

PLANNING BOARD MEETING  
JANUARY 13, 2016

PRESENT: Roxanne Pecora  
Fred Zimmer  
Mark Anderson  
Michael Minor  
Margaret Yost  
Darin Dekoskie  
Dan Michaud

ALSO PRESENT: Myles Putman, Consultant

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:30 P.M. beginning with the Pledge of Allegiance to the Flag. Roxanne advised the public of the building's fire exits and roll call was taken.

MINUTES: Chairperson Pecora asked if the Board read the minutes from the December 9, 2015 meeting and if there were any changes or corrections. Margaret made changes to Page 3 – space after motion and changes to Page 9 – remove two spaces between words.

DARIN MADE A MOTION TO APPROVE THE DECEMBER 9, 2015 MINUTES AS CORRECTED SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MINUTES PASSED WITH A VOTE OF 7-0.

VOUCHERS:

Daily Freeman P.H. Fee (Scenic Hudson).....\$ 13.05  
Daily Freeman P.H. Fee (Barron & Escapes Realty).....\$ 26.55  
April Oneto (secretarial services).....69 1/2 hours

MARK MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTGE OF 7-0.

PUBLIC HEARING:

SCENIC HUDSON: Case #2015-08 – Site Plan/Special Use Permit – 132 River Rd.

Ulster Park; SBL: 64.001-1-8, 11.1, 12, 13, 14, 64.001.2-1-11, 7, 13.2

MARK MADE A MOTION TO RE-OPEN THE PUBLIC HEARING FOR SCENIC HUDSON, CASE #2015-08, SITE PLAN/SPECIAL USE PERMIT, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR.

Chairperson Pecora read a letter submitted by Heather Blaikie, Scenic Hudson, regarding her meeting with Larry Quick surrounding property owner and their efforts to resolve the problems Mr. Quick has with people trespassing on his property to get to the Scenic Hudson property. Copy of the letter has been placed in the file.

Letter received from NYS Department of State dated 1/6/16 stating that Town of Esopus Local Law #2 has been filed. Chairperson Pecora read the letter into the record.

Letter received from the Environmental Board Chairperson Mark Ellison dated 12/14/15 stating that this project will have a positive effect on the preservation and improvement of the quality of the natural and man-made environment within the Town of Esopus. Chairperson Pecora read the letter into the record. Copy of letter placed in file.

DAN MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR SCENIC HUDSON, CASE 2015-08, SITE PLAN/SPECIAL USE PERMIT SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR.

OLD BUSINESS:

SCENIC HUDSON : Case #2 015-08 – Site Plan/Special Use Permit – 132 River Rd., Ulster Park; SBL: 64.001-1-8.1, 11.1, 12, 13, 14, 64.001-2-1.11, 7, 13.2

MICHAEL MADE A MOTION TO GRANT SPECIAL PERMIT/SITE PLAN APPROVAL FOR SCENIC HUDSON, CASE #2015-08 SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Mark.....yes  
Fred.....yes  
Margaret.....yes  
Michael.....yes  
Dan.....yes  
Darin.....yes  
Roxanne.....yes

Applicant was told to submit 6 paper maps signed by Scenic Hudson for Planning Board signatures.

Michael Minor recused himself from the Miller application.

**PUBLIC HEARING:**

**MILLER:** Case #2015-09 – 3 Lot Re-subdivision – 1385 Old Post Rd., Rifton;  
SBL: 71.030-2-6.1

Chairperson Pecora read the Public Hearing Notice placed in the Daily Freeman.  
Copy placed in file.

**MARGARET MADE A MOTION TO OPEN THE PUBLIC HEARING FOR MILLER, CASE #2015-09, 3 LOT RE-SUBDIVISION SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR.**

Larry Bowe – 1828 Old Post Rd., (mail address Box 125) Rifton – He stated that his property is directly next to the lowest part of the property. In 1996, there was a plan to put a post office there. The area filled with water and ran over Route 213 so this plan was abandoned. The flooding has happened since then. He has no problem with the subdividing but if a road is put in the confluence of three streams will go into the culvert that goes underneath the road. His concern is that he wants to make sure that if a road is put in the culvert is at least the size of the one going up Route 213. are put in otherwise his and his neighbor (Mr. Pesner) will have their basements flooded.

Barry Meddenbach, engineer, showed Mr. Bowe the plans and explained that there will be three building sites and they will access from Old Post Road. At this point, Mr. Bowe stated that he has no problem with this plan.

MARGARET MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR MILLER, CASE #2015-09 SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR.

OLD BUSINESS:

MILLER: Case #2015-09 – 3 lot re-subdivision – 1385 Old Post Road,  
Rifton; SBL: 71.030-2-6.1

Applicant Richard Miller and engineer Barry Meddenbach were present.

Myles reviewed MLP Consulting Report dated 1/12/16. Copy was given to applicant and copy was placed in file. Myles stated that last month some of the Board members mentioned some baseline calculations for some of the stormwater related to culverts, etc.

Margaret referred to the Endangered Species Report received. On page 5 it states that tree clearing take place during the timeframes when bats were not inhabiting the property. Barry mentioned that they will be adhering to this and it is actually common practice. Margaret mentioned the comments about the lighting on the property and they will adhere to this. She asked how they would be marking the area. Barry stated sometimes they use silt fence as opposed to construction fence. They flag it. The purpose for the marking is so that the contractors know where to stop. Margaret asked if the Building Inspector will visit the site and make sure the measures are adhered to. Roxanne stated that we can make this part of our approval. We will have to mention that the items on page 5 and 6 need to be complied with.

Fred questioned if whatever additional runoff they have will go down and under Route 213. Barry stated that pretty much the whole site flows that way. Fred stated that if this is the case he thinks the Board needs to see some kind of stormwater calculations because that floods down there. The flooding is on both sides of Route 213. Barry stated that this is an existing condition. Fred agrees but he just wants to make sure that this does not make this situation worse. Barry asked if he expected them to do something to correct a pre-existing condition. Fred stated that he just wants to make sure that no more water is running off of their property in the after condition than in the before condition. Barry stated that there will be a slight increase but in the State regulations they do not have to reduce that. They will be building 3 houses on 15 acres. It is a very minor impact. It is not significant at all. Barry stated that it is a county highway and they have a problem. They have an inadequate culvert in this area. Barry stated that they have a total disturbance of 3 acres about

1 acre per parcel. They did not do an off-site impact analysis on the drainage. Fred stated that he is looking for what is coming off this property before and what is coming off of the property after and this is in the Town Code. Fred stated that if we did not have a problem he would not ask for this but we know we have a problem. Darin and Dan agree with Fred and think that this is a reasonable request. Barry stated that they can put something together. Barry stated that he wants to start removing the trees in March and we are running out of time. Darin suggested that they contact DEC because he believes they can drop the trees but cannot remove the stumps. Barry asked if there were any other issues because they would like to come back next month and get approval. Roxanne stated that there were no other issues.

**BARRON: Case #2015-10 – Subdivision/Lot Line Adjustment – 14 Lamont  
Landing & Appletree Dr., Esopus; SBL: 72.009-3-5.31 & 3**

Michael Moriello, Esq. and Chris Zell, surveyor, were present for this application. Chairperson Pecora explained to applicants that after they left last meeting the Board discovered that they had not made the referral to the Ulster County Planning Board. Chairperson Pecora stated that we have to reopen this file to accept the Ulster County Planning Board Referral Response so that we have a full and complete record.

**MARK MADE A MOTION TO RE-OPEN BARRON SUBDIVISION/LOT LINE ADJUSTMENT, CASE #2015-10 SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.**

Mark.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Michael.....yes  
Roxanne.....yes

Michael Moriello, Esq. stated that for the record they object.

Roxanne stated that we did the referral to the Ulster County Planning board and they came back

with no County impact. Roxanne stated that in reviewing the maps late today Fred found an issue with the map and as such we did contact the Planning Board attorney to review with him the correct process to reopen the file and address us having a full and complete record.

