

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, June 4, 2025*

## **The Ulster County Planning Board Meeting**

**7:00 p.m. Legislative Chambers, 6<sup>th</sup> Floor**

**County Office Building**

The Executive Committee did not meet

**Chairman Baden called the meeting to order and Mr. Leibowitz read the roll call**

- 1. ROLL CALL – Present:** D. Onderdonk, S. McCarthy, H. Hansen, C. Lanzetta, L. Nolan, H. Emrich, D. Eisenhardt, M. Baden, J. Brown, J. Ferraro, V. Welton, F. Almquist, V. Markowitz, V. Messner, W. Murray, V. McLaughlin, L. Molyneaux, R. Leibowitz, B. Samuelson **Excused:** R. Pecora, D. Kossar, D. Boggess, C. Valianti, D. Doyle **Guests:** Kevin Bostrom/Camping World, Michael Warntjes/Excel Engineering, Mason Sedlacek/DBS Group

**2. APPROVAL OF MINUTES**

The May 7, 2025 minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. McCarthy. All were in favor.

**3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Baden stated there is a sheet in tonight's folder and he mentioned NY Planning Federation's 3-day seminar. He reminded the Board to send in their certificates to the Planning office and that members receive 15 minutes per meeting attended.

**4. COMMUNITY REPORTS**

Mr. McLaughlin stated the Village of Saugerties had public hearing on the lot line change for North Street that we reviewed last month. He added that the lot line issue is going to be pulled.

Mr. Markowitz stated Tops supermarket was going in Wawarsing soon. Chairman Baden noted it would be opening on Sunday.

Mr. Brown stated the apartment complex proposed for the Tillson school in the Town of Rosendale finally broke ground.

**5. PLANNING BOARD REPORTS**

a. Chairperson Report - None

b. Committee Reports - None

**6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Leibowitz stated all is well financially.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Leibowitz noted there was an ENB for Lead Agency on the Winston Farm Site in Saugerties that looks like the project is moving forward.

c. Communications

Mr. Leibowitz noted the CFA announcement and stated he provided a sheet of grant opportunities. He added that Ulster County is applying for three grants, including one for a Smart Growth Comprehensive Plan for the County.

- d. Director/Staff Reports  
None

**7. SPECIAL TOPICS DISCUSSION**

Mr. Samuelson stated the Farmland Protection Board met on May 29<sup>th</sup> and voted for all but one parcel that was in Shawangunk and has a restrictive covenant. Mr. Samuelson added that the Legislature will vote on the recommendations in July.

Mr. Baden stated there will be a joint Village and Town of New Paltz public hearing tomorrow night for annexation of a parcel that borders the Village in order for it to connect to water. If annexation occurs, they will move forward with the site plan for New Paltz Apartments.

Ms. Messner informed the Board that UCRRA decided to stop pursuing a landfill in two locations in Wawarsing noting there was a good community turnout at the Legislature's meeting last month.

Ms. Lanzetta stated there is a grant opportunity from the Hudson Valley Greenway that will be opening applications at the end of the month for trail grants.

**8. PUBLIC COMMENT**

No public comment

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

Chairman Baden stated the referral for Camping World in Town of Ulster (#2025084) would be reviewed first.

**10. ADJOURNMENT**

The meeting adjourned at 8:10. All were in favor.

# Ulster County Planning Board Minutes



6/4/2025

## Gardiner

Referral Number **2025071** Received: 5/19/2025  
Name: **Local Law 3 of 2025** Type of Referral: **Zoning Statute Amendment**  
Description: Moratorium on Battery Energy Storage systems (B.E.S.S.)  
Project Location: Town Wide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: McCarthy  
Second: McLaughlin  
Vote: Yes ☒ 17 No ☐ 0 Recusals:

## Gardiner

Referral Number **2025072** Received: 5/13/2025  
Name: **Local Law #5 of 2025** Type of Referral: **Zoning Statute Amendment**  
Description: Amendment to zoning statute to require all development within the SP district to require Planning Board approval. Pro  
Project Location: SP District  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Almquist  
Vote: Yes ☒ 17 No ☐ 0 Recusals:

## Gardiner

Referral Number **2025085** Received: 5/30/2025  
Name: **Gunks Court House Variance** Type of Referral: **Area Variance**  
Description: Variance from roof pitch requirements to build US Tennis Association Compliant facility.  
Project Location: NE Corner of State Route 44/55 and Albany Post Rd  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Welton  
Vote: Yes ☒ 17 No ☐ 0 Recusals:

