

**TOWN OF SHAWANGUNK
PLANNING BOARD AGENDA
June 2, 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: May 5, 2026

PUBLIC HEARING:

Liquid Mercantile LLC, Evan Favaro (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

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.

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

APPEARANCES:

1441 Burlingham Road (Applicant No. 26-0013)

SBL# 104.2-4-12.210 (1.4 Acres) 1441 Burlingham Road, Pine Bush, New York 12566, Proposed: Single Family Home & 2-Story Dwelling Unit. Zoning: R-Ag2, Pine Bush School District, Walker Valley Fire District

Bayer Subdivision (Applicant # A26-0015)

SBL# 107.1-1-10.310 (8.066 Acres) 606 Plains Road, Wallkill, New York 12589, Proposed: 3-lot Residential Single-Family Subdivision. Zoning: R-Ag2, Wallkill Central School District, Wallkill Fire District.

DISCUSSIONS:

CORRESPONDENCE

Ulster County Planning Board update from Tom Tango.

Next Regular Meeting to be held on **July 7, 2026**
Deadline for submission is **Friday, June 19th 2026**, at noon.

This Agenda is subject to change