



# ~Ulster County Planning Board Minutes~

## Olive

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Referral Number      **2026064**      Received:      5/13/2026  
Name:      **Reservoir Food Pantry**      Type of Referral:      **Special Permit**  
Description:      Food pantry in existing structure  
Project Location:      2774 NY-28  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      VanDeMark  
Vote:      Yes  No       Recusals:

## Olive

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Referral Number      **2026065**      Received:      5/13/2026  
Name:      **Reservoir Food Pantry**      Type of Referral:      **Site Plan Review**  
Description:      Food pantry in existing structure  
Project Location:      2774 NY-28  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      VanDeMark  
Vote:      Yes  No       Recusals:

## Rochester

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Referral Number      **2026070**      Received:      5/27/2026  
Name:      **TWO DL LLC**      Type of Referral:      **Special Permit**  
Description:      Installation of EV charging infrastructure for EV school buses at existing school bus operations facility.  
Project Location:      5147 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Almquist  
Second:      Boggess  
Vote:      Yes  No       Recusals:      No: McLaughlin

## Rochester

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Referral Number      **2026071**      Received:      5/27/2026  
Name:      **TWO DL LLC**      Type of Referral:      **Site Plan Review**  
Description:      Installation of EV charging infrastructure for EV school buses at existing school bus operations facility.  
Project Location:      5147 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Almquist  
Second:      Boggess  
Vote:      Yes  No       Recusals:      No: McLaughlin

## Saugerties Town

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Referral Number      **2026051**      Received:      5/22/2026  
Name:      **Black Walnut Farm**      Type of Referral:      **Special Permit**  
Description:      Private Full-weekend weddings and lodgings.  
Project Location:      1032 Kings Highway  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      McLaughlin  
Second:      Lanzetta  
Vote:      Yes  No       Recusals:      Walsh

# ~Ulster County Planning Board Minutes~

## Saugerties Town

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Referral Number      **2026052**      Received:      5/22/2026  
Name:      **Black Walnut Farm**      Type of Referral:      **Site Plan Review**  
Description:      Private Full-weekend weddings and lodgings.  
Project Location:      1032 Kings Highway  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      McLaughlin  
Second:      Lanzetta  
Vote:      Yes  No       Recusals:      Walsh

## Saugerties Town

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Referral Number      **2026057**      Received:      5/22/2026  
Name:      **Baldor Specialty Foods**      Type of Referral:      **Special Permit**  
Description:      Temporary unloading and distribution platform  
Project Location:      3084 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Messner  
Second:      Boggess  
Vote:      Yes  No       Recusals:      Walsh

## Saugerties Town

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Referral Number      **2026058**      Received:      5/22/2026  
Name:      **Baldor Specialty Foods**      Type of Referral:      **Site Plan Review**  
Description:      Temporary unloading and distribution platform  
Project Location:      3084 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Messner  
Second:      Boggess  
Vote:      Yes  No       Recusals:      Walsh

## Shandaken

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Referral Number      **2026059**      Received:      5/22/2026  
Name:      **169 NY 214 LLC**      Type of Referral:      **Area Variance**  
Description:      3 area variances to change multifamily to motel/lodge use.  
Project Location:      169 Route 214 Chichester  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Almquist  
Vote:      Yes  No       Recusals:      Valianti

## Shandaken

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Referral Number      **2026066**      Received:      5/21/2026  
Name:      **Verizon Wireless**      Type of Referral:      **Area Variance**  
Description:      Three Area variances for 50' wireless telecommunications facility  
Project Location:      8 Firehouse Rd Big Indian  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      VanDeMark  
Vote:      Yes  No       Recusals:      Valianti

# ~Ulster County Planning Board Minutes~

## Shandaken

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Referral Number      **2026067**      Received:      5/21/2026  
Name:      **Verizon Wireless**      Type of Referral:      **Use Variance**  
Description:      Use variance for 50' wireless telecommunications facility  
Project Location:      8 Firehouse Rd Big Indian  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      VanDeMark  
Vote:      Yes  No       Recusals:      Valianti

## Shawangunk

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Referral Number      **2026060**      Received:      5/20/2026  
Name:      **Liquid Mercantile**      Type of Referral:      **Special Permit**  
Description:      Eating and drinking establishment with distillery and sales.  
Project Location:      2442 Route 300  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Almquist  
Vote:      Yes  No       Recusals:      Tango

## Shawangunk

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Referral Number      **2026072**      Received:      5/20/2026  
Name:      **Liquid Mercantile**      Type of Referral:      **Site Plan Review**  
Description:      Eating and drinking establishment with distillery and sales.  
Project Location:      2442 Route 300  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Almquist  
Vote:      Yes  No       Recusals:      Tango

## Ulster

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Referral Number      **2026062**      Received:      5/19/2026  
Name:      **Tractor Supply**      Type of Referral:      **Site Plan Review**  
Description:      Site plan amendment for two additional structures within an existing fenced in area and drive aisle plus relocate a pro  
Project Location:      1611 Ulster Ave  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Valianti  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Almquist

## Woodstock

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Referral Number      **2026068**      Received:      5/20/2026  
Name:      **Aaron Yassin Glasco Ridge LLC**      Type of Referral:      **Area Variance**  
Description:      Minimum Lot size variance for 2-lot subdivision  
Project Location:      Glasco Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Almquist  
Vote:      Yes  No       Recusals: