

Ulster County Planning Board Agenda

10/7/2026



Gardiner

Name: **Bess Law**
Referral Number: **2026129** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**
Project Location: **Town Wide**
Water: Sewer: Ag. Dist: No
Description: **Add provisions to zoning statute to regulate battery energy storage systems. (BESS)**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Kingston City

Name: **25 Field Court**
Referral Number: **2026128** SBL: **56.25-3-35** Acreage: **0.85** Disturbed 0.85
Referral Type: **Site Plan Review** Zone: **T5F** **Within 500: YES**
Project Location: **25 Field Court**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Demolition of existing and construct mixed-use building with ground floor commercial and 71-apartment units.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Marlborough

Name: **Farm Venue Event Law**
Referral Number: **2026117** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Farm venue event accessory use law**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Marlborough

Name: **ADU Law**
Referral Number: **2026118** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Accessory Dwelling Unit Regulations law**

Notes _____

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New Paltz Town

Name: **Ulster Savings Bank**
Referral Number: **2026126** SBL: **86.12-1-13.100** Acreage: **0.68** Disturbed **0.03**
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**
Project Location: **226 Main St**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Installation of generator, gas line, and site improvements**

Notes _____

Decision Record
Decision: _____
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New Paltz Town

Name: **490 Main Street**
Referral Number: **2026131** SBL: **86.12-5-11.100** Acreage: **1.00** Disturbed
Referral Type: **Area Variance** Zone: **B-2** Within 500: **YES**
Project Location: **490 Main Street**
Water:NA **Sewer:** NA **Ag. Dist:** No
Description: **Replace pylon sign pricing cabinet with electronic pricing cabinet**

Notes _____

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New Paltz Village

Name: **Convert Apartment to STR**
Referral Number: **2026121** SBL: **86.143-1-15** Acreage: **0.02** Disturbed
Referral Type: **Special Permit** Zone: **B-2** Within 500: **YES**
Project Location: **72-74 Main St**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Convert 2nd floor 2-bedroom apartment above commercial use to short-term rental use.**

Notes _____

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New Paltz Village

Name: **Historic Huguenot Society**
Referral Number: **2026123** SBL: **86.33-1-9 thru 12** Acreage: **4.29** Disturbed **2.20**
Referral Type: **Site Plan Review** Zone: **H** Within 500: **YES**
Project Location: **Broadhead and Huguenot St.**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Construct 7,387 sq. ft. visitor and education center**

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Rosendale

Name: **Two-Family Residence**
Referral Number: **2026120** SBL: **70.42-4-16** Acreage: **0.90** Disturbed
Referral Type: **Area Variance** Zone: **R-2** Within 500: **YES**
Project Location: **727 Springtown Rd**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Replace fire lost single-family home with two-family home.**

Notes _____

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Rosendale

Name: **Rosendale Flooring Warehouse**
Referral Number: **2026130** SBL: **63.29-1-2** Acreage: **1.24** Disturbed
Referral Type: **Site Plan Review** Zone: **B-1** Within 500: **YES**
Project Location: **2546 Rt 32**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Construct new 80x40 storage building to serve as warehouse to the Rosendale Floor Company**

Notes _____

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Saugerties Town

Name: **Kings Highway Contractor Storage**
Referral Number: **2026122** SBL: **28.2-4-14.200** Acreage: **5.80** Disturbed 5.00
Referral Type: **Site Plan Review** Zone: **I/AQ** Within 500: **YES**
Project Location: **997 Kings Highway**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Construct six buildings and parking for contractor storage and operations.**

Notes _____

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Shandaken

Name: **Plaza 28 Corp**
Referral Number: **2026119** SBL: **25.1-1-3.110** Acreage: **9.99** Disturbed 0.00
Referral Type: **Site Plan Review** Zone: **CLI** Within 500: **YES**
Project Location: **5567-5581 Route 28**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Change use of five existing structures on site.**

Notes _____

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Ulster

Name: **Creek Meadows**
Referral Number: **2026124** SBL: **48.7-2-35.100** Acreage: **26.50** Disturbed 12.80
Referral Type: **Special Permit** Zone: OM Within 500: YES
Project Location: **701-713 Boices Lane**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **176, 2-bedroom multifamily development with townhome style buildings**

Notes _____

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Ulster

Name: **Creek Meadows**
Referral Number: **2026125** SBL: **48.7-2-35.100** Acreage: **26.50** Disturbed 12.80
Referral Type: **Site Plan Review** Zone: OM Within 500: YES
Project Location: **701-713 Boices Lane**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **176, 2-bedroom multifamily development with townhome style buildings**

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Ulster

Name: **Twin Creeks**
Referral Number: **2026127** SBL: **39.7-13-1.100** Acreage: **82.00** Disturbed 20.60
Referral Type: **Subdivision** Zone: R-30 Within 500: YES
Project Location: **Old Kings Highway/CR-31**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **12-lot residential subdivision**

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