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 Wednesday, the 4th day of November 2026 at 7 P.M.

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

Also Present: Richard Hoyt, Esq., Planning Board Attorney; Bill Bradley, associate, Nelson Pope Voorhis, Planning Board Consultant. Please see the sign-in sheet for other attendees.

Absent: Todd Widmark

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: October 6th, 2026

A motion was made by Mr. John Szarowski and seconded by Mr. Tom Tango to approve the October 6th, 2026, Planning Board Minutes. Vote: All Ayes: 6, Abstain: 0, Absent: 1

Planning Board Minutes:
Chairman, Ryan Reid, stated the draft minutes were posted to the town's website, two weeks after the Planning Board Meeting, which is required by law. It is important to recognize that the Planning Board is being transparent as much as possible to the public, and the comments I received are addressing the concerns regarding the minutes.

Ulster Farm & Materials Memorandum Letter:
Mr. Richard Barnhart stated during the October meeting, there was a motion approved to send a memorandum to Mr. John Calaca, Building Code Officer regarding, Ulster Farm & Materials to assess the current conditions and activities on the property. Chairman Ryan Reid stated this will be a follow-up to Ms. Janice Stryker, Planning and Zoning Board Secretary.

APPEARANCES:

Leonette Property Management LLC (Applicant #13-075) Proposed: 2-Lot Subdivision; SBL# 107.3-6-13.300, Zoning District: RAG-2, Acres: 58.13 Address: 40 Grandview Lane, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District.

Note: Mr. John Leonette, Planning Board member, has recused himself. Mr. Leonette is the property owner for this project.

Project Review by Mr. Brian Stokosa:
Mr. Stokosa stated this project started back in 2015 as a 6-Lot conservation density subdivision, and approximately 98 acres in size, and extending a private drive into the property to serve five (5) new residential

lots on the common driveway. There was a section of the property that neighbored a fifty (50) foot right of way near Sloan Court on the other side of the property.

Mr. Stokosa stated they are going through the SEQRA process; storm water design and Health Department approvals. Regarding access to the town approved road was in question pertaining to Lot 6 and it was decided to hold off on subdividing Lot 6 until we get further clarification into our frontage on a town approved road. The 5-Lot Subdivision was approved, and we carried over the environmental review for Lot-6. The map was filed, and there is record referencing to the Resolution, once access was provided, we would subdivide Lot-6. A private road was installed and a couple of homes were built. The project is being re-introduced to the Planning Board to subdivide so Lot-6 will have 12 acres and Lot-3 approximately over 45 acres.

From a stormwater and environmental standpoint, everything is the same including the septics and house locations. Recently received Highway Department approval for Sloan Court access. Mr. Leonette will have the turnaround paved and will maintain it for emergency service vehicles. There will be an easement as well. Mr. Stokosa stated they are at the point to initiate the subdivision of Lot-6.

Chairman Mr. Ryan Reid confirmed Mr. Leonette was not on any of the Boards when the project was approved in 2017. Mr. Reid stated there is a note regarding Lot-6 is to be configured as shown on the preliminary plan and nothing has changed from 2016 that was previously submitted.

Mr. Stokosa stated the lot line is in the same location where the subdivision is going to be as well as the following: house location, septic location, grading, and stormwater management. The only difference in the plan is the small turnaround area requested by the Highway Department at the property line. That is the only change from a graphic standpoint. The town road section will be past our property lines once we get into the property that Mr. Leonette will maintain with an easement.

Subdivision Note:
Mr. Reid had a concern regarding future subdivisions after the initial plan. Mr. Rich Hoyt, Town Attorney stated there is a note; no further subdivision except possibly Lot 6. Mr. Stokosa stated he will update the site plan with that note and the Department of Health has been contacted to get started.

Wetlands and Conservation Easement Area:
This property has wetlands that are flagged and an extensive Conservation Easement over all of the wetland areas. There is a buffer beyond the wetland's line and where the end of the Conservation Easement is located. The parcel is approximately 98 acres in size and the Conservation Easement area is 73 acres and encompasses a large portion of the land. There is no impact on any of the other properties on this subdivision.

Conservation Easement Monuments:
Mr. Hoyt questioned if there were monuments on the 12.6 acres on Lot-6, which will be important for the homeowners because their backyard is going to be very close to the Conservation Easement? Most of Lot-6, is reserved for the Conservation Easement. Mr. Stokosa stated their monument plan was extensive and monuments have been installed. There is an as-built survey that reflects the monuments with pictures, and was inspected. We will ensure this was done. Mr. Hoyt stated especially in the areas around the house.

