

**TOWN OF SHAWANGUNK
PLANNING BOARD AGENDA
November 5, 2025**

Meeting Location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance

Approval of Minutes of October 7, 2025

CONTINUATION OF PUBLIC HEARING:

Bardin Subdivision - (Applicant No. 2025-04): Proposed 2 Lot Subdivision, SBL; 99.3-4-39.311, 115 +/- acres, R-Ag 2, Address: Andrew Bardin, 332 Old Hardenburgh Road, Pine Bush, New York 12566, Pine Bush Fire District, Pine Bush School District.

PUBLIC HEARING:

US Light Energy Solar Array – Mike Fingar (Applicant No. 2023-01):

SBL: 99.2-6-10, Zoning District: R-Ag 4, Acres: 20.1, Address: 540 Bruyn Turnpike, Wallkill, NY 12589, Shawangunk Valley Fire District, Wallkill Central School District

PUBLIC SCOPING SESSION:

Eagles Roost Multi-Family Development – Lou Donnelly

(Applicant No.: 2025-07):

SBL: 106.004-1-6.200, Zoning District: Hamlet (H-1) and Borden Historic Overlay (BH-O), Acres: 25.8, Address: Buena Vista Avenue, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District, Wallkill Sewer and Water

APPEARANCES:

Fire Fox Farms, LLC – Kathy and James Miller (Applicant No.: 2025-10)

SBL: 100.1-1-1.2, Zoning District: R-Ag-2, Acres: 8.4, Address: 2142 Bruynswick Road, Wallkill, NY 12589, Shawangunk Valley Fire District, Wallkill Central School District

Two-Lot Subdivision -Bud and Kimberly Devries (Applicant No.: 2025-11):

SBL: 105.2-1-9, Zoning District: R-Ag 4, Address: 540 Bruyn Turnpike, Acres: 20.1, Shawangunk Valley Fire District, Wallkill Central School District

DISCUSSIONS:

Farm Fuel Coffee – Andrea Cabello (Applicant No.: 2025-09):

SBL: 106.49-1-6, Zoning District: Small Business (SB) Multi-use Building, Acres: 105 x 312, Address: 31 Wallkill Avenue, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District

Dog Grooming Salon – David Brattesani (Applicant No.: 2025-12)

SBL: 100.6.49-3-34, Zoning District: Small Business (SB) Acres: 56' x 50, Address: 22 Wallkill Avenue, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District

CORRESPONDENCE:

Ulster County Planning Board update from Tom Tango.

Next Regular Meeting to be held on **December 2, 2025**
Deadline for submission is **Friday, November 14, 2025** at noon.

This Agenda is subject to change