

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

Sal Cuciti
Planning Board
12 Church Street
Highland, N.Y. 12528

REFERRAL NO: 2026-029
DATE REVIEWED: 04/08/26

Re: SDR Holding – Area Variance

Summary

The applicant is requesting relief from §100-38(B)(1) of the Town's zoning statute that prohibits drive-throughs from being directly accessed from Route 9W. The applicant proposes renovating an existing structure and redesigning the existing drive-thru into a dual-lane drive-through capable of accommodating a queue of 18 cars. The project is located at 3580 Route 9W and in the WG zoning district.

Materials Submitted for Review:

- Referral Form
- Letter from Whiteman, Osterman, & Hanna LLP 3/2/26
- Exhibit A – Correspondence from Town Building Department
- Exhibit B – ZBA Application and SEQR
- Exhibit C – Existing Conditions Images
- Exhibit D – Existing and Proposed Site Changes

Recommendations

The UCPB recognizes that a modification to an existing drive-through is being proposed and that if it were to remain, it would be considered grandfathered in as a pre-existing nonconforming use/structure. The applicant seeks to accommodate a potentially larger queue than the current design can. However, the queueing demand is unclear, as tenants have yet to be identified. The Ulster County Planning Board (UCPB) offers the following recommendations. The applicant will also need to work with NYSDOT on these proposed changes and may require additional review and/or approvals from them.

Access and Traffic – Required Modifications

- 1) As a condition of approval for the variance, an updated queueing analysis will be required to fully understand the impacts of the proposed tenant changes and to determine whether the proposed dual-lane design will accommodate a potentially larger queue than existed previously when the site was used for banking.
- 2) The applicant proposes rearranging the site parking to an angled/one-way configuration. The Board supports this change in configuration, but as a condition of approval for the variance, “enter only” and “exit only” wayfinding signage for the southern and northern curb cuts, respectively, will need to be installed to warn traffic.
- 3) It is a priority of the Ulster County Planning and Ulster County Transportation Council to reduce the number of turning movements on the County's major corridor to reduce turning conflicts and create predictable

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turning movements by combining driveways and reducing curb cuts. To that end, the Town, as a long-term goal, should be seeking to connect properties along the eastern side of Route 9W, ultimately connecting these properties to develop a single full-access, signalized intersection that could potentially not only serve properties on the eastern side, but also the proposed mixed-use development located to the northwest of the subject property.

For this project, as a condition of the area variance and the site plan that will follow, **the locations of cross-access connections will need to be identified and extended to the lot line.** Cross-access easements, if the adjoining property owners are agreeable, should be established and activated. If they were unable to achieve an easement at this time, they would be required to do so should the adjacent properties be redeveloped or have their site plans amended. The following is an example of a potential cross-access, fully developed, should the neighboring property undergo site plan review at a future date.



Reviewing Officer

Robert A. Leibowitz, AICP
Principal Planner

Cc: Scott McCarthy, UCPB
David Barton, Town of Lloyd
Michael Tinnie, NYSDOT