



Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Shawangunk Town Hall, 14 Central Avenue, Wallkill, New York, on Tuesday, the 7th day of July 2026 at 7 P.M.

***Those present were: Ryan Reid, Chairman
Richard Barnhart
John Szarowski
Tom Tango
Sal Patella
Todd Widmark***

Absent: John Leonette

Also Present: Richard Hoyt, Esq., Planning Board Attorney; Abrielle Hamilton, Nelson Pope Voorhis, Planning Board Consultant. Please see the sign-in sheet for other attendees.

Meeting Location: Town Hall, 14 Central Avenue, Wallkill, NY 12589

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Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance

Approval of Minutes:: June 2, 2026

A motion was made by Mr. John Sarowski and seconded by Mr. Tom Tango to approve the June 2, 2026, Planning Board Minutes. Vote: All Ayes: 6, Abstain: 0, Absent: 1

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.

Ms. Laura Monroe, P.C., Engineering and Surveying Properties, is present to represent her client. The applicant is proposing a three-lot subdivision on Plains Road. The existing parcel contains 8.06 acres with an existing family dwelling. The proposed subdivision will include

two proposed new dwellings, located on the two adjacent lots, which will be serviced by individual wells and septic systems.

No comments from the audience.

Chairman Reid: There is no GML review for this subdivision. It will be an Unlisted Action under the SEQR.

A motion was made by Mr. Richard Barnhart and second by Mr. Tom Tango for an uncoordinated review. Vote: All Ayes: 6 Abstain: 0 Absent: 1

Ms. Abrielle Hamilton, Nelson Pope Voorhees: We have prepared the Part 2 and 3 of the SEQR and there were no significant impacts that were implied. It was part of the CEA.

A motion was made by Mr. Richard Barnhart and seconded by Mr. John Szarowski to approve a Negative Declaration. Votes: All Ayes: 6, Abstain: 0, Absent: 1.

Mr. Richard Hoyt: Ms. Bonnie Franson, P.C., Nelson Pope Voorhis, made a comment that the lot is located within the Wallkill Water Supply Critical Environmental Area and the Planning Board must consider this matter.

Ms. Abrielle Hamilton: Ms. Franson put that in there to make sure that the Planning Board was aware of it but there were no potentially significant impacts.

A motion was made by Mr. Richard Barnhart and seconded by Mr. Todd Widmark to close the Public Hearing. Vote: All Ayes: 6. Abstain: 0, Absent 1

Mr. Richard Hoyt: Do you anticipate any issues with Central Hudson? You have a septic on the other side of the power line. Do you have a right of way or easement over it?

Ms. Monroe: It is an easement and the applicant owns the property. There will not be any issues with the well, as it has been moved and the septic is on the west side of the aqueduct

CONTINUED PUBLIC HEARING:

Dylan Lacoutte (Application 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

Applicant was not present. The Public Hearing was adjourned to August 4, 2026 at 7 pm or soon after.

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, tasting, and distillery production. Zoning: Hamlet of Wallkill Gateway (HWG). Wallkill School District, Wallkill Fire District

Mr. George Cronk, Passero Associates, is present representing his client, Liquid Mercantile, for their 5,000 square foot project. The applicant is here tonight for a continuation of their public hearing from June 2, 2026. We have been to the Zoning Board of Appeals and was granted the variance for a front yard variance of 60 ft, on June 17, 2026. We have made our submissions to the Health Department and to the DOT for their comments.

The pre-application with the Department of Transportation, seems straight forward with a curb cut coming off the state road. This will be almost double the site distance requirement for both directions. When we did our soil testing with the Health Department, the results were good and they did not see any problem with the approval. We only have verbal comments from both agencies and know they are both in review.

No comment from the audience.

Chairman Reid: Has the hazardous dumping material been rectified?

Mr. Cronk: Yes. Prior to ownership, materials were dumped on the site. After testing, the Health Department has determined there is no hazardous material; it consists of construction debris, rocks, metal and so forth.

Mr. Reid: The DEC did not require any removal or restrictions of any type on the site?

Mr. Cronk: Correct.

A motion was made by Mr. Richard Barnhart and seconded by Mr. Todd Widmark to close the Public Hearing. Vote: All Ayes: 6, Abstain: 0 Absent: 1.

Mr. Richard Hoyt: In review of the conditions for the Special Use Permit prior to approval:

- The Zoning Board of Appeals granted a variance for a 60' front yard variance in June 2026.
- The Negative Declaration was completed in June 2026.
- Overhang location has been updated on the recent plan, but the loading doors still do not appear to be identified.
- Total wetlands to be documented on the map.
- A "Note" on the map should state that the new curb cut will be used for the business and not Mechelke Drive .