Bulb Turnaround:
Mr. Sal Patella questioned the turnaround at the end of the road and if the specifications are similar to other subdivisions. Mr. Stokosa stated he met with the Highway Superintendent and there is a certain radius that is required. The Highway Department would prefer the bulb versus a hammerhead or a "T" shape. Mr. Hoyt stated this is so the plow trucks will have no issues with their equipment when snow plowing. Mr. Stokosa stated it was designed with the intent of being able to make the turn with a plow truck. Overall, Mr. Leonette will maintain it. Mr. Patella stated there is also a bulb on Wildrick Road to use as a reference for the Town Road Specifications if needed.

Disclosure Form:
Per Mr. Hoyt, Mr. Leonette is required, by law, to fill out the disclosure form, which he has done.

SEQRA:
Mr. Hoyt stated SEQRA was done approximately 10 years ago including Lot-6. We have an agreement with Ulster County that certain small subdivisions are exempt from the GML review. Mr. Hoyt stated SEQRA was done and closed out. You do not have to revisit it.

Public Hearing:
Mr. Hoyt stated a Public Hearing is required and if agreed by the Board, we can set this up for December 1st, 2026 at the next Planning Board Meeting.

A motion was made by Mr. Richard Barnhart and second by Mr. Tom Tango to set a Public Hearing regarding the Leonette Property Management LLC for December 1st, 2026 at 7:00 PM. Votes: Ayes: 6; Abstain: 1, Absent: 1

Taco's Tortas Quesadillas Guerreo: Owner: Fernando Ojeda (Applicant No. A#26-0017), Proposal for Restaurant Renovation: SBL# 106.50-2-14, Zoning District: HWG, Acres: 1.06, Address: 1475 Route 208, Wallkill, NY 12589 Wallkill Fire District, Wallkill Central School District

Note: Owner, Mr. Fernando Ojeda attended the meeting with a translator to assist with translation. His name is Mr. Ricardo Morales from Morales Language Services, and assisted in translation from English to Spanish.

Project Review:
Mr. Morales stated Mr. Ojeda is here to discuss project concerns and responses to the comments he was provided and if they have been reviewed by the Board. Mr. Ojeda would like to know the next steps to continue with the project at the 1475 property. Mr. Bill Brady from Nelson Pope Voorhis, covering for Ms. Bonnie Franson, Town Planning Board Consultant, stated Ms. Franson provided a memo dated November 4, 2026 with a list of new items in bold for the applicant and the Board to review.

Setbacks – Route 208 and 300:
In the Hamlet Gateway (HGW) District, the minimum setback is 5' and the maximum setback is 25'. Both setbacks on this party do not comply with the setback from Route 208 coming in below the minimum at 4.6" and the setback from Route 300 coming in above the maximum at 35.8'. Both are pre-existing non-conforming.

Principal Use:
The lot area currently accounts for one (1) principal use. There appears to be three (3) principal uses on the site, including perhaps one that is not a permitted use.

Parking Lot:
- Show a handicap accessible space as per NYS design requirements.
- Will the parking area be paved for striped walkway and handicap area?
- Are the shrubs and small trees between the existing two-family dwelling and the parking area going to be removed? The parking layout has to be better organized in order to direct customers where to park. See Ms. Franson's comments regarding parking. Show Handicap Accessible Parking. Perpendicular spots have to be longer than 20' to be able to maneuver into the space. This needs to be amended.
- A minimum of 20' is needed for two-way traffic to circulate.
- The restaurant is proposed to have 67 seats, which requires 23 parking spaces. See No. 10 on list of comments from Ms. Franson for further requirements on parking spaces.
- Applicant to review all comments from Ms. Franson regarding parking.

Additional Comments from Ms. Franson:

- All egress points around the building need to be shown on the site plan.
- Show location of individual wells and septic on the site plan. The plans only indicate one well and one septic tank.
- The Board to decide if the proposed design is suitable for the HWG District (landscape and lighting).
- See No. 14 of Ms. Franson's comments regarding planting.

Ms. Franson calculated the multiple uses on the site and her memo states there are three (3) dwelling units plus the restaurant. Comment Number Ten (10), under site plan, questions whether this is a pre-existing condition because everything else is pre-existing, but they have to go to the ZBA for one parking spot. This is to be looked at further.

