

Ulster County Planning Board



Dennis Doyle, Director

Cliff Rabuffo
Town of Shandaken Planning Board
P.O. Box 134
Shandaken, NY 12480

RECOMMENDATION

REFERRAL NO: 2025-019
2025-020
DATE REVIEWED: 02/05/25

Re: Leeway Hotel Events – Special Permit and Site Plan Review

Summary

The applicant proposes a seasonal event venue at the Leeway Hotel, limited to 90 persons. The venue will include a temporary event tent, temporary catering kitchen area, portable bathroom, and site plan amendments to the on-site parking. The project is located at 5191 Route 28 in Mt. Tremper and zoned R-1.5. Portions of the property are both in the FEMA 100-year floodplain and floodway.

Materials Submitted for Review:

Application
SEAF
SEQR Addendum
Emergency Flood Evacuation Plan
Site Plan

Recommendations

Floodway/Floodplain – Required Modifications

The UCPB notes the applicant has provided an emergency evacuation plan that will rely on credible monitoring measures. That said, it is recommended that the applicant have the locations of both the floodway and 100-year floodplain boundaries delineated on the final site plan. Additionally, the applicant should coordinate with the NYC DEP regarding this proposal, given the proximity to Esopus Creek and the property's location in the floodplain, should any additional approvals from them be necessary. The UCPB also notes an existing bathroom located in what appears to be the floodway, and it may be necessary to remove this permanent structure and/or to obtain a floodplain development permit.

Access and Parking – Required Modifications

The hotel has existing access to NYS Route 28, but given the change in intensity of use, it is recommended that the applicant coordinate with NYSDOT to verify whether any upgrades to the existing curb cut will be necessary. Furthermore, a parking management plan should be provided for special events. Flaggers and additional signage to guide attendees should be considered part of that plan, as should temporary light fixtures to aid in traffic and parking safety for nighttime events.

*2025-019-020 Leeway Hotel Events
Special Permit & Site Plan Review*

Reviewing Officer

A handwritten signature in blue ink, appearing to read 'R. Leibowitz', with a long horizontal line extending to the right.

Robert A. Leibowitz, AICP
Principal Planner

Cc: Chandra Valianti, UCPB
Michael Tinnie, NYSDOT