Michael Minor interrupted with a point of information and a point of order. Michael stated that the point of information is that the issue that Fred found is an issue that was brought to the Board's attention at the November meeting. At that meeting we had a vote on this issue and the vote was 4 in favor (Mark, himself, Dan and Darin). The negative three were Fred, Margaret and Roxanne. The vote was made and he believes that Fred said this is not a democracy. Fred does not believe that he said this at that time but stated that he has been known to say this. Mike stated that at that time the vote was 4-3 to grant that action. If we found an error and needed to reopen the meeting to correct the error he understands that. The point of order is going to the lawyer is not correct. He feels that we need to first open the meeting and then go to the lawyer. He states that we were aware of the issue when they voted and because he feels that two people in a position of power did not agree with the decision of the majority. This does not allow you to go to the order. He feels that while they may be the interface with the lawyer they must do this at the direction of the Board. The Planning Board said in December that this was approved. He also stated that this is in fact a Democracy. Michael feels that to open the issue from November invalidates a legal majority vote of this committee and if you open it again in the way they have by going to the lawyer without the direction of this Board you are in fact reinforcing Fred's statement that this is not a democracy.

Roxanne stated that she takes exception to his statement. Fred stated that what we agreed upon and what was voted upon is not what came in on the maps. Roxanne stated that this is correct. She further stated that they are not changing the rules because they disagree. They found a problem with the maps. Michael felt that this should have been brought to the Board before contacting the attorney. Roxanne stated that she has the authority to go the attorney. Michael disagreed. Michael got up and made a statement "this is more lipstick on the pig and he is done". He handed a tube of lipstick to Councilperson VanVliet and left the building.

Roxanne stated that the maps that came in do not agree with what the Board voted on. Discussion took place regarding the road frontage issue. They discussed the user road. Chris stated that every parcel down there that was not Barbara Patricks crossed the user road to get to Main Street for many years. The reason this was done was because the dock has to be attached to something. Michael Moriello stated that the user road starts from the edge of the road not from the center. In November Chris stated that they were requested to bring it out to the edge of the road and that is

what they agreed to do. They touch the beginning of the user road. Right now he has access to the edge of the road and as with all of the other property owners has the right to use the road. Fred stated that he was satisfied with the maps after this discussion.

Ulster County Planning Board Referral Response dated 1/7/16 was read into the record so that we have a full and complete record.

**MARGARET MADE A MOTION TO CLOSE BARRON, CASE #2015-10, SUBDIVISION/LOT LINE ADJUSTMENT AND ALL THE DECISIONS MADE AT THE DECEMBER 9<sup>TH</sup> MEETING REMAIN IN EFFECT AND THAT WE NOW HAVE A FULL AND COMPLETE RECORD SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Darin.....yes  
Dan.....yes  
Fred.....yes  
Mark.....yes  
Margaret.....yes  
Roxanne.....yes

**ESCAPES REALTY LLC: Case #2015-13 – Re-subdivision – 183-192 Martin  
Sweedish Rd., West Esopus: SBL: 71.003-5-26.114**

Chairperson Pecora explained that after the last meeting the Board discovered that they had not made the referral to the Ulster County Planning Board. Chairperson Pecora stated that we need to reopen this file to accept the Ulster County Planning Board Referral Response so that we have a full and complete record.

**DAN MADE A MOTION TO OPEN ESCAPES REALTY LLC, CASE #2015-13, RE-SUBDIVISION TO ACCEPT THE ULSTER COUNTY PLANNING BOARD REFERRAL RESPONSE DATED 1/6/16 SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Fred.....yes

Margaret.....yes

Dan.....yes

Darin.....yes

Roxanne.....yes

Chairperson Pecora stated that we received a response back from the Ulster County Planning Board dated 1/6/16 stating that they reviewed this referral and there is no County impact.

**MARGARET MADE A MOTION TO CLOSE ESCAPES REALTY LLC, CASE #2015-13 AND ACCEPT ALL DECISIONS MADE AT THE DECEMBER 9, 2015 MEETING AND THAT WE NOW HAVE A FULL AND COMPLETE RECORD SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes

Fred.....yes

Margaret.....yes

Dan.....yes

Darin.....yes

Roxanne.....yes

**TAPPER: Case #2015-12 – Site Plan/Special Use Permit – 1689 Broadway,  
(US Route 9W), West Park; SBL: 80.001-3-23.1**

Applicant Seth Tapper, attorney Michael Moriello and engineer Chris Zell were present.

Myles read ML Putman Review dated 11/10/15 and 1/13/16. Copy was given to applicant and copy was placed in file.

We received a response back from NYSDEC and NYSDOT and they do not want to be Lead Agency on this project. Applicant submitted an updated FEAF Part 1.

Michael Moriello stated that they have Joe Diamond working on the Archeological Study at this time. They are wondering what the Board is looking for regarding traffic. Discussion took place and it was agreed that there will be less traffic than the previous owner of this property.

Roxanne stated that we will need visual analysis. We have photos in the files and this should be sufficient. Margaret questioned the cabins and that one was very close to the line and asked if they moved it. Applicant will be going before the Zoning Board of Appeals for variances.

DARIN MADE A MOTION TO DECLARE THE PLANNING BOARD AS LEAD AGENCY FOR TAPPER, CASE #2015-12, SITE PLAN/SPECIAL USE PERMIT SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Mark.....yes  
Fred.....yes  
Margaret.....yes  
Dan.....yes  
Darin.....yes  
Roxanne.....yes

Myles requested the gross floor area for the building and what the parking required. Michael Moriello stated that they have this done and it can be emailed to Myles. Michael asked if the Board anticipates having a public hearing before SEQR is completed. He was told that the Board will have the public hearing after SEQR is declared.

Margaret asked about a sign. Seth stated that there will be a sign where you turn in but it will be off the road. Seth was informed that the Board would need details on the sign since we have a sign law and will need to look at it prior to it going up. Roxanne asked if they were planning to re-establish the stonewall along the front of the property. They have plans to put up a 6 foot sound wall. They will be looking at this.

Michael Moriello stated that they will be going to the ZBA for the variances. Alan Dumas will be working on the issues. He understands that this Board cannot make a decision without the variances and the ZBA cannot make any decisions without the SEQR findings.

NEW BUSINESS:

Margaret recused herself from the Board for this application.

PITTNER: Case #2016-01 – Subdivision/Lot Line Adjustment - 58 Pokonie  
St. Remy; SBL: 63.006-4-9

Henry Pittner was present for this application.

Myles reviewed MLP Consulting Report dated 1/7/16. Copy was given to applicant and copy was placed in file.

Roxanne asked Myles if we can do the lot line adjustment with the subdivision without doing a separate application. Myles stated that they can be done together. Mr. Pittner was informed that he will need to submit a check in the amount of \$150.00 for the Lot Line Adjustment and the applications will run together.

Mr. Pittner needs to submit a letter to request a waiver of a full boundary survey for the remainder of the Rooney property. Applicant will need to contact NYSDEC Natural Heritage Program in Albany for information on the rare species that may exist on the site.

Myles stated that at the end of the process applicant is going to need his attorney to draft a deed description for the road which will need to go to the Town Board. Presently the applicant has 20 foot contours and this Board will need to see more details.

**FRED MADE A MOTION TO ACCEPT PITTNER, CASE #2016-01, SUBDIVISION/LOT LINE ADJUST5ENT AS SKETCH PLAN SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Fred.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

Margaret returned to the Board (8:45 p.m.).

OLD STOCKADE DEVELOPMENT (c/o Stanzi): Case #2016-02 – Site Plan/  
Special Use Permit – 564 Broadway (US Rt.

Greg Berardi, Stephan Sanzi and Charles Wesley were present for this application.

Myles reviewed ML Putman Reports dated 1/7/16 and 1/13/16. Copies given to applicant and copy placed in file.

Charlie stated that they are looking at Sketch Plan Approval from tonight's meeting and then they will expand on what they have. He stated that they would rather not spend a lot of money on engineering because they know that they have to deal with the ZBA first. They would like to accomplish this before they get into any serious site engineering. They have submitted their application to the ZBA and will be dealing with them at the same time as the Planning Board. He stated that they have looked at the engineering regarding the stormwater. They would like to get a feel of where this is heading before they move forward.

Charlie stated that if the Town wants to put this site back on the tax rolls this might be the best use for that property.

Darin feels that there are some real challenges to developing this property without the cost being exorbitant. Roxanne and Margaret agree with Darin's comments. Roxanne stated that in Saugerties there was a similar situation and storage units were built and were flooded many times and eventually they were torn down and moved elsewhere. They have other issues in addition to the possible flooding.

Discussion continued regarding the possibility of this project. Applicants decided to discuss it further and appear before the ZBA at their meeting Tuesday and then make a decision regarding the direction they are planning on going.

Charlie asked if they received ZBA approvals and were sent back to the Planning Board where would they go from there. Fred stated that they would need to figure out the grading and the stormwater runoff.

Myles stated that he sees three ZBA variances: undersized Lot, 24 foot setback on one of the frontages and parking spaces within 10 feet of a street or right-of-way. Charlie stated that the parking could be moved to the north end. Charlie stated that they have a letter with intent to buy the property and they have an agreement with the neighbor to the north to buy his property. Myles

stated that he sees two lot lines to be deleted on the map submitted.

The Board feels that this project basically fits in with that corridor and it is zoned as Light Industrial. There are a lot of hurdles to go through to make this work. This will be a hard site to screen. There are serious water issues. Myles asked about sewer and water requirement for the office. They don't think so. It is really just a records room and there will not be full time staff. People will call for an appointment.

Darin stated that he would be more than willing to visit the site and point some issues out to the applicants.

**N.Y. REALVEST (c/o Gunduz): Case #2016-03 – Site Plan Review/Special  
Use Permit – Re-use of Anna Devine School  
for multifamily housing – 1372 Old Post Rd.,  
Rifton; SBL: 71.030-3-13, 14 & 15**

Kenan Gunduz, Kerry Danenberg, Joseph Deegan and Stephen Cerini were present.

Myles reviewed ML Putman Consulting Report dated 1/8/16. Copy of report given to applicant and copy placed in the file.

The application proposes re-purposing the former Anna Devine Elementary School as a multifamily use. This site is zoned R-40, where multifamily uses are not allowed so rezoning would be required. There is no municipal water and sewer in this area. The Short EAF states that 50 apartments will be developed and the plan drawings state 100 apartments will be developed.

There has been insufficient data submitted this month. He recommends a site map showing existing "as built" conditions and the bounds of the three parcels is necessary, as are more detailed floor plans. Floor plans should identify the efficiency, one-bedroom and two-bedroom apartments and should have a scale provided. A preliminary density calculation should be provided; along with an assessment of the condition and capacity of the on-site sanitary facilities.

It is recommended that the applicant arrange a "gateway" meeting sponsored by the Ulster County Planning Board and speak to other county agencies. He recommends that they have enough supporting data to have an intelligent discussion. Myles stated that his office would be willing to

participate in such a meeting.

Kerry stated that they have a set of plans that they just received from the school district. Kenan stated that they are at the stage where they are just learning what they need to learn. The memo by Myles is very helpful in that regard. He stated that they do have a property map showing the existing conditions.

He wanted to clarify the number of apartments they are seeking. He stated that they have very preliminary plans in their effort to see if they can reuse the existing structures. Their goal is to have 50 two-bedroom units or the equivalent in bedrooms. If they have 100 bedrooms, two per 50 gets divided with the existing conditions and the existing structures in a different fashion. They would like to arrive at the same bedroom count. The occupancy, density remains the same.

Kenan stated that they know that they have a lot of due diligence with regard to the sewer and water and everything else. Their primary goal is to try to get a recommendation to the Town Board regarding the re-zoning of this site. They would like to open up the discussion on moving the zoning boundary. It is currently R40 and bordering R12. If they could have the boundary moved, they can actually start to talk about the issues. They would be more comfortable investing the money necessary to draw proper site plans and analyze the project. They are asking the Planning Board for its assistance in the capacity as a Board to make a recommendation to the Town Board so they can do both things simultaneously.

He stated that they have a very stringent time limitation (1031 exchange) to purchase this property. Joe Deegan explained that it is similar to a 401K. They sold a property and have a limited amount of time to reinvest that money into another property. Their deadline date is in May. Kenan said that if they get a sense that with a certain amount of due process this is doable then they will feel much more comfortable investing the funds or if they understand right off the bat this is not something that is doable they will look elsewhere. Kenan stated that the main concern is to know that the zoning change can be accomplished.

Margaret asked if they were talking about 200-300 people living there. Kenan stated that he thinks the limitation for a bedroom is two people per bedroom. Myles stated that he is not going to comment on this because you could have two people in an efficiency apartment and there is no way of knowing how many people per apartment. Kenan believes they are going for not less than 100 people but he believes it could be 2 per bedroom so they would have less than 200 probably be 100-200. He feels the maximum will be 200.

