Town of Shawangunk
Zoning Board of Appeals
September 16, 2026

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Minutes of a Public Hearing held by the Town of Shawangunk Zoning Board of Appeals on September 16, 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, Mr. Robert Wallner, Mrs. Susan Wiand, 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.

A motion was made by Mr. Robert Wallner and second by Chairman Arluck to approve the minutes from July 15th, 2026, and July 22nd, 2026, as written. Vote: Chairman Arluck: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon: Aye, Mr. Robert Wallner: Aye, Mr. Christopher Budney: Aye

PUBLIC HEARING

Randy Green & Angie Henion, SBL# 92.3-2-2 Wallkill School District, RS1
Address: 883 Upper Mountain Road, Pine Bush
Variance: Requested: Pre-existing Flag Lot - Single Family Home
Proposed Variance: two acres, Front yard: 79.9 ft and Rear yard 56.8 ft

Mr. Randy Green and Ms. Angie Henion were present to represent the requested variance. The applicant is requesting three (3) variances on a pre-existing flag lot to build a house. We are looking to build on a certain spot of this lot but we will need variance to satisfy the Zoning Laws. The variances consist of 79.9 ft for the front yard, 56.8 ft. for the side yard and 2 acres to meet the zoning requirements.

Chairman Arluck: This is a grandfathered in flag lot in the RS1 zone. It became an approved lot in 1984 when the zoning acreage was 4 acres. It looks like you will need a 1.75-acre variance.

Chaiman Arluck: The map you submitted is missing from the dimensions for the house.
Mr. Green: The house will be 40ft x 80 ft home with an over-hang for a patio and the garage underneath; a barndominium style.

Chairman Arluck: Is there a reason the house will not be facing the front?

Mr. Green: Yes. The property came with a common driveway. We would like to have a wraparound driveway.
Chairman Arluck: This lot has an easement; do you have a maintenance agreement?

Mr. Green: No, we do not, my cousin owns the other parcel. The driveway and easement were already in place when they bought the adjoining lot.
Chairman Arluck: A maintenance agreement is important if one of you ends up selling one of the lots.

Mr. Wallner: These are both flag lots.
Mr. Green: I was originally told the other parrcel may have another easement off Sheldon. I did not see their deed to confirm. The other lot owners have changed where they would like to place their house to use our easement.
Chairman Arluck: They may have to use the other easement; you are not allowed two flag lots using an easement.

Mr. Budneyr: We need to figure out a few things to minimize your requested variances. Could you ask your engineer to turn the house by 90' degrees?
Mr. Green: We designed to put the house on the flattest park of the property so we would not have to take down as many trees. If we turned the house, more fill and more cutting would have to be done. There is a slope behind the house.
Chairman Arluck: You are grandfathered in for the lot size but not for the RS1 zoning, which is the number of trees you are allowed to cut.
A recommendation can be sent to the Building Inspector to look at the tree cutting for RS1 and see what his thoughts are.

Mr. Wallner: Do you have an architectural plan?
Mr. Green: No, we do not.
Mr. Wallner: So conceivably you could design the house to fit without the front and back setbacks.
Chairman Arluck: As a board we are suggesting you position the house differently so it is more conforming to the zoning so you will not need all the variances.

Mr. Wallner: Have you thought about having one driveway instead of the wraparound driveway?
Mr. Green: With my business I come and go with trailers and machinery.
If I move the house and cut down more trees, would we have to come back for a variance to cut?

Ms. Susan Wiand: You will have a little leeway because you are allowed to cut down for the footprint of the house and the driveway.

Mr. Green: What is the main reason for moving the house from where we were proposing?
Chairman Arluck: Due to the variances. The ZBA prioritize established land use patterns over personal site preferences for variances.
Mr. Green: So, you must justify the variance.
Chairman Arluck: Yes. Since the house is not built and you have the availability to move it to 90 degrees, only a 2-acre lot variance would be needed.
Mr. Wallner: Your neighbor will be subject to the same setbacks which is 100 ft. off the property line so they will not be on top of you.

No audience members were present.

Chairman Arluck: We will keep this Public Hearing open for Green and Henion and readjourn on October 21, 2026, at 7:00 pm. Vote: Chairman Arluck: Aye, Mr. Chris Budney: Aye, Mrs. Susan Wiand: Aye, Ms. Sandy Damon, Mr. Robert Wallner

No comments from the audience or board members.

Meeting Adjourned at 7:50 PM

Respectfully submitted,

Janice Stryker

Zoning Board of Appeals Secretary