

LOCAL LAW __ OF 2025
TOWN BOARD
TOWN OF SAUGERTIES
LOCAL LAW AMENDING CHAPTER 245, ZONING
PERTAINING TO LODGING AND EVENT USES

BE IT ENACTED by the TOWN BOARD of the TOWN OF SAUGERTIES, ULSTER COUNTY, NEW YORK as follows:

SECTION I. TITLE.

This Local Law shall be known as the “amendment of 2025 to the Town of Saugerties Zoning Law Pertaining to Lodging and Event Uses”,” enacting supplemental requirements for special uses falling within this use category.

SECTION II. AUTHORITY.

This local law is enacted pursuant to the authority of Municipal Home Rule Law 10, the New York State Town Law. To the extent that the provisions of this Local Law are in conflict with Section 274-a and b of the New York State Town Law, The Town Board hereby asserts its intent to supersede Section 274-a and b pursuant to Home Rule Law.

SECTION III. PURPOSE AND FINDINGS.

The purpose of this Local Law is to amend Chapter 245, Zoning, to apply clear special use requirements to lodging and event uses which are already permitted in residential areas of the Town. These uses have grown in popularity and this amendment represents an opportunity for the Town to “strike a balance between open space conservation and economic development” as recommended in the 2021 Town and Village Comprehensive Plan.

In order to protect the health, safety and welfare of the Town and its residents, the Town Board finds that it is necessary to regulate the of land for lodging and event type uses, particularly in rural areas, to ensure safe access for visitors and emergency personnel, and ensure they do not cause detriment to surrounding neighborhoods or natural areas.

SECTION IV. REVISIONS TO CHAPTER 245

§245-11, Standards for certain uses requiring special use permits shall be amended as follows:

A. §245-11.G. “Eating and drinking places, resorts, bed and breakfasts, and inns” shall be revised to read “Eating and drinking places.”

B. §245-11.G(3) the phrase “This requirement shall not apply to bed and breakfast inns” shall be removed.

C. §245-11.I shall be replaced by the following:

I. Lodging Places

1. General Requirements for Lodging Places.

- a. Lodging places are a category of hospitality and overnight accommodation listed in the table of uses, §245-10, including campgrounds, inns, hotels and motels and rural resorts.
- b. Safe Ingress and egress shall be provided with direct access and conforming frontage on an improved publicly maintained road, street or highway. The Planning Board may waive this requirement, where it finds that a Private Road meets the Private Rural Road

Rev: May 14, 2025

Standards of §215-19 or upon advice of the Town Engineer and/or Fire Chief that access is otherwise adequate in design and construction to provide safe access based on the likely anticipated usage of the proposed lodging; and upon recommendation of the Town Attorney or Planning Board Attorney that a maintenance agreement exists or is proposed to ensure the ongoing and equitable maintenance of the road.

- c. Landscaping and Lighting. Any principal or accessory structure associated with a lodging place, apart from signage, shall be suitably screened from the view of adjacent properties by means of plant materials or fencing. No additional screening is required where a natural vegetative buffer is retained along the property lines that provides adequate screening of the site as determined by the Planning Board. Lighting shall be full cutoff, downward facing and adhere to International Dark Sky best practices.
- d. Quiet hours for outdoor events shall be instituted for lodging uses between 10:00 p.m. to 8:00 a.m. Monday through Thursday; Thursday, 10:00 p.m. to 8:00 a.m. Friday; Friday, 11:00 p.m. to 9:00 a.m. Saturday; Saturday, 11:00 p.m. to 10:00 a.m. Sunday; Sunday, 10:00 p.m. to 8:00 a.m. Monday. More than one complaint of violation of this section, supported by a founded police report, will constitute a violation of the special use permit pursuant to §245-34, §245-54 and any other applicable section of this Chapter.

