

Ulster County Planning Board Agenda

6/4/2025



Gardiner

Name: **Local Law 3 of 2025**
Referral Number: **2025071** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**
Project Location: **Town Wide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Moratorium on Battery Energy Storage systems (B.E.S.S.)**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Local Law #5 of 2025**
Referral Number: **2025072** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: YES**
Project Location: **SP District**
Water: NA Sewer: NA Ag. Dist: No
Description: **Amendment to zoning statute to require all development within the SP district to require Planning Board approval. Prohibition on Development in SP-2 and SP-3.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Gunks Court House Variance**
Referral Number: **2025085** SBL: **93.4-1-7.100** Acreage: **3.01** Disturbed
Referral Type: **Area Variance** Zone: **HM** **Within 500: YES**
Project Location: **NE Corner of State Route 44/55 and Albany Post Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Variance from roof pitch requirements to build US Tennis Association Compliant facility.**

Decision Record

Decision: _____

Motion: _____

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Recusals: _____

Notes _____

Kingston City

Name: **Resolution 92 of 2025**
Referral Number: **2025079** SBL: **48.314-2-24.112** Acreage: **0.00** Disturbed
Referral Type: **Zoning Map Amendment** Zone: **T5N** **Within 500: NA**
Project Location: **Schwenk Drive and Frog Alley**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Rezone properties along Schwenk Drive to T5 Main Street. (T5MS)**

Decision Record

Decision: _____

Motion: _____

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Lloyd

Name: **Highland 3555 Mixed Use**
Referral Number: **2025080** SBL: **88.17-9-55.111** Acreage: **4.20** Disturbed **4.00**
Referral Type: **Site Plan Review** Zone: **GMU** Within 500: **YES**
Project Location: **3555 Route 9W**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Mixed-use complex. Four buildings, each with 2,500 sq. ft. commercial. 140 total apartment units.**

Notes _____

Decision Record

Decision: _____
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Recusals: _____

New Paltz Village

Name: **145 N. Chestnut**
Referral Number: **2025077** SBL: **78.82-1-19.110** Acreage: **2.50** Disturbed **2.58**
Referral Type: **Site Plan** Zone: **NBR** Within 500: **YES**
Project Location: **145 N. Chestnut Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Revised site plan for previously approved mixed-used development.**

Notes _____

Decision Record

Decision: _____
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Abstentions: _____
Recusals: _____

Olive

Name: **Ashokan Store, LLC**
Referral Number: **2025083** SBL: **46.5-3-6.110** Acreage: **4.80** Disturbed **0.95**
Referral Type: **Site Plan Review** Zone: **HB** Within 500: **YES**
Project Location: **3216 Route 28 Shokan**
Water: Private Well Sewer: Private Centralized Ag. Dist: **No**
Description: **Add four self-storage units to an existing self-storage business.**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Abstentions: _____
Recusals: _____

Rosendale

Name: **Local Law 1 of 2025**
Referral Number: **2025073** SBL: _____ Acreage: **0.00** Disturbed _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Town-Wide**
Water: NA Sewer: NA Ag. Dist: **No**
Description: **Camps, camping, campgrounds, RV's amendments to the the town zoning statute.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

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Rosendale

Name: **Local Law 2 of 2025**
Referral Number: **2025074** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**
Project Location: **Town-Wide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Update to the zoning statute regarding short-term rentals.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Saugerties Town

Name: **Lodging and Events**
Referral Number: **2025075** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**
Project Location: **Town-Wide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Amendments to the Town's lodging and events law - third revision referred.**

Notes _____

Decision Record

Decision: _____
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Recusals: _____

Saugerties Town

Name: **Spiral House Park**
Referral Number: **2025081** SBL: **17.3-4-23.100** Acreage: **45.33** Disturbed 0.65
Referral Type: **Special Permit** Zone: MDR/SA **Within 500: YES**
Project Location: **185 Fishcreek Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Cultural events facility within an existing park with trail system, open gardens, artists in residence, and gravel parking area.**

Notes _____

Decision Record

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Recusals: _____

Saugerties Town

Name: **Spiral House Park**
Referral Number: **2025082** SBL: **17.3-4-23.100** Acreage: **45.33** Disturbed 0.65
Referral Type: **Site Plan Review** Zone: MDR/SA **Within 500: YES**
Project Location: **185 Fishcreek Rd.**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Cultural events facility within an existing park with trail system, open gardens, artists in residence, and gravel parking area.**

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Shawangunk

Name: **Catsmo, LLC**
Referral Number: **2025076** SBL: **106.1-1-17.141** Acreage: **92.80** Disturbed 0.56
Referral Type: **Site Plan Review** Zone: **R-AG-4** Within 500: **YES**
Project Location: **25 Myers Road**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **4,853 square foot expansion to existing smokehouse. Expansion of 6,000 gallon septic tank and leach field, salt storage containers, and utility expansion.**

Notes _____

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Ulster

Name: **Camping World**
Referral Number: **2025084** SBL: **48.14-1-33.100** Acreage: **16.45** Disturbed 6.58
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**
Project Location: **120 & 124 Route 28**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Demolition of existing structure to develop 14,120 square foot structure for existing business's sales office.**

Notes _____

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Recusals: _____

Wawarsing

Name: **Kelly Sand and Gravel**
Referral Number: **2025078** SBL: **90.4-2-13.2** Acreage: **123.21** Disturbed 0.00
Referral Type: **Area Variance** Zone: **RU** Within 500: **YES**
Project Location: **8540 Route 209**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Minimum lot size variance to subdivide lot containing three existing single-family homes.**

Notes _____

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