Fred stated that they need to start with their water/sewer capacity. Darin mentioned the stormwater. Fred stated that the water and sewer may determine the number of apartments because they will not be able to expand much in this area. Fred stated that we do not want any more water going off the property than is already. Dan stated that if they have a school with students they would be in a different regulated class with the health department which is lesser than what your project is proposing. Dan stated that the Health Department may put you instead in a non-transient system which will move you up to public water supply. This would be different pumping tests and a different level of scrutiny. It is different to have children there during the day than having people living there all of the time. This would be similar for the septic system.

Kerry stated that some of this information is in the school plans that they received and they have listed all of the tests that they have done for this site. Dan stated that they need to remember that they are not going to have many options.

Kenan stated that these are all important issues but the big hurdle is the zoning boundary. Myles stated that there is another important provision which says that you have to have municipal water and sewer available for multi-family. You will have to be specific to ask the Town Board for some relief or change to this requirement. Fred mentioned the possibility of a Transportation Corporation to deal with some of these issues. Mark mentioned the merging of the three parcels prior to the rezoning. This was discussed and it was felt that this was not necessary. Applicants are planning on working with the existing footprint and not add anything additional.

Margaret asked about the one room old wooden school house. Myles clarified that there is a one room framed school house and then there is a small brick school house that was built in 1954. In 1971, they added on to the brick building with the big building that they now want to do apartments in. Myles stated that as far as he knows they have no plans for this building. Kenan stated that they may not have been clear but their intent is to make a food component of some sort in this building. They would like to keep it looking identical. We would like to make a place where the individuals living there can go and have breakfast or a cup of coffee and use it as an amenity. Kenan state that their target area is graduate student housing for young creative professionals who are telecommuting and they might be working a lot from home. This would give them an opportunity to get out of their apartment and enjoy a cup of coffee and the area. They stated that they have experience in creating destinations. They would like to make more of an artist community because people like to live there.

Kenan said that they understand that they have a lot of diligence and the Board has made a lot of great suggestions and they are taking this very seriously. There will be a lot of money spent. He stated that for them to feel comfortable but not necessarily have everything done by May to purchase this building they are going to want to know that the land will be suitable for water and sewer but importantly that the zoning change can be accomplished. The Town Board will need to decide this and they have asked for a recommendation from this Board.

The majority of the issues revolve around the number of apartments and the water and sewer issue. Darin stated that when they come back to this Board with that information then we would be able to make a recommendation to the Town Board. Kenan asked without them having to do all the architecture to give the Board a proper site plan would the Board accept something slightly more developed but sketchy.

Following further discussion it was recommended that the applicant get in contact with Dennis Doyle or Rob Liebowitz from the Ulster County Planning Board to schedule a "gateway" meeting which would include all of the involved departments in the County i.e. County Health Department, DPW, etc.

Kenan asked for clarification purposes if they are able to satisfy the Board as to water/sewer can they reasonably feel confident to go forward with the next steps. Do you think that we can hope for the Board's recommendation to the Town Board for the zoning amendment and continue our due diligence. Roxanne stated that she does not see an issue with this as long as we receive information from Ulster County Health Department that answers the capacity issue. Dan stated that they will need a much more robust system. He said that they did a 4 hour test to make sure that the children had water during the day. The testing will be much more extensive for this project. Roxanne said that when the County schedules the "gateway" meeting they will let her know and she can attend and possibly Fred would like to attend. Roxanne stated that this project rises to the level of an Escrow account which we will wait to open until the next meeting. Myles stated that he thinks this meeting is a great way to deal with the issues facing this project. Joe asked how these meetings are scheduled. Roxanne stated they are scheduled as needed so it can be as soon as one week or as soon as they can get everyone together. It is important for the applicant to explain that they are under some time restraints.

**ZBA REFERRALS:**

None.

PLANNING BOARD LIAISON TO BUILDING DEPARTMENT: Fred Zimmer

Fred said that he spoke with Tim and there is nothing new on Tucker Pond and other than that things are quiet.

DAN MADE A MOTION TO ADJOURN SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MEETING ADJOURNED AT 9:50 PM.

NEXT PLANNING BOARD MEETING:	FEBRUARY 10, 2016
DEADLINE DATE:	JANUARY 27, 2016
NEXT PRE-SUBMISSION:	JANUARY 20, 2016

Respectfully submitted:

April Oneto  
Planning Board Secretary