2. Campgrounds.

a. Residential Campgrounds

- 1. Residential campgrounds shall be located on a lot with a minimum area of two (2) acres, or the minimum lot size required by the zoning district, whichever is greater. In no case shall the density of campsites exceed one per acre and in no case shall the total number of campsites exceed four (4).
- 2. A resident, property owner or designated host, shall be available 24 hours a day to promptly deal with emergencies and operational compliance.
- 3. Residential Campground accessory uses or facilities shall be limited to: grills, fire pits, picnic areas, outdoor recreation including pool, and shower/bathroom facilities

b. Commercial Campgrounds

- 1. Commercial Campgrounds shall be located on a lot with a minimum area of ten (10) acres.
- 2. A property manager or superintendent shall be on-site when commercial campgrounds are in operation.
- 3. Commercial campground accessory uses or facilities shall be limited to retail and concessions limited to serve the needs of campground visitors, office or reception area, outdoor gathering areas, pool, trails or similar outdoor recreational amenities, restroom and shower facilities.

c. Setbacks. All campgrounds, including individual sites, parking lots and all associated buildings, facilities and infrastructure, shall maintain a minimum setback of 100 feet from the property line.

- 1. For residential campgrounds where a 100-foot setback renders the lot unusable, the Planning Board may reduce the setback to no less than 50 feet if the following conditions are met:
 - i. Proposed campsites are no closer than 150 feet to the nearest residential structure on an adjacent lot;
 - ii. Individual fire pits are not proposed for campsites that are closer than 100 feet from a lot line.

d. Where possible, campsites shall be clustered and located away from property lines.

e. The location of fire pits shall be designated on site plans. Fire pits should be located internally to the site, such that camping units are situated between the fire pit and the

nearest parcel boundary. The use of shared fire pits between multiple campsites are preferred where practicable as determined by the Planning Board.

- f. Water supply. The campground shall be serviced by a municipal or private water supply system. An adequate supply of potable water shall be provided within 250 feet of all campsites.
 - 1. At least one water spigot with soakage pit or other adequate greywater disposal facilities shall be provided.
- g. Sewage disposal. At least one toilet shall be provided for exclusive use by residential campsites. A minimum of four toilet facilities shall be provided for a commercial campground.
 - 1. Flush toilets shall be connected to municipal or other approved sanitary sewage disposal system which meets all Town, County and/or State regulations for said systems.
 - 2. Composting Toilets which are certified by the National Sanitation Foundation Standard 41 or equivalent may be permitted. Information shall be provided to the Planning Board which demonstrates system conformance with NYS Office of General Services EO4 Specification for Composting Toilets. A use and maintenance narrative shall be provided.
 - 3. Portable toilets may be permitted as part of a campground use at the discretion of the Planning Board.
- h. Campsite size and spacing. Each campsite shall be a minimum of 1,250 square feet, inclusive of vehicle parking. No more than one RV shall be permitted on any designated campsite.
 - 1. Camping cabins shall contain no more than 400 square feet of gross floor area.
 - 2. Designated "group sites" intended for more than 6 persons shall require an additional 150 square feet per person and shall not be located closer than 250 feet from the nearest residential structure.
- i. Operations and maintenance.
 - 1. The owner or resident manager shall keep a register of all visitors to the facility. The register shall specifically contain the name of a contact person for each camping party, the home address, and a phone number where they may be reached.
 - 2. Provisions for waste collection, including dumpster locations, screening and protections against animals shall be detailed on site plans and described in an operations and maintenance narrative provided to the Planning Board.
 - 3. Emergency Response. Each campground shall have at least one public phone available for use by guests in case of emergency.

3. Inns.

- a. Minimum lot size for Inns shall be determined in all districts by using the density requirements per bedroom for multifamily uses in the HDR district, as outlined in the district schedule of use regulations, except for the following:
 - 1. The minimum lot size shall be no less than two (2) acres or the minimum size required per the zoning district, whichever is larger.
- b. Adaptive reuse. Local, State, or Nationally registered historic buildings may be adaptively reused as an Inn following a favorable consultation from the NYS Historic Preservation Office. The minimum lot size in this case shall meet that of the underlying zoning district, and provide adequate parking and setbacks to limit impacts to neighbors, as determined by the Planning Board.
- c. Guest rooms for an Inn shall be located within one or more principal buildings, and rooms shall not contain a kitchen or kitchenette. Accessory buildings with a floor area of 400 square feet or larger, in existence prior to the adoption of this section, may also

- contain guest units.
- d. The total gross square footage of the floor space devoted to indoor accessory uses shall not exceed 50% of the total gross square footage of the inn. Accessory uses integral to the inn shall generally be limited to the following:
 - 1. Meeting rooms, conference rooms or other gathering spaces;
 - 2. Restaurant or dining facility serving either guests exclusively or the general public;
 - 3. Indoor and outdoor recreation facilities such as a pool or tennis courts;
 - 4. Health and fitness facilities including a gym or spa;
 - 5. Retail or gift shop;
 - 6. Caretaker accommodations.
- e. Rear and side yard setbacks shall be a minimum of 100 feet when adjacent to a residential use or district.
- f. A caretaker, inn keeper or similar employee shall staff the Inn when in use.
- 4. Hotels and Motels
 - a. The minimum lot size for a hotel or motel shall be 2 acres. No more than 100 guest units are permitted in a hotel or motel facility.
 - b. No more than 10 percent of guest units may contain a kitchen facility. This requirement may be waived by the Planning Board upon a finding that a market exists for all-suite or long-term stays.
 - c. Accessory facilities shall be limited to no more than 50 percent of the gross floor area of the facility and may include the following:
 - 1. Meeting rooms, conference rooms or other gathering spaces;
 - 2. Separate free standing restaurant or dining facility serving either guests exclusively or the general public;
 - 3. Indoor and outdoor recreation facilities such as a pool or tennis courts;
 - 4. Health and fitness facilities including a gym or spa;
- 5. Rural Resorts
 - a. Permitted structures include, but are not limited to, principal structures containing guest units, cabins, cottages or camping units. accessory uses may include meeting and/or conference rooms; a banquet or on-site catering facility; and commonly incidental recreation-oriented uses, including health and fitness facilities, horseback riding, swimming, tennis, and other similar outdoor activities.
 - b. In the LDR and MDR zoning districts, the minimum lot size shall be 50 acres.
 - c. In the HDR, HB and RB districts minimum lot size shall be 30 acres.
 - d. All structures and facilities associated with rural resorts including parking lots and all associated buildings and infrastructure, shall maintain a minimum setback of 100 feet from the property line and 200 feet from any neighboring residential structure.
 - e. Rural resorts shall maintain 75% of the land area as open space.
 - 1. Open space shall mean that portion of land which is set aside for conservation or passive recreation such as walking or biking trails, and which is not proposed to be cleared for principal or accessory structures, parking areas or roadways associated with the rural resort.
 - f. Rural resorts meeting the minimum lot size shall be permitted 100 guest units. One additional guest unit is permitted per acre in excess of the minimum lot size.
 - 1. Accessory employee housing necessary to the operation of the resort shall not count toward allowable guest units. These must be located in a structure separate from guest units.
 - g. A rural resort shall protect open space and other site features having aesthetic, historic, scenic, or environmental sensitivity by clustering any buildings or structures to the maximum extent practicable.

D. §245-11 shall add section “X” as follows:

X. Rural Event Venue

1. A special use permit and site plan review shall be required for any property or use which hosts two (2) or more events per calendar year.
2. Lot Requirements. The minimum lot size for Rural Event Venues in the HB, I and RB, shall be 10 acres.
 - a. The minimum lot size in the LDR, MDR and HDR shall be 30 acres.
3. Access.
 - a. Minor Event Venues with a capacity of 150 guests or fewer are permitted only with direct access and conforming highway frontage on an improved publicly maintained road, street, or highway, provided that they meet applicable standards found in the Town of Saugerties Code. Access from a private road may be permitted if the Planning Board it finds that the proposed access meets the Private Rural Road Standards of §215-19 or upon advice of the Town Engineer and/or Fire Chief that access is adequate in design and construction to provide safe, legal, access based on the likely anticipated usage of the proposed use; and upon recommendation of the Town Attorney or Planning Board Attorney that a maintenance agreement exists or is proposed to ensure the ongoing and equitable maintenance of the road.
 - b. Major Event Venues with a capacity of greater than 150 guests are permitted only with direct access and conforming highway frontage only from publicly maintained State, County, and Town roads which meet applicable standards found in the Town of Saugerties Code. A traffic study and acceptance by the Town Highway Department or Town Engineer shall be required for Major events.
4. The Planning Board shall establish the maximum number of events permitted in any calendar year as part of the special use permit. The Planning Board shall also determine the permitted hours of operation of a rural event venue. In determining the number, duration and size of events that shall be allowed, the Planning Board shall consider the following:
 - a. The site can accommodate the capacity and frequency of the events without impacting the community character, privacy of neighbors, ambient noise levels, traffic patterns, and other characteristics of the neighborhood.
 - b. Activities will be accommodated within indoor building space, especially those that generate significant noise, such as amplified sounds from bands.
 - c. The streets giving access thereto can readily accommodate traffic that will occur on a regular basis and will not result in any queuing of vehicles on the road or present a nuisance to motorists accessing properties along the same or adjacent roads.
 - d. The events will not be of such a scale or at a frequency to require the use of local security/law enforcement.
 - e. Septic generation and water supply demand can be accommodated.
 - f. The impact of the rural event venue on fire and police protection and ambulance service to the areas contiguous to the event and to the Town in general shall be de minimis.
 - g. Whether the owner/operator has violated a previously issued special use permit for an event venue.
 - h. Any other findings related to the health, safety, and welfare of the general public.
 - i. The rural event venue meets the Uniform Fire Code where applicable.
5. Quiet hours for outdoor events shall be instituted for lodging uses between 10:00 p.m. to 8:00 a.m. Monday through Thursday; Thursday, 10:00 p.m. to 8:00 a.m. Friday; Friday, 11:00 p.m. to 9:00 a.m. Saturday; Saturday, 11:00 p.m. to 10:00 a.m. Sunday; Sunday, 10:00 p.m. to 8:00 a.m. Monday. More than one complaint of violation of this section, supported by a founded police

report, will constitute a violation of the special use permit pursuant to §245-34, §245-54 and any other applicable section of this Chapter.

6. Events shall not require or result in the installation of event tents, portable restrooms, and restroom trailers for longer than one week, unless the Planning Board makes a finding that the installation of said facilities for a longer time period will not result in any detrimental sanitary conditions and otherwise meets all applicable regulations.
7. All required parking shall be accommodated on-site. This requirement shall not preclude a rural event venue from utilizing shuttle buses or other methods of transportation, provided adequate and safe access is demonstrated, including adequate turnaround and accommodation of two-way traffic patterns.
8. No parking areas, structures, gathering locations, or other facilities or structures being used in connection with the rural event venue, other than a driveway(s), shall be located within 100 feet of any property line. The Planning Board shall require appropriate buffers between the rural event venue and adjoining properties, given the size of parcel, the natural topography, and vegetative cover.
9. The use of fabric structures such as tents shall be allowed accessory to a principal structure. Nothing herein shall allow the establishment of a rural event venue that solely utilizes fabric structures. Locations for proposed temporary fabric structures must be included on the site plan.
10. An event management plan shall be prepared and submitted to the Planning Board for review as part of the special use permit and site plan application. The plan shall include provisions for traffic and parking management, hours of operation, noise abatement, sanitary facilities, emergency access routes and an evacuation plan, and maximum number of guests. The plan shall also include a list of contacts for specific distress or emergency situations to be used by the guests which shall be provided for each event, and the legal name and address of an emergency contact person at the site shall be provided. The event management plan shall be incorporated into the special use permit and site plan approval.
11. An event coordinator or manager associated with the property or owner must be present for all events.
12. Upon approval, the applicant shall notify the Building Department in advance of all scheduled events. Failure to notify the Building Department will result in a violation of the special use permit.

