

TOWN OF ESOPUS PLANNING BOARD MINUTES
February 12, 2020

PRESENT: **Roxanne Pecora, Chairperson**
 Darin DeKoskie, Vice Chairperson
 Greg McCord
 Mark Anderson
 Brian Cournoyer
 David Mastny

EXCUSED: **Dan Michaud**

ALSO PRESENT: **Town Board Liaison, Councilman Chris Farrell and Planning Board Consultant, Alan Sorensen.**

The meeting of the Town of Esopus Planning Board was called to order at 7:38 P.M.

Chairperson Pecora commenced the meeting with the Pledge of Allegiance and the emergency exit advisory.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the January 8, 2020 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie, with one (1) Member excused, the motion passed 6-0.

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Contractual services provided for January 2020	\$2,600.00
Escrow Voucher for Betar Site Plan for Planit Main Street Review	\$ 700.00
Escrow Voucher for Old Stockade for CHA Review	\$ 295.00
Voucher for power cord purchase to reimburse Administrative Assistant	\$ 17.27
Administrative Assistant, Lisa K. Mance	87 hours

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Brian Cournoyer, seconded by Member Greg McCord and the affirmative vote of all members, with one (1) Member excused, the Motion passed 6-0.

OLD BUSINESS: There was no old business – applicant/agent for Hasbrouck Hills Site Plan was not present.

NEW BUSINESS:

SCP Metal Fabrication Site Plan/Special Use Permit – Case No. 2019-19; SBL No. 63.4-4-12, LI Zoning District

Applicant Steve Pasqua and Architect Robert Dupont were present. Planner Sorensen provided a review of his notes and recommendations regarding the proposed Site Plan. Architect Dupont provided an overview of the proposal. He indicated that due to the topography and steep grading on portions of the site, the civil engineer had located the 3200 square foot structure and septic system on what appeared to be the best location on the property. A rendering of the structure, signage and colors was provided. Due to site limitations, no left turns were to be allowed exiting the site. Chairperson Pecora entertained inquiries from the Board. Member Greg McCord raised concern relative to tractor trailer deliveries at the site. Mr. Pasqua noted that tractor trailer deliveries were very rare and deliveries were normally made by a straight truck. The Applicant was requested to obtain a letter from the fire department, written approval from NYS Department of Transportation and a waiver from the Town Building Inspector regarding the grading of the driveway into the property. Town Code called for grading at 12% - the Applicant was requesting a 15% grade. NYS DOT had indicated that an offset shoulder for turning traffic into the site should be provided. Vice-Chairman DeKoskie was reviewing current New York State Department of Environmental Conservation regulations to determine if the use fell under what would qualify the site as a “hot spot.” The Applicant noted that there would be no dumpster located on the property but there would be a dump trailer that would be located on the property for scrap metal (which would be taken away periodically). The sign for the business needed to include the address for 911 purposes.

Chairperson Pecora entertained a Motion granting sketch plan approval and classifying the action as Type II under SEQRA. Upon Motion of Member David Mastny, seconded by Member Mark Anderson, with one (1) Member excused, the Motion passed 6-0

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

The Administrative Assistant was requested to provide a list of items requested by the Planning Board.

Shultis Minor Subdivision – Case No. 2019-18; 135 Ulster Avenue; SBL No. 63.2-2-12.100; R40 Zoning District

Applicant/owner Russell Shultis was present. Planner Sorensen reviewed his notes and recommendations to the Planning Board which included the placement of a bat map note on the e map, and that the Planning Board declare its intent to serve as lead agency for coordinated SEQRA review. Mr. Shultis noted that his maps needed to be revised to indicate the lines being removed. There was no plan to develop proposed Parcel “A” but Mr. Shultis was hoping to sell Parcel “AB” which would consist of 3.872 acres. Vice-Chairman DeKoskie stated that Board of Health approval should be required for proposed Parcel “AB.”

Chairperson Pecora entertained a Motion for the Planning Board to declare its intent to serve as lead agency for SEQRA review and circulate notice to all involved and interested agencies. Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie with one (1) Member excused, the Motion passed 6-0

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

Chairperson Pecora entertained a Motion to grant sketch approval and classify as an unlisted action under SEQRA. Upon Motion of Member Greg McCord, seconded by Member Brian with one (1) Member excused, the Motion passed 6-0

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

Chairperson Pecora entertained a Motion to waive the requirement to hold a Public Hearing on the preliminary plat and schedule a Public Hearing on the Final plan to be held on March 11, 2020 at 7:40 p.m. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Mark Anderson with one (1) Member excused, the Motion passed 6-0

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

F&E Shooters (Travis Hermance – owner) – Case No. 2020-1; SBL No. 64.3-5-22.120; GC Zoning District

Fred and Elizabeth Esposito (possible tenants) and property manager Jeff Zenzel were present. Planner Sorensen provided review of his notes and recommendations to the Planning Board. Mr. Zenzel indicated that the stairway would be improved in the future if the lower level parking was to be utilized. John Reilly of the NYS DOT had recommended that a divider of some type be placed between the entrance and exit but that it was not required. The applicant was proposing a post and rail divider. Mr. Zenzel stated that there was room to extend the upper parking down to accommodate the handicapped parking area. Planner Sorensen noted that it was preferable to move the sign from its currently depicted location in the parking area. Chairperson Pecora noted that the address (at least the number) was needed on the sign for 911 purposes. The parking area was gravel and was not planned to be striped but the applicant was proposing paving at the entrance and the exit. The Applicant was requested to provide larger (to scale) plans, especially with regard to the parking layout with sign detail.

Chairperson Pecora entertained a Motion to waive the requirement of a public hearing pursuant to §123.47 C (5). Upon Motion of Member Mark Anderson, seconded by Member David Mastny with one (1) Member excused, the Motion passed 6-0

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

Chairperson Pecora entertained a Motion to classify as a Type II action under SEQRA. Upon Motion of Member Mark Anderson, seconded by Member Greg McCord with one (1) Member excused, the Motion passed 6-0

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

The Board agreed to hold off voting on the application until revised plans were submitted. Vice-Chairman DeKoskie didn't agree that the 12' long pavement at the entrance and exit was sufficient and additional landscaping on the hill between the lots was requested. Discussion regarding a guardrail being placed along the embankment would be preferred rather than a wood railing if the stones were to be removed.

Celuch LLA – Case No. 2020-2; SBL No. 56.75-2-25.22; R12 Zoning District

Applicant Scott Celuch and Surveyor John Post were present. Planner Sorensen provided a review of his notes and recommendations.

Chairperson Pecora entertained a Motion to waive the requirement of a public hearing pursuant to §107-16 A, classify as a Type II action under SEQRA and grant Lot Line Adjustment approval. Upon Motion of Member David Mastny, seconded by Member Brian Cournoyer with one (1) Member excused, the Motion passed 6-0

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

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

The meeting of the Planning Board was adjourned at 9:30 p.m.

NEXT MONTHLY MEETING: March 11, 2020

DEADLINE DATE: February 26, 2020

NEXT PRE-SUBMISSION: February 19, 2020

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: February 24, 2020
Date approved: March 11, 2020