger in the notes. Recommendations were given about different types of grasses or anything that can help support the wildlife that already exists in the area.

Everything we gather is in draft form. It will remain in draft form until we have compiled the final draft environmental impact statement and submitted it to the town for their consideration. I think everyone can see we still have a lot to do with our technical research and preparation for our reports.

Chairman Reid: What is the next step in the process?

Ms. Logranego: We are still in the process of completing our technical documents. The water testing, noise analysis and visual impact all need to be completed. Ultimately, it is the DEIS that determines whether all the information is there for completeness. I do not have a timeline but we would like to come back with another presentation to inform you about our progress.

Ms. Franson: When the EAF was prepared, there were at least six (6) or seven (7) species that came up. Have you met with the DEC with regards to these species?

Ms. Logranego: Our Environmental Scientists are working to get the data and information.

Ms. Franson: One of the species that came up is the Northern Harrier. The Planning Board has had a lot of experience with Northern Harrier and the DEC is involved. I suggest you get in touch with the DEC in terms of species that are present and expectations.

DISSCUSON:

Mr. Richard Hoyt, Esq.: Last meeting we spoke about the proposed sixth lot up on West Sloan Court by Mr. John Leonette. Mr. Leonette proposed to make a road going up the hill. The road was abandoned when his family bought the top of Grandview and there was one lot located at the bottom. There was no road frontage as it was owned by the town and never improved. Mr. Leonette had been in touch with the Supervisor and the Highway Superintendent improving Sloan for the one the building and the road extension that was approved by the Town Board. This will need a subdivision application and Mr. John Leonette will need to fill out the GML Disclosure and recuse himself.

ADJOURN MEETING:

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

Next Regular Meeting to be held on October 6th, at 7:00 pm.
Deadline for submission is Friday, September 11th, 2026, at 12:00 pm
Agenda is subject to change.

Respectfully

Janice Stryker
Planning and Zoning Board Secretary