

John Stinemire, P.E. and property owner/applicant Edward Aleo were present. Engineer Stinemire noted that a bio retention area had been created on the revised plan and a new drainage study had been provided. Member Darin DeKoskie noted that the area was problematic with regard to drainage. He also stated that an easement to the Town would be necessary for the bio retention area. Member DeKoskie commented that the plans were sufficient to refer the application to the Town Designated Engineer (TDE) Peter Lilholt, Jr. PE. for his comments to the Planning Board. The Planning Board was in agreement that the scope of work for the TDE should pertain to the stormwater runoff and sediment and erosion control on site. Mr. Aleo took exception to the need for referral to the TDE and recounted past application experience wherein he felt the TDE had taken advantage. Vice-Chairman Darin DeKoskie stated that he had reviewed all of the TDE's comments on the prior application and that they were in line with the time expended due to revisions necessary. He added that normally the TDE will have comments and that it is better to have a buffer in escrow to cover his expenses rather than fall short. The Planning Board conducts a review of the vouchers submitted detailing the time expended. Member Dan Michaud suggested the alternative that a cost estimate could be obtained from the TDE but that the escrow could not be set and the plans forwarded to the TDE until the next meeting. Chairperson Pecora indicated that escrow was not exclusive to the services of the TDE and that services provided by the Planning Consultant may need to come out of escrow as well. Mr. Aleo agreed to escrow being established at the current meeting.

Chairperson Pecora entertained a Motion to establish escrow in the amount of \$5,000.00 and the TDE review would pertain to the drainage report, study and design as well as sediment and erosion control. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Greg McCord and the affirmative vote of 7 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 7-0 as follows:

Roxanne Pecora	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Aye
David Mastny	Aye

Engineer Stinemire noted that he had contacted the Town's Water and Sewer Department and that he had previously provided a letter from the Fire Department and the Highway Department. Ulster County Board of Health approval would be needed if the water lines were to be connected.

In response to a request for lighting conditions, Engineer Stinemire proposed on-sight lighting and motion detectors being installed rather than adding additional street lights. Member Dan Michaud was going to inspect the current lighting conditions.

**Old Stockade Development Site Plan & Special Use Permit (Storage) - Case #2016-12; 564
Broadway, Ulster Park; SBL No. 63.2-3-10**

Ciro Interrante, Architect (agent), Stephan Sanzi, Greg Berardi and Jim Lamb were present. Mr. Interrante noted requested revisions to the plans now included colors, materials and vegetation details. Discussion on colors to be used with consensus that doors and slightly peaked roof were to be evergreen, units were to be classic beige with beige trim and that ledge stone be used for veneer on lower portion of units. Plans included elevations, landscaping, and paving details.

Chairperson Pecora entertained a Motion to approve the special use permit and site plan conditioned upon obtaining a \$60,000.00 bond to pave within 2 years of issuance of a building permit. Upon Motion of Member Dan Michaud, seconded by Member Brian Cournoyer and the affirmative vote of 4 members, the negative vote of 2 members, and the abstention of 1 member and 0 members being excused, the Motion passed with a vote of 4-2-1 as follows:

Roxanne Pecora	No
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	No
Brian Cournoyer	Aye
David Mastny	Abstain

The Planning Board had no comment to the ZBA referral relative to request for an area variance for David VanLoan.

Upon Motion of Member Dan Michaud, seconded by Vice Chairman Darin DeKoskie, and the affirmative vote of all members, the meeting was adjourned at 8:25 p.m.

NEXT MONTHLY MEETING: February 12, 2020

DEADLINE DATE: January 29, 2020

NEXT PRE-SUBMISSION: January 15, 2020

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: January 14, 2020
Date approved: