

Ulster County Planning Board Minutes



1/8/2025

Kingston City

Referral Number **2025003** Received: 12/19/2024
Name: **105 Abeel Street** Type of Referral: **Site Plan Review**
Description: Construct 6-unit apartment building (lot to be subdivided into two lots).
Project Location: 105 Abeel Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes ☒ 16 No ☐ 0 Recusals:

Marbletown

Referral Number **2025010** Received: 12/5/2025
Name: **Local Law A of 2025** Type of Referral: **Zoning Statute Amendment**
Description: Zoning Amendments including ADU revisions and consistency and clarification updates.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes ☒ 15 No ☐ 0 Recusals: Hansen

New Paltz Village

Referral Number **2025005** Received: 12/18/2024
Name: **Woodland Pond** Type of Referral: **Site Plan Review**
Description: 10 minor additions to existing campus building totalling an expansion of 21,746 square feet. No new residential units.
Project Location: 100 Woodland Pond Circle
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Pecora
Vote: Yes ☒ 15 No ☐ 0 Recusals: Baden

Saugerties Town

Referral Number **2025001** Received: 12/18/2024
Name: **Stone Creek Commons** Type of Referral: **Site Plan Review**
Description: 47-unit affordable apartments with integrated support services and outdoor amenities.
Project Location: 3190 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes ☒ 15 No ☐ 1 Recusals: NO: McLaughlin

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Saugerties Town

Referral Number	2025002	Received:	12/18/2025
Name:	Saugerties Self Storage	Type of Referral:	Site Plan Review
Description:	Expansion of existing self-storage facility by two additional buildings.		
Project Location:	3058 Route 9W and 2037 Route 32		
Recommendation:	Disapprove	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Molyneaux		
Vote:	Yes 16 No 0		

Saugerties Village

Referral Number	2025004	Received:	12/18/2024
Name:	169 Ulster Avenue	Type of Referral:	Site Plan Review
Description:	Conversion of portion of existing structure for retail use.		
Project Location:	169 Ulster Avenue		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Molyneaux		
Vote:	Yes 16 No 0		

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Referral Number	2025006	Received:	12/3/2025
Name:	Route 9W Multifamily Development	Type of Referral:	Special Permit
Description:	Two, 4-story buildings (74 units each) and 15, 2-story townhouse style buildings with (10 units each).		
Project Location:	1530 Route 9W		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Almquist
Second:	Lanzetta		
Vote:	Yes 15 No 0		

Ulster

Referral Number	2025007	Received:	12/3/2025
Name:	Route 9W Multifamily Development	Type of Referral:	Site Plan Review
Description:	Two, 4-story buildings (74 units each) and 15, 2-story townhouse style buildings with (10 units each).		
Project Location:	1530 Route 9W		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Almquist
Second:	Lanzetta		
Vote:	Yes 15 No 0		

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Referral Number	2025008	Received:	1/2/2025
Name:	Lightstar Renewables	Type of Referral:	Special Permit
Description:	4.1 MW AC Solar array on 42.8 acres out of 68.8 acres.		
Project Location:	Tuytenbridge Road		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Almquist
Second:	Bogges		
Vote:	Yes 14 No 0		

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Referral Number	2025009	Received:	1/2/2025
Name:	Lightstar Renewables	Type of Referral:	Site Plan Review
Description:	4.1 MW AC Solar array on 42.8 acres out of 68.8 acres.		
Project Location:	Tuytenbridge Road		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Almquist
Second:	Boggess		
Vote:	Yes 14 No 0		