

# Ulster County Planning Board Agenda

1/8/2025



## Kingston City

Name: **105 Abeel Street**  
Referral Number: **2025003** SBL: **56.43-2-25** Acreage: **0.10** Disturbed  
Referral Type: **Site Plan Review** Zone: **T5N** Within 500: **YES**  
Project Location: **105 Abeel Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Construct 6-unit apartment building (lot to be subdivided into two lots).**

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

Notes \_\_\_\_\_

## Marbletown

Name: **Local Law A of 2025**  
Referral Number: **2025010** 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: **Zoning Amendments including ADU revisions and consistency and clarification updates.**

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

Notes \_\_\_\_\_

## New Paltz Village

Name: **Woodland Pond**  
Referral Number: **2025005** SBL: **86.2-1-12.120** Acreage: **86.20** Disturbed 2.25  
Referral Type: **Site Plan Review** Zone: **P-B,R-1** Within 500: **YES**  
Project Location: **100 Woodland Pond Circle**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **10 minor additions to existing campus building totalling an expansion of 21,746 square feet. No new residential units.**

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

Notes \_\_\_\_\_

## Saugerties Town

Name: **Stone Creek Commons**  
Referral Number: **2025001** SBL: **29.5-2-33** Acreage: **3.90** Disturbed 2.00  
Referral Type: **Site Plan Review** Zone: **GB/GO/H** Within 500: **YES**  
Project Location: **3190 Route 9W**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **47-unit affordable apartments with integrated support services and outdoor amenities.**

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

Notes \_\_\_\_\_

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## Saugerties Town

Name: **Saugerties Self Storage**  
Referral Number: **2025002** SBL: **29.9-3-2** Acreage: **2.40** Disturbed **0.00**  
Referral Type: **Site Plan Review** Zone: **GB/GO** Within **500: YES**  
Project Location: **3058 Route 9W and 2037 Route 32**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Expansion of existing self-storage facility by two additional buildings.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Saugerties Village

Name: **169 Ulster Avenue**  
Referral Number: **2025004** SBL: **18.53-1-1.00** Acreage: **7.00** Disturbed **0.00**  
Referral Type: **Site Plan Review** Zone: **I-1, B-2** Within **500: YES**  
Project Location: **169 Ulster Avenue**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Conversion of portion of existing structure for retail use.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Ulster

Name: **Route 9W Multifamily Development**  
Referral Number: **2025006** SBL: **48.8-1-1.110** Acreage: **69.34** Disturbed **29.83**  
Referral Type: **Special Permit** Zone: **RC** Within **500: YES**  
Project Location: **1530 Route 9W**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Two, 4-story buildings (74 units each) and 15, 2-story townhouse style buildings with (10 units each).**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Ulster

Name: **Route 9W Multifamily Development**  
Referral Number: **2025007** SBL: **48.8-1-1.110** Acreage: **69.34** Disturbed **28.83**  
Referral Type: **Site Plan Review** Zone: **RC** Within **500: YES**  
Project Location: **1530 Route 9W**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Two, 4-story buildings (74 units each) and 15, 2-story townhouse style buildings with (10 units each).**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Ulster

Name: **Lightstar Renewables**  
Referral Number: **2025008** SBL: **39.20-2-22** Acreage: **68.80** Disturbed 42.80  
Referral Type: **Special Permit** Zone: **RC/R60** Within 500: **YES**  
Project Location: **Tuytenbridge Road**  
Water: **NA** Sewer: **NA** Ag. Dist: **No**  
Description: **4.1 MW AC Solar array on 42.8 acres out of 68.8 acres.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Ulster

Name: **Lightstar Renewables**  
Referral Number: **2025009** SBL: **39.20-2-22** Acreage: **68.80** Disturbed 42.80  
Referral Type: **Site Plan Review** Zone: **RC/R60** Within 500: **YES**  
Project Location: **Tuytenbridge Road**  
Water: **NA** Sewer: **NA** Ag. Dist: **No**  
Description: **4.1 MW AC Solar array on 42.8 acres out of 68.8 acres.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_