

# **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/@townofrochester4383streams>

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](mailto: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**

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

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

<b>Application #</b>	PB 2025-14	<b>Applicant/Owner:</b>	MCRT (Pine Grove)
<b>Type:</b>	SUP	<b>Representative:</b>	Moshe Stessel, Applicant
<b>Zoning:</b>	R-5	<b>Property Location:</b>	30 Cherrytown Road, Kerhonkson
<b>SBL:</b>	76.1-1-24.112	<b>SEQRA:</b>	Type I
<b>Action Status:</b>	Continued Application	<b>Description:</b>	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.

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

**G. OTHER MATTERS**

**H. ADJOURNMENT**