

# 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: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

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

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

Notes \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## 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 \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
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 \_\_\_\_\_  
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### 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 \_\_\_\_\_  
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### 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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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## 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 \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## 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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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
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: **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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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_