Comment Number twelve (12), Ms. Franson defers to the Town Engineer as to the adequacy of the septic and well. Apparently, there is one well and one septic servicing many uses. Ms. Franson would like the Board to take a look at the architectural renderings in the HGW District and the Board is agreement with what they would like to do.

Mr. Barnhart questioned what was being done with the building directly behind the restaurant? Mr. Morales stated nothing will be done and it will remain as an apartment. Mr. Reid advised the client to review the comments on Ms. Franson's memo and to reach out with any questions. Once those comments are addressed and site plan is updated, they will be able to come back in December.

Department of Health and States Permit:

Mr. Reid questioned if the Department of Health has been involved in order to update the site plan? Mr. Tom Tango and Mr. Reid discussed the permit requirements and what you can and cannot do per the DOT permits to Mr. Ojeda.

Waive Public Hearing:

Mr. Hoyt stated the Public Hearing can be waived as long as it is a site plan only. It was discussed by the Planning Board Members that this is not a change of use. There is no deliberate attempt to discontinue the use of a restaurant.

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 Lane, 791 Hoagerburgh Rd., and Bates Ln., Wallkill Zoning District: RAg-4, Shawangunk Valley Fire District and Wallkill Central School District

Note: Mr. Bill Bradley from Nelson Pope Voorhis covered meeting for Ms. Franson due to a conflict with another meeting.

Project Review:

Mr. Bill Bradley stated Ms. Franson wanted to relay that she has been working with the applicant and is communicating with them on the locations to be analyzed. The applicant is aware of which locations to add and which ones not to add. Mr. Reid questioned when will Ms. Franson be finished? Mr. Bradley is unsure but will follow-up with Ms. Franson and will get back to the Board right away about whether or not it is something that is imminent and is being wrapped up. Mr. Reid stated once Ms. Franson has finished working with the applicant, we can approve what they finalized and have them start with their testing. Mr. Hoyt stated all of this for the audience's benefit is leading them up to submitting a DEIS (Draft Environmental Impact Statement) which the Board will compare with the scope that you approved quite a while ago. The public review will commence when that DEIS is deemed acceptable and complete, and ready for a Public Hearing. Mr. Hoyt stated the discussions about well testing, visual, and sound; are all pieces of a document that we have not yet

seen. We would prefer to have it all together, deem it complete, and then it goes to a Public Hearing. Mr. Bradley stated there may be other discussions about wells, other site improvements, and testing. Ms. Franson has noted the DEIS and it is a process we monitor for completion for the Public Hearing.

Mr. Tango stated the Ulster County Department had a Gateway Meeting and a number of entities were mentioned: DEC, DOT and DOH. The applicant has a much better list of what to do and design parameters to establish a better baseline regarding these entities and what we want to do.

Mr. Reid stated the comments and concerns are the same we have raised through the requirements of the scope. The majority of everyone's questions will be answered within that scope. There are a lot of eyes looking at this from the town's point of view, and not just the applicant. Mr. Tango stated anything that the town or anybody has a concern about, so did everybody at that table at the Gateway Meeting. It was valuable as far as answering a lot of the community's concerns.

CELLCO Partnership / 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

Project Review:
Present for the applicant is Mr. Scott Olson, Esq, from Young/Sommer LLC, outside counsel for Verizon Wireless. Mr. Olson is covering for Mr. James LaValle, Esq, also from Young/Sommer LLC. Tonight's meeting is to talk about the visual analysis and the balloon test. We have provided the Board with view-shed analysis maps and locations. I think there are about 34 locations that we were proposing, and Bonnie just sent over three additional locations. We have added two (2) of those locations to the map. One was on Sam's Point, and one was on Route 52 (Mr. Olson handed out a 11 x 17 map with visual locations).

Visual Impacts:
In regards to the visual issues, Verkeerderkill Falls is a six (6) mile round trip hike. I cannot get it all done at one (1) time. Based on where it is located, I can tell you it is not going to be a visual impact from a two (2) or three (3) miles away and we did this for Minnewaska, we did not hike the trail. The visual consultant will tell you, once you get three (3) miles away, and if you are up 2,000' looking down into a valley, it looks like a stick. Let us know if you need us to go there and we can try to figure out how to get that done. The three (3) locations Ms. Bonnie identified, two were not a problem (Sam's Point and Route 52). Verkeerderkill Falls is a problem, but a drone may be possible. This will be looked into, and we still have to respond to Ms. Franson's letter which is in progress.

