

TOWN OF ROCHESTER PLANNING BOARD REGULAR MEETING AGENDA

Harold Lipton Community Center | 15 Tobacco Rd., Accord, NY | (845) 626-2434 ext. 3

February 9th, 2026 @ 6:30pm

INFORMATION FOR PUBLIC VIEWING

(The Town of Rochester Planning Board does not accept Public Comment via Zoom. To make public comment you can do so in writing or in person when a public hearing is available)

<https://www.youtube.com/@townofrochester4383/streams>

People who are unable to attend the meetings of the Town of Rochester Planning Board and would like to comment on any items, including those of the Public Hearing

may do so via email to: PBZBA@townofrochester.ny.gov

A. CALL TO ORDER

B. PLEDGE TO THE FLAG

C. ROLL CALL

D. VARIOUS MATTERS

E. PUBLIC HEARING

- There will be no Public Hearings at this meeting.

F. APPLICATION REVIEW

Application #	PB 2025-35	Applicant/Owner:	Fresh Air Land Co LLC
Type:	LLI	Representative:	John Gerd Heidecker, Heidecker Land Surveying, PLLC
Zoning:	R-5	Property Location:	79 & 80 Beehive Rd
SBL:	68.3-1-27.300 & 68.3-1-27.200	SEQRA:	Type II
Action Status:	Continued Application	Description:	The applicant is proposing to make a Lot Line Adjustment between 79 & 80 Beehive Rd.

Application #	PB 2023-25	Applicant/Owner:	Dignified Dwellings LLC
Type:	Major Subdivision	Representative:	Scott Davis, P.E. and Nadine Carney, PEAK Engineering PLLC
Zoning:	R-5	Property Location:	174 Rose Hill Road, Accord
SBL:	60.4-1-4 & 60.4-1-31	SEQRA:	Unlisted Action with Coordinated Review
Action Status:	Continued Application	Description:	4 lot Major Subdivision – 60.4-1-4 (Town of Rochester) & 60.4-1-31 (Town of Marletown)

Application #	PB 2025-14	Applicant/Owner:	MCRT (Pine Grove)
Type:	SUP	Representative:	Moshe Stessel, Applicant
Zoning:	R-5	Property Location:	30 Cherrytown Road, Kerhonkson
SBL:	76.1-1-24.112	SEQRA:	Type I
Action Status:	Continued Application	Description:	The applicant is proposing the addition of a 50,000 sq. ft. facility that will serve as the kitchen & dining hall for the existing resort use. The project proposes adding a dining & kitchen facility without changes to the number of guests.

Application #	PB 2025-06	Applicant/Owner:	Granite LLC & Verizon Wireless
Type:	SUP with Site Plan	Representative:	Scott Olson, Esq.
Zoning:	R-5	Property Location:	435-445 Granite Road
SBL:	76.4-1-56.200	SEQRA:	Unlisted/Uncoordinated
Action Status:	Continued Application	Description:	The applicant proposes a new wireless telecommunications facility and will require a site plan and special use.

G. OTHER MATTERS

H. ADJOURNMENT