

**TOWN OF ESOPUS
PLANNING BOARD MEETING
FEBRUARY 12, 2014**

PRESENT: Roxanne Pecora, Chairperson
 Fred Zimmer
 Michael Minor
 Margaret Yost
 Michael Manicone
 Darin Dekoskie

ALSO PRESENT: Myles Putman, M.L. Putman Consulting

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:35 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: Board members were asked if there were any changes or corrections to the minutes of the January 15, 2014 meeting.

DARIN MADE A MOTION TO APPROVE MINUTES OF THE JANUARY 15, 2014 PLANNING BOARD MEETING SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes
Margaret.....yes
Michael Minor.....yes
Darinyes
Roxanne.....yes

VOUCHERS:

Myles Putman.....	\$2,300.00
Myles Putman (Church Communities).....	\$ 195.00
Myles Putman (Escapes Realty).....	\$ 240.00
Joseph Eriole, Esq. (Church Communities).....	\$ 990.00
Joseph Eriole, Esq. (Church Communities).....	\$1,870.00
General Code Book.....	\$ 142.00
April Oneto (secretarial services).....	46 hours

MARGARET MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.

OLD BUSINESS:

OWEN (Maroon Living Trust): Case #2013-15 – Lot Line Adjustment – 127 & 150 Valli Rd., West Park; SBL: 71.004-3.28.1 & 28.2

Applicant was represented by David Dipple. Applicant submitted a letter requesting an extension for the Lot Line Adjustment that was approved 11/27/13.

MICHAEL M INOR MADE A MOTION TO GRANT A SIX MONTH EXTENSION TO OWEN, CASE #2013-15, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

- Michael Manicone.....yes
- Fred.....yes
- Margaret.....yes
- Darin.....yes
- Michael Minor.....yes
- Roxanne.....yes

CHURCH COMMUNITIES FOUNDATION: (The Mount Expansion) Case # 2013-18 – Site Plan Review – 1001 Broadway (US Rt. 9W), Esopus; SBL: 71.001-2-13

Present for the application were Dennis Larios, Brinnier & Larios, Project Engineer; and Hans Boller, Church Communities.

Planning Board received referral form from Tim Keefe, Building Department, regarding this application not needing to go before the ZBA based upon the information received from Joseph Eriole, Esq., Planning Board attorney. Copy of referral and decision placed in the file and copy was given to the applicant.

Dennis Larios, Brinnier and Larios, requested permission to submit new enhanced maps to be circulated with the Lead Agency packets and reviewed by the Planning Board at the next meeting.

MICHAEL MINOR MADE A MOTION TO CIRCULATE LEAD AGENCY COORDINATION PACKETS TO INVOLVED AGENCIES ALONG WITH THE NEW MAPS FOR CHURCH COMMUNITIES FOUNDATION, CASE #2013-18, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION

PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes
Margaret.....yes
Darin.....yes
Michael Minor.....yes
Roxanne.....yes

Michael Moriello, Esq., applicant’s attorney arrived at 7:40 p.m. and requested that the Visual Assessment be circulated along with the Full EAF to all involved agencies. All Board members were in agreement.

NEW BUSINESS:

ALEO: Case #2014-01 – Lot Line Adjustment (merge street parcel and building lot) – Hasbrouck Hill, Port Ewen; SBL: 56.059-4-5.1

Applicant Edward Aleo was present for this application.

Myles reviewed M.L. Putman Consulting Report dated 2/5/14. Copy placed in file and copy given to applicant.

Dr. Aleo asked if it was possible for him to get conditional approval and then have the maps redone to include the necessary information and bring it back to the Board for review. Following some discussion the Board felt that this would be acceptable.

FRED MADE A MOTION TO CLASSIFY ALEO, CASE #2014-01, LOT LINE ADJUSTMENT AS AN UNLISTED ACTION PURSUANT TO SEQR SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes
Margaret.....yes
Darin.....yes
Michael Minor.....yes
Roxanne.....yes

FRED MADE A MOTION TO GRANT SKETCH PLAN APPROVAL FOR ALEO, CASE #2014-01, LOT LINE ADJUSTMENT SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes

Fred.....yes
Margaret.....yes
Darin.....yes
Michael Minor.....yes
Roxanne.....yes

MICHAEL MINOR MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER SECTION 107.16.A FOR ALEO, CASE #2014-01, LOT LINE ADJUSTMENT SECONDED BY ROXANNE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes
Margaret.....yes
Darin.....yes
Michael Minor.....yes
Roxanne.....yes

MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR ALEO, CASE #2014-01, LOT LINE ADJUSTMENT SUBJECT TO THE FOLLOWING:

- a. show only the one current existing lot line to be deleted;
- b. show the current metes and bounds of both parcels involved in this action;
- c. delete the extraneous or irrelevant information from the map, such as the development and setback data on the adjacent 0.455 acre lot, tax parcel 5.2;
- d. include deed or conveyance references for the 0.389 acre parcel and the lands abandoned by the Town;
- e. include in the map notes referencing the filed map from 2012 that created the 0.389 acre parcel; and
- f. the title of the map changed from Site Plan to Lot Line Adjustment.

