

**TOWN OF SHAWANGUNK  
PLANNING BOARD AGENDA  
July 7, 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: June 2, 2026**

**PUBLIC HEARING:**

**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.

**CONTINUATION OF 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

**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 APPEARANCES:**

**Mako Homes 12- Lot – Reality Subdivision (Applicant No.: A25-0013):**

SBL: 99.1-2-2, Zoning District: R-Ag-2 & RS-1, Address: 676 Awosting Road, Wallkill NY 12589, Acres: 65.86 Shawangunk Valley Fire District, Pine Bush School District

**Richad Magnanini (Application No.: 2024-01) Proposed: Amend & finalize map**

SBL#106.4-1-36, Zoning District RAG 2, Acres: 32, Address: 172 Strawridge Road, Wallkill, NY 12589 Wallkill Fire District, Wallkill Central School District.

**D. Grove Subdivision (CE Penny Drive) (Application No. A26-0008)**

Proposed: 29 residential subdivisions

SBL#106.2-5-20, Zoning District SB/H-1, AQ-O Overlay, Address: CE Penny Drive, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District

**APPEARANCES:**

**Taco's Tortas Quesadillas Guerrezo: Owner: Fernando Ojeda (Applicant No. A#26-0017)**

Proposed: Renovate Restaurant

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.

**DISCUSSIONS:**

**CORRESPONDENCE**

Ulster County Planning Board update from Tom Tango.

**Next Regular Meeting to be held on August 4<sup>th</sup>, 2026**  
**Deadline for submission is Friday, July 17<sup>th</sup>, 2026, at noon.**

**This Agenda is subject to change**