

TOWN OF ESOPUS PLANNING BOARD MINUTES
MEETING CONDUCTED VIA ZOOM
March 15, 2021

PRESENT: Chairperson Roxanne Pecora, Vice- Chairperson Darin DeKoskie, Mark Anderson, David Mastny, Greg McCord, Dan Michaud and Sal Morello

ALSO PRESENT: Planning Board Consultant Tom Shepstone, Councilman Chris Farrell, and Building Inspector Mark Jaffee

Chairperson Pecora called the meeting to order at 7:37 p.m.

Sal Morello was welcomed as a new Member of the Planning Board.

Chairperson Pecora stated that she, Vice-Chairman DeKoskie and Alternate Member Fred Zimmer had a conference with Clough Harbour & Associates, L.P. and that Tony Stellato, P.E. would be replacing Pete Lilholt as the Planning Board's Engineering Consultant from that firm.

Minutes :

Chairperson Pecora entertained a Motion to approve the February 22, 2021 Minutes.

Upon Motion of Member David Mastny, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all Members, the motion passed 7-0.

Public Hearing:

Cooper Subdivision – 603 Old Post Road; Case No. 2021-2; SBL No. 71.2-3-19.111; R40 Zoning District

Owner Dennis Cooper was present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Vice Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of 7 members, the negative vote of 0 Members, and 0 member being excused, the Public Hearing was opened at 7:40 p.m.

Chairperson Pecora read the Public Hearing notice for the records.

There being no persons wishing to speak regarding the Application, Chairperson Pecora called for a Motion to close the Public Hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Greg McCord and the affirmative vote of all Members, the motion to close the Public Hearing at 7:43 p.m. passed 7 -0-.

Cooper Subdivision – 603 Old Post Road; Case No. 2021-2; SBL No. 71.2-3-19.111; R40 Zoning District

Planner Shepstone reviewed the content of his recommendations to the Planning Board. The Applicant was requested to place the appropriate Planning Board signature block on the maps and to provide an updated Ulster County Board of Health permit. Planner Shepstone had reviewed the driveway permit and confirmed that it applied to the correct driveway.

Member Sal Morello requested that a 12’ wide x 40’ long turnoff for fire apparatus be placed on the plans.

Chairperson Pecora called for a Motion to classify the action as Unlisted under SEQRA and issue a Negative Declaration. Upon Motion of Member Sal Morello, seconded by Member Mark Anderson, and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Chairperson Pecora called for a Motion to grant approval conditioned upon the Applicant providing revised maps indicating the fire apparatus turnoff, Ulster County Department of Health approval, correct signature block, a mylar and 6 papers copies and payment of \$2,000.00 recreational fee. Upon Motion of Member Mark Anderson, seconded by Member David Mastny, and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Britt & Graff Amended Site Plan –9 Liese Lane; Case No. 2020-7; 603 Old Post Road; SBL No. 63.2-2-2.100; LI Zoning District

Raymond Navarra and Philip Schaefer were present.

Planner Shepstone had reviewed prior notes of Planner Sorensen and concurred with those notes. The application had not been referred to the Ulster County Planning Board pending receipt of a landscaping plan and a review of the storm water runoff calculations.

Chairperson Pecora called for a Motion to establish escrow in the amount of \$4,500.00.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord, and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Chairperson Pecora called for a Motion to refer the application to the Ulster County Planning Board upon receipt of a landscaping plan. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Chairperson Pecora called for a Motion to refer the application to Clough Harbour & Associates to review the stormwater runoff calculations Upon Motion of Member McCord, seconded by Member Michaud, and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |

| | |
|--------------|-----|
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Chairperson Pecora called for a Motion to waive the requirement to hold a public hearing. Upon Motion of Member Anderson, seconded by Member Michaud, and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Member Sal Morello requested that piping with monitoring details for the storage tanks be shown on the site plans as well as confirmation that the structure would withstand a 2-hour fire test and the tanks adequate for ballistics.

Wright/Larue LLA – 47 & 49 River Road; 2021-3; SBL Nos. 56.75-2-8 & 9; R40 Zoning District

Andrew Wright was present.

Planner Shepstone provided a review of his recommendations and comments to the Planning Board. Planner Shepstone noted that the County Clerk would require the map to be prepared and certified by a New York State licensed surveyor and maps need to be re-labeled as a lot-line adjustment.

Member Morello inquired as to why access easement is only 40' wide. Mr. Wright responded that the easement was granted sometime in the 1960s. He indicated the Planning Board consider whether it was a pre-existing easement. The driveway was currently shared and Member Morello noted that there should be an Agreement sometime in the future.

Chairperson Pecora called for a Motion to waive the requirement to hold a public hearing pursuant to §107.16(a). Upon Motion of Member Mastny, seconded by Member Anderson and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
|----------------|-----|

| | |
|----------------|-----|
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Chairperson Pecora called for a Motion to classify as a Type II action under SEQRA and waive the requirement to hold a public hearing pursuant to §107.16(a). Upon Motion of Member Mastny, seconded by Member Anderson and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Chairperson Pecora called for a Motion to conditionally approve the proposal upon submission of map entitled a lot-line adjustment prepared by a New York State Licensed Surveyor clearly indicating the layout of the driveway. Upon Motion of Member Mastny, seconded by Member Anderson and the affirmative vote of all Members, the Motion passed by the following vote:

| | |
|----------------|-----|
| Roxanne Pecora | Aye |
| Darin DeKoskie | Aye |
| Greg McCord | Aye |
| Mark Anderson | Aye |
| David Mastny | Aye |
| Sal Morello | Aye |
| Dan Michaud | Aye |

Discussion –

Chairperson Pecora reviewed proposed Resolution prepared by Kyle Barnett, Esq. relative to the fees for Mixed Use Floating Zone applications to the Town Board and the Planning Board. Planner Shepstone had discussed the proposal with Laberge Planner Matt Rogers who was bringing back comments on behalf of the Planning Board back to the Town Board.

Member Anderson stated that given Sal Morello had joined the Planning Board, he would step down as the liaison to the Building Department.

Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie, the meeting was adjourned at 8:45 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: March 24, 2021

Date approved: April 19, 2021