Chairman Reid: The SWPPP will have to be reviewed as well as Ms. Franson's comments.

A motion was made by Mr. Todd Widmark and seconded by Mr. John Szarowski for a Site Plan and Special Use Permit Approval with. Vote: All Ayes: 6, Abstain: 0 Absent 1

CONTINUED APPEARANCES:

Mako Homes 12- Lot – Reality Subdivision (Applicant No.: A-23-0013)

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.

Mr. Zachary Peters, P.C., Mercurio, Norton, Torolli, Marshall is here this evening representing Mako Homes and stated that it has been a while since we have been in front of the board. We have previously met with the DEC and completed their wetland validation run as well as the archeologic study. There were no findings or impacts and are waiting for the response letter. We have reviewed and answered the comments from Ms. Bonnie Franson. For the Planning Board's review and consideration, we have prepared two (2) plans, a Conventional and a Cluster. We have gone as far as we can with the two (2) subdivision plans without doing a full detailed design on the testing of the sewers and Health Department and whether it is a basic or full SWPPP. The only real difference with the Cluster subdivision plan is we spaced the lots out to be consistent with the lots in the area as much as possible. It is reducing the net lot area on the two acres zoning, in the R-Ag 2 zone, to one acre. Our question is, does the board find that there is an additional benefit to the Cluster plan with having an open space area or the Conventional plan?

Chairman Reid: Are there changes to the RS side?

Mr. Peters: Not our intention.

Chairman Reid: Cluster you can add one more lot.

Mr. Peters: The conventional has less restrictions and gives you more flexibility.

A motion was made by Mr. Richard Barnhart and seconded by Mr. Todd Widmark to wave the Cluster subdivision. Vote: All Ayes: 6, Abstain: 0, Absent: 1

Richard Magnanini (Application Nu: 2024-01) Proposed: Amend & Finalize Winery Maps, SBL#106.4-1-36, Zoning District R-Ag 2, Acres: 32, Address: 172 Strawridge Road, Wallkill NY 12589, Wallkill Fire District, Wallkill Central School District

Mr. Robert Magnanini and Mr. David Magnanini, owners of Magnanini Winery, were present. Mr. Robert Magnanini explained they were in front of the Planning Board in 2020 and received a Conditional Final Approval. These conditions have been met and are here tonight to finalize the existing project and propose a new storage unit. The proposed addition of 1.140 square ft storage unit will be attached to the existing restaurant.

Ms. Abrielle Hamilton, PC from Nelson Pope Voorhis, reviewed Ms. Bonnie Franson's comments regarding the conditions of the existing project. When were the photos taken? Prior or are they current for the landscaping?

Mr. Robert Magnanini: They are current photos taken two weeks ago.

Ms. Abrielle Hamilton: Does the existing lighting also include the information on the foot panels?

Mr. David Magnanini: We did not take measurements on the foot candles. There is further setback, relatively to the original lamp post. We changed the high-pressure sodium light bulb, from 16,000 lumens to LED light bulb that is 7,000 lumens. This will make the brightness a lot less from the road. For the new addition, it will be just under 1,000 sq. ft. continuing with the farm look and historical layout.

Chairman Reid: Have you spoken with the Highway Department regarding the driveway for any ingress/egress?

Mr. Robert Magnanini: Yes, we have spoken with Mr. Rich Blazeski, Highway Superintendent, and there does not seem to be a problem except we do not have anything in writing.

A motion was made by Mr. John Szarowski and seconded by Mr. Todd Widmark for a Type II Action for the new addition. Vote: All Ayes: 6, Abstain: 0, Absent: 1

A motion was made by Mr. Richard Barnhart and seconded by Mr. John Szarowski for approval of amended site plan with the addition. Vote: All Ayes: 6, Abstain: 0, Absent: 1

Dan Grove Subdivision (CE Penny Drive) (Application No. A#26-0017)

Proposed: 28 Residential Homes and 1 Commercial Lot, 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.

Ms. Lara Monroe with Engineering & Surveying Properties, P.C. stated they were last in front of the Planning Board back in April. Since then, the wetland regulations were annulled, and we received a positive jurisdictional determination from the DEC. On the Conventional Plan, we have reduced the lots to 28 with one commercial lot and have one single access off of CE Penny Drive. We revised the Cluster Plan to show one commercial lot and 28 reduced size residential lots. Responses to Ms. Franson's comments have been addressed and we have provided DEC information for the general permit for housing. Under the newly adopted DEC permit, it allows for provisions for sites based on the density of wetlands and wetland adjacent area on the entire parcel itself. It allows you to do up to three (3) acres of wetland disturbance and fifteen (15) acres of the adjacent area. Specific for this site, you can disturb up to 0.55 acres of wetlands and 7.8 acres of the adjacent area.

