

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 _____

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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Recusals: _____

Notes _____

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. Parking underneath and on surface. Clubhouse.**

Decision Record

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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 to mixed-used development.

Notes

Decision Record

Decision: _____
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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: _____

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

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Recusals: _____

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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 facility with trail system, open gardens, artists in residence, and gravel parking area.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

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 facility with trail system, open gardens, artists in residence, and gravel parking area.**

Notes _____

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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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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: **Area variance to exclude 2.346 acres of steep slopes from net area calculation to create 17.28 acre lot with 3 existing dwelling units.**

Notes _____

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