MOTION SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes
Margaret.....yes
Darin.....yes
Michael Minor.....yes
Roxanne.....yes

Discussion took place regarding Dr. Aleo coming back to do Special Use Permits to construct four two family buildings. Myles stated that for this project you have to look at the entire project for SEQR purposes and for those lots to be viable you have to look at the big picture in terms of providing the right infrastructure that is going to be for all of those properties. Fred stated that he can do the two on Spring Street hooking up the water and sewer to the street (two lots before us tonight). Fred told Dr. Aleo that he had to put some pavement on the street that he has there now. Dr. Aleo stated that when he spoke to the Highway Superintendent he seemed to have a turnaround between Hasbrouck paper street and Spring Street. Fred stated that he is going to have to get a street up there. Myles stated that he will need one Special Permit to do southern lots and another Special Permit to do northern lots. Darin stated that according to SEQR we have to look at the whole project but he can do it as a phased project (Phase A and Phase B).

SCENIC HUDSON, INC: Case #2014-02 – Site Plan Amendment: Pavilion; Parking Modification – 257 River Rd., Ulster Park; SBL: 64.003-3-11 & 12

Darin recused himself for this application.

Kate Kane, Scenic Hudson and Barry Price, Architect present.

Myles reviewed M.L. Putman Consulting Review dated 2/8/14. Copy of application was given to applicant and a copy was placed in the file.

Kate explained that a lot of what they are doing is going over the existing footprint of what was there. The parking will expand to a nine space lot. The apron along River Road stays intact and is used as a turnaround. They have to take a tree out and little shrubbery to expand the parking. The expansion of the lot will allow for two ADA spaces. They are proposing the replacement of the foot bridge connecting Lighthouse Park and Esopus Meadows. There will be a ramp leading up to the pavilion as well as a pathway. There will be a multi-use pavilion with step amphitheater type seating that will serve dual purpose to view the river and also be used as outdoor classroom space. They wanted to replace what was there but with something that is a lot more functional. A storage and toilet facility will be located at mid-point that will also be elevated. The materials are generally going to be flood resilient. They will be doing some minor plantings. They are pulling the access plan off of the OGS property. Concrete dock will remain and they will widen that path to 5 feet.

Michael Minor questioned if they were within the two year planning requirement for the response to the flooding that took out the house. Myles referred to 123.31, subsection B and stated after reading this section that it has been a little over 2 years and this would be left up to the Building Enforcement Officer to sign off on this. Myles then referred to 123.30 C which stated that in the case of an

undersized lot the provisions of 123.34 shall apply. Myles stated that he thinks that it would be in the applicant's best interest to merge the two properties together and obtain a Lot Line Adjustment. Fred stated that they do not need to merge the two properties if they could just shift the lot line. Kate stated that she will have to refer this to the organization for their opinion. Myles stated that if they move it further to the south as Fred suggested they would be moving it into the RF1 zone which requires a huge lot area. Michael Minor stated that the question really is if they have a reason not to remove the lot line. If they move the lot line, it is probably a better solution. Fred stated that if they remove the lot line then they lose a lot. Discussion continued regarding the pros and cons of removing the lot line. Applicant will need to go to see the Building Inspector. If the applicant comes back stating that they do not want to remove the line, this Board may need to send them to the ZBA for a variance since this is an undersized lot in the R40 zone and it has been over two years since the hurricane.

Michael Minor stated that he is liaison to the Waterfront Advisory Board and they are looking for a place to store a boat that is used to access the Waterchestnut Machine when they cut. He is wondering if there would be room in the utility building to store this boat since it has been stolen in the past. Michael felt that this would be a question that will be raised when this application is referred to the Waterfront Advisory Board.

Kate was asked if they would come back to a future Planning Board Meeting with the answer to these questions. Roxanne stated that they could come to a pre-submission meeting which is March 5th.

Fred asked if they merged the two lots what variances do they need or do they need any. Myles stated that the north property line setback and all the other setbacks are no worse than what was there before. Roxanne suggested that they might want to reorient the building. The regulations are for a house which this obviously is not but it is a permanent structure.

Myles asked if they are bringing bus parking on the space. Kate stated that they are not. The bus will pull into the apron and let the kids out. Buses will not stay while the activity is taking place. Myles asked if there is an operating septic system on the site. Kate stated that there will be a flush toilet on site and they are proposing to tie into the Lighthouse Park septic field since they have an easement.

This application will have to be referred to the Ulster County Planning Board. Fred suggested that they talk to the County for a Highway Work Permit. Kate stated that even though it exists they are actually taking the building down. Roxanne suggested that they speak to the Ulster County Planning Board to set up a meeting and they will bring in the right people for them to talk to.

Darin returned to the Board at 8:35 p.m.

ZBA REFERRALS:

None

MISCELLANEOUS:

None.

**MARGARET MADE A MOTION TO ADJOURN SECONDED BY DARIN.
MEETING ADJOURNED AT 8:40 P.M. ALL MEMBERS WERE IN FAVOR.**

NEXT PLANNING BOARD MEETING: MARCH 12, 2014

NEXT DEADLINE DATE: FEBRUARY 26, 2014

NEXT PRE-SUBMISSION MEETING: MARCH 5, 2014

Respectfully submitted,

April Oneto
Planning Board Secretary