

Ulster County Planning Board Minutes



10/7/2026

Gardiner

Referral Number **2026129** Received: 9/25/2026
Name: **Bess Law** Type of Referral: **Zoning Statute Amendment**
Description: Add provisions to zoning statute to regulate battery energy storage systems. (BESS)
Project Location: Town Wide
Recommendation: **Advisory Comments** Abstentions:
Motion: Messner
Second: Almquist
Vote: Yes ☒ 16 No ☐ 0 Recusals:

Kingston City

Referral Number **2026128** Received: 9/24/2026
Name: **25 Field Court** Type of Referral: **Site Plan Review**
Description: Demolition of existing and construct mixed-use building with ground floor commercial and 71-apartment units.
Project Location: 25 Field Court
Recommendation: **Required Modifications** Abstentions:
Motion: Valianti
Second: Collier
Vote: Yes ☒ 16 No ☐ 0 Recusals:

Marlborough

Referral Number **2026117** Received: 8/28/2026
Name: **Farm Venue Event Law** Type of Referral: **Zoning Statute Amendment**
Description: Farm venue event accessory use law
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Boggess
Vote: Yes ☒ 15 No ☐ 0 Recusals: Lanzetta

Marlborough

Referral Number **2026118** Received: 8/28/2026
Name: **ADU Law** Type of Referral: **Zoning Statute Amendment**
Description: Accessory Dwelling Unit Regulations law
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: VanDeMark
Second: Collier
Vote: Yes ☒ 15 No ☐ 0 Recusals: Lanzetta

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New Paltz Town

Referral Number	2026126	Received:	9/23/2026
Name:	Ulster Savings Bank	Type of Referral:	Site Plan Review
Description:	Installation of generator, gas line, and site improvements		
Project Location:	226 Main St		
Recommendation:	No County Impact	Abstentions:	
Motion:	Pecora	Recusals:	Nolan
Second:	Messner		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

New Paltz Town

Referral Number	2026131	Received:	9/30/2026
Name:	490 Main Street	Type of Referral:	Area Variance
Description:	Replace pylon sign pricing cabinet with electronic pricing cabinet		
Project Location:	490 Main Street		
Recommendation:	No County Impact	Abstentions:	
Motion:	Pecora	Recusals:	Nolan
Second:	Almquist		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

New Paltz Village

Referral Number	2026121	Received:	9/16/2026
Name:	Convert Apartment to STR	Type of Referral:	Special Permit
Description:	Convert 2nd floor 2-bedroom apartment above commercial use to short-term rental use.		
Project Location:	72-74 Main St		
Recommendation:	Advisory Comments	Abstentions:	
Motion:	Pecora	Recusals:	Baden
Second:	Collier		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

New Paltz Village

Referral Number	2026123	Received:	9/18/2026
Name:	Historic Huguenot Society	Type of Referral:	Site Plan Review
Description:	Construct 7,387 sq. ft. visitor and education center		
Project Location:	Broadhead and Huguenot St.		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Lanzetta	Recusals:	Baden
Second:	Pecora		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

Rosendale

Referral Number	2026120	Received:	9/2/2026
Name:	Two-Family Residence	Type of Referral:	Area Variance
Description:	Replace fire lost single-family home with two-family home.		
Project Location:	727 Springtown Rd		
Recommendation:	No County Impact	Abstentions:	
Motion:	Bogges	Recusals:	Brown
Second:	Pecora		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

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Rosendale

Referral Number	2026130	Received:	9/29/2026
Name:	Rosendale Flooring Warehouse	Type of Referral:	Site Plan Review
Description:	Construct new 80x40 storage building to serve as warehouse to the Rosendale Floor Company		
Project Location:	2546 Rt 32		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Valianti	Recusals:	Brown
Second:	Collier		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

Saugerties Town

Referral Number	2026122	Received:	9/17/2026
Name:	Kings Highway Contractor Storage	Type of Referral:	Site Plan Review
Description:	Construct six buildings and parking for contractor storage and operations.		
Project Location:	997 Kings Highway		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Valianti	Recusals:	Walsh
Second:	Boggess		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

Shandaken

Referral Number	2026119	Received:	9/11/2026
Name:	Plaza 28 Corp	Type of Referral:	Site Plan Review
Description:	Change use of five existing structures on site.		
Project Location:	5567-5581 Route 28		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Almquist	Recusals:	Valianti
Second:	Boggess		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

Ulster

Referral Number	2026124	Received:	9/21/2026
Name:	Creek Meadows	Type of Referral:	Special Permit
Description:	176, 2-bedroom multifamily development with townhome style buildings		
Project Location:	701-713 Boices Lane		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Pecora	Recusals:	Almquist
Second:	Brown		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

Ulster

Referral Number	2026125	Received:	9/21/2026
Name:	Creek Meadows	Type of Referral:	Site Plan Review
Description:	176, 2-bedroom multifamily development with townhome style buildings		
Project Location:	701-713 Boices Lane		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Pecora	Recusals:	Almquist
Second:	Brown		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

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Ulster

Referral Number **2026127**
Name: **Twin Creeks**
Description: 12-lot residential subdivision
Project Location: Old Kings Highway/CR-31
Recommendation: **Required Modifications**
Motion: Pecora
Second: Boggess
Vote: Yes No

Received: 9/24/2026
Type of Referral: **Subdivision**

Abstentions:

Recusals: Almquist