

**TOWN OF SHAWANGUNK
PLANNING BOARD AGENDA
May 5, 2026**

Meeting Location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance

Approval of Minutes from: April 7, 2026

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:

Dylan Lacoutte (Applicant No.: A26-0001) Proposed: Deli
SBL#99.2-1-32, Zoning District: AE, Acres: 1.25, Address: 2630 New Prospect Road,
Pine Bush, NY 12566, Shawangunk Valley Fire District, Pine Bush Central School District

Louks, Gregory (Application No.: 2026-0004) Proposed 2-Lot Subdivision, SBL#106.1-3-40.111,
Zoning District: R Ag-4, Acres: 33.3, Address: 1845 Albany Post Road, Wallkill NY 12589, Wallkill Fire
District, Wallkill Central School District

CONTINUATION OF APPEARANCES:

Liquid Mercantile LLC, Evan Favaro & Cathy Erenzo (Applicant No. 2024-15)
SBL# 106.12-1-22 (8.5 Acres) 2442 Route 300, Wallkill. Combined use for retail, lasting, and distillery
production. Zoning: Hamlet of Wallkill Gateway (HWG). Wallkill School District, Wallkill Fire District

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:

Wallkill Fire Department (Applicant No: 12-738)
SBL# 106.4-1-1.12.112 (5.8 Acres) 12 Bona Ventura Avenue, Wallkill, NY. Proposed: Sign Location
Change . Zoning District: HWG, Wallkill School District, Wallkill Fire Department

DISCUSSIONS:

CORRESPONDENCE

Ulster County Planning Board update from Tom Tango.

Next Regular Meeting to be held on **June 2, 2026**
Deadline for submission is **Friday, May 15, 2026**, at noon.

This Agenda is subject to change