## Kingston City

Referral Number **2025079** Received: 5/27/2025  
Name: **Resolution 92 of 2025** Type of Referral: **Zoning Map Amendment**  
Description: Rezone properties along Schwenk Drive to T5 Main Street. (T5MS)  
Project Location: Schwenk Drive and Frog Alley  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Welton  
Vote: Yes ☒ 17 No ☐ 0 Recusals:

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### Lloyd

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Referral Number	<b>2025080</b>	Received:	5/29/2025
Name:	<b>Highland 3555 Mixed Use</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Mixed-use complex. Four buildings, each with 2,500 sq. ft. commercial. 140 total apartment units.		
Project Location:	3555 Route 9W		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	McCarthy
Second:	Welton		
Vote:	Yes <input type="text" value="16"/> No <input type="text" value="0"/>		

### New Paltz Village

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Referral Number	<b>2025077</b>	Received:	5/22/2025
Name:	<b>145 N. Chestnut</b>	Type of Referral:	<b>Site Plan</b>
Description:	Revised site plan for previously approved mixed-used development.		
Project Location:	145 N. Chestnut Street		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	Baden Murray
Second:	Welton		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

### Olive

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Referral Number	<b>2025083</b>	Received:	5/30/2025
Name:	<b>Ashokan Store, LLC</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Add four self-storage units to an existing self-storage business.		
Project Location:	3216 Route 28 Shokan		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	Emrich
Second:	Welton		
Vote:	Yes <input type="text" value="16"/> No <input type="text" value="0"/>		

### Rosendale

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Referral Number	<b>2025073</b>	Received:	5/20/2025
Name:	<b>Local Law 1 of 2025</b>	Type of Referral:	<b>Zoning Statute Amendment</b>
Description:	Camps, camping, campgrounds, RV's amendments to the the town zoning statute.		
Project Location:	Town-Wide		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	Brown
Second:	Welton		
Vote:	Yes <input type="text" value="16"/> No <input type="text" value="0"/>		

### Rosendale

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Referral Number	<b>2025074</b>	Received:	5/20/2025
Name:	<b>Local Law 2 of 2025</b>	Type of Referral:	<b>Zoning Statute Amendment</b>
Description:	Update to the zoning statute regarding short-term rentals.		
Project Location:	Town-Wide		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McCarthy	Recusals:	Brown
Second:	McLaughlin		
Vote:	Yes <input type="text" value="16"/> No <input type="text" value="0"/>		

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### Saugerties Town

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Referral Number	<b>2025075</b>	Received:	5/20/2025
Name:	<b>Lodging and Events</b>	Type of Referral:	<b>Zoning Statute Amendment</b>
Description:	Amendments to the Town's lodging and events law - third revision referred.		
Project Location:	Town-Wide		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Emrich		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		

### Saugerties Town

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Referral Number	<b>2025081</b>	Received:	5/29/2025
Name:	<b>Spiral House Park</b>	Type of Referral:	<b>Special Permit</b>
Description:	Cultural events facility within an existing park with trail system, open gardens, artists in residence, and gravel parking		
Project Location:	185 Fishcreek Rd		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Almquist		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		

### Saugerties Town

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Referral Number	<b>2025082</b>	Received:	5/29/2025
Name:	<b>Spiral House Park</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Cultural events facility within an existing park with trail system, open gardens, artists in residence, and gravel parking		
Project Location:	185 Fishcreek Rd.		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Almquist		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		

### Shawangunk

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Referral Number	<b>2025076</b>	Received:	5/16/2025
Name:	<b>Catsmo, LLC</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	4,853 square foot expansion to existing smokehouse. Expansion of 6,000 gallon septic tank and leach field, salt stora		
Project Location:	25 Myers Road		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McCarthy	Recusals:	
Second:	Almquist		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		

### Ulster

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Referral Number	<b>2025084</b>	Received:	5/30/2025
Name:	<b>Camping World</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Demolition of existing structure to develop 14,120 square foot structure for existing business's sales office.		
Project Location:	120 & 124 Route 28		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	Almquist
Second:	Welton		
Vote:	Yes <input type="text" value="16"/> No <input type="text" value="0"/>		

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### **Wawarsing**

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Referral Number	<b>2025078</b>	Received:	5/21/2025
Name:	<b>Kelly Sand and Gravel</b>	Type of Referral:	<b>Area Variance</b>
Description:	Minimum lot size variance to subdivide lot containing three existing single-family homes.		
Project Location:	8540 Route 209		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	Markowitz
Second:	Welton		
Vote:	Yes <input type="text" value="16"/>	No	<input type="text" value="0"/>