E. The following definitions shall be added to §245-56, General Definitions:

BED-AND-BREAKFAST DWELLING - An owner-occupied residence resulting from a conversion of a one family detached dwelling, used for providing overnight accommodations and a morning meal to not more than ten transient guests, and containing not more than five guest units. Guest units shall not have kitchen facilities.

CAMPGROUND, COMMERCIAL- Any buildable lot on which campsites are available for transient, overnight accommodation, where each campsite may contain a camping unit as defined herein.

CAMPGROUND, RESIDENTIAL- Any buildable lot on which four or fewer campsites are available for transient, overnight accommodation, where each campsite may contain a camping unit as defined herein.

CAMPING CABIN- A hard sided tent or shelter 400 square feet or less in area which is on skids or otherwise designed to be readily moveable and which does not have cooking facilities, sinks,

showers, laundry or toilet facilities.

CAMPING UNIT - A tent, camping cabin, recreational vehicle or other type of portable shelter, intended, designed or used for transient overnight accommodation.

CAMPSITE - A portion of a campground, with or without connections to water supply, electrical service or sewage systems, used by one camping unit.

GUEST UNIT- Any room or group of rooms designed to be rented as a single unit accessed by a single key and used for transient overnight accommodation.

HOTEL- A commercial establishment contained within a single principal structure, open to the public in which lodging is provided to transient guests, and where guest units are solely accessible via a common interior hallway. Conference space, restaurants, bars, lounges, gift shops, sundries shop, business centers, fitness centers and recreational amenities are allowed accessory to a hotel, but in their aggregate should be subordinate to the overnight accommodations.

INN- A commercial establishment contained within one or more principal structures open to the public in which lodging is provided to transient guests in no more than 25 guest units. Restaurants, bars, lounges, gift shops, sundries shops, business centers, fitness centers and recreational amenities are allowed accessory to an inn, but in their aggregate should be subordinate to the overnight accommodations. Guest units shall not contain a kitchen.

LODGING PLACE- A commercial establishment providing overnight accommodations for transient guests including campgrounds, inns, hotels, motels, and rural resorts.

MOTEL- A commercial establishment contained within one or more principal structures, open to the public in which lodging is provided to transient guests, and where guest units have direct outdoor access. Restaurants, bars, lounges, gift shops, sundries shop, business centers, fitness centers and recreational amenities are allowed accessory to a motel, but in their aggregate should be subordinate to the overnight accommodations.

RECREATIONAL VEHICLE- A vehicular camping unit primarily designed as temporary living quarters for recreational camping, travel or seasonal use that either has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles include, but are not limited to, camping trailers, fifth wheel trailers, travel trailers, and truck campers.

RURAL EVENT VENUE- An establishment which hosts celebratory, educational activities and events such as weddings, conferences, retreats or festivals, either as a principal use or accessory to another approved or allowed use. A "Minor Event Venue" is classified as a venue which has the capacity to host 150 or fewer guests, per NYS Fire Code. A "Major Event Venue" is classified as a venue which has the capacity to host greater than 150 guests, per NYS Fire Code.

RURAL RESORT- A rural resort provides commercial hospitality lodgings in spacious settings that are principally intended for vacationing, group retreats, and conferences. Activities may be contained within one or more principal structures in a campus-like setting, open to the public, in which lodging is provided to transient guests. Conference space, restaurants, bars, lounges, gift shops, sundries shop, business centers, fitness centers and recreational amenities are allowed

accessory to a rural resort including areas for skiing, hiking, boating, snowshoeing, horseback riding and other outdoor sports and activities.

F. The following definitions shall be removed from §245-56, General Definitions:

BED-AND-BREAKFAST ESTABLISHMENT -An establishment providing transient housing accommodations for not more than 10 persons, which provides food and/or drink only to persons occupying the transient quarters.

