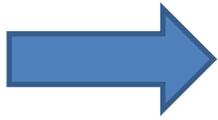
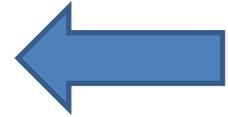


ULSTER COUNTY PLANNING BOARD
Agenda - Wednesday, March 4, 2026



The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building



The Executive Committee Will Not Meet

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. EDUCATION & TRAINING OPPORTUNITIES**
- 4. COMMUNITY REPORTS**
- 5. PLANNING BOARD REPORTS**
 - a. Chairperson Report
 - b. Committee Reports
- 6. PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
 - b. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*
 - c. Communications – *See Reverse of Page*
 - d. Director/Staff Reports
- 7. SPECIAL TOPICS DISCUSSION**
- 8. PUBLIC COMMENT**
- 9. ZONING REFERRALS – *See Separate Zoning Agenda***
- 10. ADJOURNMENT**

COMMUNICATIONS

- NYS Parks, Recreation & Historic Preservation – Properties to be considered by NYS Board for Historic Preservation for nomination to the National and State Registers of Historic Places:
 - Senate House and Museum Annex, 327 Clinton Avenue, Kingston, NY
 - Demarest-Bernard House, 133 Crow Hill Road, Highland, NY
- Town of Saugerties Planning Board – Lead Agency Notice – KCE NY 34 LLC – Battery Energy Storage System – The applicant is requesting site plan and special use permit approval to construct a 100MW/400MWh battery energy storage system (BESS) with associated transformer, breakers and fencing on a 59-acre parcel that gains access from Tomsons Road. The project is located within the Industrial district and the Aquifer Protection Overlay district, and the use is permitted with site plan and special use permit as Electric, Gas and Sanitary Services. The project is located within the Industrial district where the minimum lot size is 2 acres and requires a Special Use Permit. Location: Tomsons Road, Saugerties, NY (SBL#18.1-4-5.100)
- Town of Rochester Planning Board – Lead Agency Notice – Spirit Circle, LLC and Deep Hole Nature Sanctuary, LLC for the Lot Line Revision, Site Plan and Special Use Permit Approvals for the Spirit Circle Dance Education and Conference Center – The project consists of an Education and Conference Center, which will support Biodanza School and other ritual dance gatherings run by New World Ritual & Dance. Events will be at a 75 person capacity with an 1800 square foot vaulted ceiling dance floor, together with four additional rooms for welcome, office and reception areas. Project situated within the R-5 Zoning District on 70 +/- acres, as located along Towpath Road in the Town of Rochester, NY (SBL#77.2-4-46.200 & 77.2-4-46.100)
- Town of Marlborough Planning Board – Lead Agency Notice – Subdivision of Lands of Jeffrey Aldrich – Proposed six-lot subdivision and lot line change of a 69.68 +/- acre parcel of property. The property contains frontage on both New Road and Milton Tpke (County Road). Project proposes the construction of a Town road with a cul-de-sac to serve 5 of the lots. Proposed Lot 5 will have its own driveway from New Road. The project also involves the transfer of 1.25 +/- acre parcel of property to the Town of Marlborough for expansion of the Towns Recreational Facility located off of New Road. Lots will be served by on-site wells and septic. Project site contains NYS Regulated Wetlands. Balance parcel Lot 6 contains previously approved and constructed solar farm. Location: Milton Turnpike, Marlborough, NY (SBL#103.1-1-33.210)
- Town of Marlborough Planning Board – Lead Agency Notice – Katrina Nason 2 Lot Subdivision – Proposed 2-lot residential subdivision of a 23.38 +/- acre parcel of property located off of Peach Lane. Access to the site is a proposed common driveway shared between the two lots. Site contains NYSDEC regulated wetlands and adjacent area and will be served by on-site wells and subsurface sanitary sewer disposal systems. Proposes to disturb approximately 3.5 acres of land. Location: 99 Peach Lane, Town of Marlborough, NY (SBL#95.4-3-13.210)
- Town of Marlborough Planning Board – Lead Agency Notice – Subdivision of Lands of the Estate of Donald J. Jackson – Proposed 2-lot subdivision of an 18.01-acre parcel to create a 6.45-acre parcel and a 6.55 acre parcel. Project is located at 183 Reservoir

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Road, Marlborough, NY in the Towns Ridge Preservation/ Steep Slope Protection Zone. The lots will be served by on-site septic and wells. Access will be from Reservoir Road via a common, proposed driveway. (SBL# 108.1-1-13.4)

- Town of Marlborough Planning Board – Lead Agency Notice – Mitchell M & Co, Inc – Proposed six-lot subdivision of an existing 11.7 +/- acre parcel. Access will be via a proposed private road from NYS Route 9W. Each of the lots will be served by on-site wells and subsurface sanitary sewer disposal systems. The project is located in the Towns R-AG1 Zone. Project will disturb approximately 4.3 acres of property. Location: 1559 Route 9W, Town of Marlborough, NY (SBL#103.3-4-44)