Balloon Testing:
Mr. Olson stated they would like to get on the schedule before Thanksgiving and will contact us to inform of the test date. It is typically done during the weekday in the middle of the day and takes about three (3) to four (4) hours to complete. The test is rescheduled if it rains or if the wind is over ten (10) miles an hour.

Newspaper Ad:
Mr. Reid questioned if it has to go in the newspaper. Mr. Olson stated that it is not required, and he has no objection to having it published in the newspaper if it is requested.

Public Hearing:
Mr. Hoyt stated there will need to be a Public Hearing. When Mr. Olson's client resubmits, it will be ready for a Public Hearing, but it will not happen in December. Mr. Olson agreed that it will not be ready for December. If the Balloon Test is completed before Thanksgiving, a few more weeks will be needed to put it into a final product.

ENAID Project:
Mr. Reid questioned the subdivision regarding the ENAID project; if this is going to be completed. A list of concerns that Mr. Calaca had pointed out was typed up to give to the Planning Board Members and Town Consultants. If the subdivision will be moving forward, this could change the application density areas for each lot. Mr. Olson recalls seeing a map with a subdivision and they will still need to comply with and is going to address this with the owner of the ENAID project and get back to the Planning Board.

Mr. Hoyt stated on the ENAID subdivision, he confirmed with the Building Department that any past violations were cleared up. This applicant cannot control ENAID's delay in fulfilling all the conditions of approval to get the 2-Lot subdivision. They were good about asking for extensions until about 2023 when they stopped. Whether they want to revive the project or not, this application is for a 50-acre parcel. Mr. Bill Bradley, reviewed Ms. Fransons comments and questioned Mr. Olson's client if it was assumed the subdivision was pursued to final map filing. There was a lot going on that you are leasing and if they are occupied: a horse barn, and predated little cottages. This is the point of having you look at the subdivision and whether it ever happens or not, we cannot control it. ENAID disappeared on us.

Mr. Olson believes that is correct based on previous Planning Board minutes he found and there were extensions for the subdivision. It was not filed in the Ulster County Clerk's Office and was seeking an extension maybe a year and a half ago. Now, if you read the law, it does not exist anymore. He can come back and reinstate it by going back to the board. Mr. Hoyt stated he agrees and the Chairman never signed the map because the conditions were never met.

Mr. Hoyt stated CELLCO is entitled to move forward and not have the ENAID subdivision be a factor as long as the plan would be compliant and it is approved. Mr. Olson stated he saw a draft revised plan and based on his memory, we are in compliance.

Mr. Szarowski stated if the subdivision is voided and there is no further extension, it is up to the ENAID Applicant to come back to pursue the subdivision and should not be up to CELLCO. Mr. Hoyt stated he would agree but there was recent discussion internally about the ENAID wanting to pursue their subdivision. It is hearsay and was only prompted due to the CELLCO application. Mr. Hoyt believes they do not have a conditional final approval due to lack of extensions.

DISCUSSIONS:

Centralized Municipal Document-Management System:
Mr. Tango has been researching ways to share documents related to projects that are finalized and available to the public. There also was a demo of the MuniCollab Software to show how it would work and benefit the Town to retrieve information with access permissions. Mr. Reid stated the unfortunate part is that the cost exceeds budget expectations on a yearly basis for a contract and would most likely not get approved by the Town Board.

Mr. Tango stated it would not just be about the money; the use of any product will allow us to do a better job. For the bigger projects, they can be addressed through a schedule fee so the applicants are paying some of the costs. We can try something else first, which makes sense, but if it gets to a point due to the size and complexity of the applications, using a product such as MuniCollab or similar will add value, increase transparency, as well as added value to do a better job. The Dropbox is another valuable option if it works.

Mr. Reid stated with that being said, I do not think we can recommend to the board $10,000 a year. We do use an existing Dropbox. Mrs. Longano confirmed the Town does have access to a Dropbox or at least the Planning Board has access. Mr. Reid stated he will work with Ms. Stryker and Mrs. Longano to have a Dropbox with certain items to be available. I know the City of Newburgh has a system available to the public such as

applications that are deemed final. I think that is a start and we can try something other than Dropbox if there is an actual application that is not so costly.

Mr. Tango stated maybe on some of the larger applications, like Blue Chip, we can ask the applicant to set something up that provides the same thing that MuniCollab can do. The value would be to have every bit of documentation and correspondence that is available be posted, timestamped, and visible for everyone including other Boards such as Town and Zoning to review.