Chairman Reid: You have mentioned your applicant would like to be put on the town water supply. Has there been any confirmation by the town that they are willing to accept the property to the water district?

Ms. Lara Monroe: We have not had a specific conversation with the Town Board, but we plan to submit early to get their input. My applicant is looking to get more feedback from the Planning Board regarding the Conventional or the Cluster Subdivision.

Mr. Sal Patella: I prefer the Conventional and it is beneficial over the other.

Mr. Richard Barnhart: I prefer Conventional and take into consideration the houses along CE Penny Drive. It flows better having the Conventional plan as opposed to everything locked in one area.

A motion was made by Mr. Richard Barnhart and seconded by Mr. John Szarowski to send to EMC review. Vote: All Ayes: 6, Abstain: 0, Absent: 1

A motion was made by Mr. Richard Barnhart and seconded by Mr. John Szarowski for Lead Agency. Vote: All Ayes: 6, Abstain: 0, Absent: 1

Taco's Tortas Quesadillas Guerreo: Owner: Fernando Ojeda (Applicant No. A#26-0017) Proposed: Renovation Restaurant; SBL# 16.5 – 2-14, Zoning District: HWG, Acres: 1.06, Address: 1475 Route 208, Wallkill, NY 12589, Wallkill Fire District, Wallkill Central School District

Mr. Ricardo Morales from Morales Language Services, was present to interpret for Mr. Ojeda, applicant.

Mr. Ojeda explained he was here tonight to find out what the steps were to renovate the restaurant.

Chairman Reid: Were the issues with the Building Department, regarding violations, been taken care of?

Mr. Ojeda: The violations from the Building Inspector have been resolved.

Chairman Reid: Are there any additions made to the existing property or the building itself?

Mr. Ojeda: No.

Chairman Reid: It is important that we get a formal site plan for the restaurant. This should include, but not limited to, designated parking for the restaurant, landscaping, lighting. Something to have on file that you are proposing.

Mr. Ojeda: We do have a few plans and are working with architects and engineers to make sure we stay up to code. For the first phase, we will be receiving the plans by July 24th. Then a few months later, we will receive the rest of the plans.

Chairman Reid: What type of plans?

Mr. Ojeda: The architects plans for the new design of the restaurant.

Chairman Reid: Are they just facial improvements with no structural work done?

Mr. Ojeda: It will be exterior and interior.

Mr. Richard Barnhart: Will there be any structural changes?

Mr. Ojeda: No. I will keep the same footprint, but the bar inside of the restaurant will be moved.

Mr. John Szarowski: Will there be any sign changes?

Mr. Ojeda: No, the placement of the sign will remain the same, the name will change.

Mr. Richard Barnhart: Since you are changing the placement of the bar, will you be changing the entrance/exit?

Mr. Ojeda: No. The entrance/exit will stay the same.

Chairman Reid: Is there public or well water and is there a septic tank?

Mr. Ojeda: There is well water and a septic tank on the property.

Chairman Reid: Has the Department of Health been involved?

Mr. Ojeda: Not at this time.

Chairman Reid: Has the Building Department mentioned anything?

Mr. Ojeda: No. The Building Department has not.

Mr. John Szarowski: It is a restaurant so the Health Department will eventually be involved.

Chairman Reid: At the end of the day the building is a pre-existing building. We should not really be concerned with the density. We are concerned with what they are doing with the building.

Mr. John Szarowski: It is in the HWG Zone and should reflect well in the gate way?

Mr. Richard Hoyt: Most of their parking is in the DOT right-of-way. We will need some type of proof that they are leasing it.

Chairman Reid: We are requesting a formal site plan of building and property; including, but not limited to: designated parking facilities, lighting, and landscaping. Something for the file proposing what the project will look like.

DISCUSSION:

Chairman Reid: Frank Getchell of Weston & Sampson, is a third party Hydrogeologist, who will be conducting the review, on behalf of the town, for Blue Chip Farms.

A motion was made by Mr. Richard Barnhart and seconded by Mr. John Szarowski for the approval of Mr. Frank Getchell, Weston & Sampson, to conduct the review for Blue Chip Farms. Vote: All Ayes: 6, Abstain: 0, Absent: 1

ADJOURN MEETING:

A motion was made by Mr. John Szarowski and seconded by Mr. Richard Barnhart to adjourn meeting. Vote: All Ayes: 6, Abstain: 0, Absent: 1

Next Regular Meeting to be held on August 4, 2026, at 7:00 PM.

Deadline for submission is Friday, July 17, 2026, at 12:00 PM

Agenda is subject to change.

Respectfully

Janice Stryker
Planning and Zoning Board Secretary