BED-AND-BREAKFAST HOME -A dwelling having a resident host in the primary dwelling of a private single-family or two-family home in which at least one and not more than two rooms are provided for overnight accommodation, the rates for which include breakfast and lodging only, and in which no public restaurant is maintained. The bed-and-breakfast home shall not have more than four occupants as lodgers.

INN - A building or portion thereof kept, used, maintained, advertised or held out to the public, containing 40 or fewer units used for sleeping accommodations for guests and providing meals and other incidental services in which there are certain public rooms and services for the use of guests.

RECREATIONAL VEHICLE - A vehicular-type portable structure without permanent foundation, which can be towed, hauled or driven and is primarily designed as temporary living accommodation for recreational camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

H. §245-10, Schedule of District Use Regulations, and the associated Attachment 1 contains revisions under “Residential and Open Space Uses” and “Division F: Financial, Insurance, Professional, Personal, Business and Real Estate Services, and Public Administration” “Lodging Places” as shown below, where a strike through (~~example~~) indicates a deletion and an underline (example) indicates an addition.

	LDR	MDR	HDR	RH	GB	HB	I	OLI	RB
Residential and Open Space Uses									
Residential									
One-family dwelling	P	P	P	P	P	P	X	X	P
Dwelling, accessory unit	SUP	SUP	SUP	SUP	SUP	SUP	SPR	X	SPR
Two-family dwelling	P	P	P	P	P	P	X	X	P
Dwelling units, above commercial	X	X	X	P	P	P	X	SUP	P
Multifamily dwelling	X	X	SPR	SPR	SPR	SPR	X	X	SPR
Bed-and-breakfast home dwelling	P	P	P	P	P	P	SUP*	SUP*	P

Bed and breakfast establishment	SUP*	SUP*	SUP*	SUP*	SUP*	P	SUP*	SUP*	P
Rooming houses and boardinghouses	SUP*	SUP*	SUP*	SUP*	X	SUP*	X	X	SUP*
Inns	SUP*	SUP*	SUP*	SPR	X	SPR	X	X	SPR

	LDR	MDR	HDR	RH	GB	HB	I	OLI	RB
Lodging places:									
Hotels and motels, resort hotel (maximum 100 units)	X	X	X	X	SPR SUP*	SPR SUP*	X	SUP*	SUP*
Lodge (maximum 50 units), camps and recreational vehicle parks-Commercial Campground	SUP*	SUP*	X	SUP X	SUP*	SPR SUP*	X	X	SPR SUP*
<u>Residential Campground</u>	<u>SUP*</u>	<u>SUP*</u>	<u>SUP*</u>	<u>SUP*</u>	<u>SUP*</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SUP*</u>
Rooming houses and boardinghouses	SUP*	SUP*	SUP*	SUP*	X	SUP*	X	X	SUP*
Inns (maximum 25 units)	SUP*	SUP*	SUP*	SUP*	X	SUP*	X	X	SUP*
<u>Rural Resort</u>	<u>SUP*</u>	<u>SUP*</u>	<u>SUP*</u>	<u>X</u>	<u>X</u>	<u>SUP*</u>	<u>X</u>	<u>X</u>	<u>SUP*</u>
<u>Rural Event Venue</u>	<u>SUP*</u>	<u>SUP*</u>	<u>SUP*</u>	<u>X</u>	<u>X</u>	<u>SUP*</u>	<u>SUP*</u>	<u>X</u>	<u>SUP*</u>

SECTION V- SEVERABILITY.

If any clause, sentence, paragraph, section, article or part of this Local Law shall be adjudicated in any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article or part thereof directly involved in the controversy in which such judgment shall have been rendered, and such invalidity shall not be deemed to affect the remaining portions thereof.

SECTION VI- EFFECT OF AMENDMENT.

Except as herein modified, Local Law No. 2 of the year 2008, and any subsequent valid amendments thereto, is hereby ratified and confirmed.

SECTION VII- EFFECTIVE DATE.

This local law shall be effective as provided by law, upon filing and acceptance by the New York Secretary of State.

Supervisor Costello

Councilwoman Thornton

Councilwoman Nau

Councilman Horton

Councilman Ivino