Mr. Tango deals a lot with the Village of New Paltz Planning Board. They have a system that when you submit, it goes to the Building Department first and to approve or it has to go for site plan approval to the Planning Board. Once it becomes an application it provides you with the fees. The applicant can also make changes and it notifies the departments.

In MuniCollab Lab, there is a map of the entire town and all the applications; what they are, what their status is, and next steps. The Dropbox idea I think is great and it might do a lot, but I think that the expenditure for that type of system, is a normal fee. Mr. Tango stated we cannot just say do it, but maybe a presentation or proposal with benefits to the Town Board can be done instead of it being dismissed to the cost. It would pay for itself either through a scheduled set of fees or by increasing the time frame. Meeting only once a month, applications take a long time.

Mr. Szarowski stated if you have two meetings a month, and the application cannot make the second deadline, then they are back to only one meeting a month. We also do not have an agenda, large enough, to justify two meetings a month. As an Engineer, most of the town's I work with, are given a PDF file of my drawings to put on their website; or something that is available for download for the big projects. Through the Planning Board, there would be a list of all the projects that were active and plans for all the active projects.

Mr. Tango states he is not expecting anything to happen overnight and a Dropbox may work, but we need to keep moving forward.

Mr. Szarowski stated if I am walking in with a set of plans, I need to either be handing them a flash drive with a PDF file, or send it in an e-mail, if it is applicable, to that as a PDF, because part of the application, that gives us the ability to then distribute.

Currently we put the maps and scoping sessions, and anything related to a Public Hearing on the website. No personal information regarding the applicant is put on the website. We use an outside vendor that works with the Court Clerk to maintain the website. The Court Clerk and the Vendor are the only two that have access to the website for additions, updates, and any other changes.

Mr. Leonette stated Gardiner uses a Dropbox on their website; you can see the actual link. There is access privileges provided to the public to see certain items. Further discussions took place about creating share folders and access. Mr. Reid stated by January 1st, we will have something in place more than what we have now, or at least something that is on the website that is clearer than what we have now.

Planning Board 2027 Schedule:

The Board was contemplating having a meeting after the county meeting, but there is not enough time to coordinate in advance with everyone. It was decided to keep the schedule the same format as 2027. The meeting will remain as the first Tuesday of every month with the exception of November which will be on a Wednesday.

A motion was made by Mr. John Szarowski and seconded by Mr. Tom Tango to approve the Planning Board Meeting Schedule for Year 2027 and to publish the schedule in the newspaper in December of 2026 and on the Town website. Vote: Ayes: 6; Abstain: 0; Absent: 1

This will be published in the newspaper for the month of December and posted on the Town website. Mr. Hoyt stated this will take care of all twelve (12) meetings in one notice in the month of December.

Mr. Hoyt stated in regards to the Dropbox discussion, whatever system we choose, we should make sure certain documents are completed and approved by the Board to avoid any miscommunications to the public. As discussed earlier the notice of a complete DEIS is a key step. Often, the DEIS gets rejected a couple times before it is completed and takes a while. We want to avoid the public thinking they are seeing the final documentation compared to incomplete documentation. The documentation should be filtered before it becomes public to avoid confusion.

Mr. Reid stated the goal for any project is to have general items and an example would be a PDF of a map that the public can view online and the layout.

Mr. Hoyt stated every resolution that you know you are going to adopt is to be on the Town website ahead of time by 48 or 72 hours. Copies of the resolution should also be at the Planning Board Meetings in case someone from the public wants a copy first before it is reviewed. When we know we are doing approvals, we have to be ready.

Mr. Tango recommended all letters from the public be posted which has been helpful for the Board as well as others from the community. If someone wanted to comment about the water, but they see that comment has already been posted and addressed, they can avoid adding the same comment. Letters from the public are posted right away; however, letters from agencies, such as DEC or from Engineers are viewed first by the Board and Consultants prior to being posted.

ADJOURNMENT:

A motion was made by Mr. John Szarowski and seconded by Mr. Tom Tango to adjourn meeting. Vote: All Ayes: 6, Abstain: 0, Absent: 1

Next Regular Meeting to be held on December 1, 2026, Tuesday at 7:00 pm.
Deadline for submission is Friday, November 13, 2026, at 12:00 pm
Agenda is subject to change.

Respectfully

Mary Ann Longano
Secretary

DRAFT