

**TOWN OF ESOPUS
PLANNING BOARD MEETING
APRIL 9, 2014**

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

ABSENT: Myles Putman, M.L. Putman Consulting

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:35 PM. 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 February Meeting Minutes and if there were any changes.

MARGARET MADE A MOTION TO APPROVE THE FEBRUARY 12, 2014 MINUTES SECONDED BY MICHAEL MINOR. DAN ABSTAINED. ALL OTHER MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-1.

Chairperson Pecora asked if the Board read the March Meeting Minutes and if there were any changes.

MARGARET MADE A MOTION TO APPROVE THE MARCH 12, 2014 MINUTES SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.

VOUCHERS:

Myles Putman (March, 2014).....\$2,300.00
April Oneto (secretarial services).....57 ½ hours

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

OLD BUSINESS:

C & M SACKETT LLC: Case #2011-14 – Subdivision (Time Extension) -

**Sackett St/Hamilton Court/Kline Ln., Port Ewen;
SBL: 56.060-3-9.3**

Applicants have requested a time extension of a Conditional Final Approval that expired 3/13/14. Chris Zell was present for this application. Applicant still has outstanding conditions that have to be met:

1. Payment of Recreation Fee of \$2,000 for new building lot 3B;
2. Filing with the Town Supervisor's Office a letter of credit for \$8,000 to ensure completion of the improvement to the Hamilton Court turning area as per the specifications and materials cited in the Town Highway Superintendent's letter dated January 30, 2013;
3. Updating maps to show single family home on lot 3B;
4. Following completion of the Hamilton Court improvements and installation of the water and sewer connections to lot 3B and
5. Submission of at least six (6) paper copies and one reproducible master plat drawings bearing the signatures of the officers of C&M Sackett.

Applicant was informed that they can receive two 90 day extensions upon request and payment of \$100.00 fee. After these two extensions the file will be closed and they will have to go through the entire process as if it were a new application.

DARIN MADE A MOTION TO GRANT A 90 DAY EXTENSION FOR C&M SACKETT LLC, CASE #2011-14, SUBDIVISION PER 107.18.E.2 OF THE TOWN'S ZONING CODE SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

CHRISTIAN BROTHERS: Case #2013-19 – Minor Subdivision – 1835 & 1850 Broadway (US Route 9W) West Park; SBL: 80.1-4-5

Chris Zell was present to represent the applicants.

Myles reviewed M.L. Putman Consulting Report dated 7/2/14. Copy given to applicant and copy placed in the file.

Discussion took place regarding the need for a Transportation Corporation. Chris stated that they submitted a written Declaration of Access and Utility Easement and Maintenance Agreement which refers to Lot 1 and Lot 2 and the language as to how they will share responsibility for the common wastewater treatment plant. It was agreed by the Board that the question regarding whether they need a Transportation Corporation should be referred to the Planning Board attorney for his opinion. Chris stated that they have received the Ulster County Health Department approval and a letter was sent to the Board and is in the file. Applicant submitted one revised map and will be required to submit additional maps.

DARIN MADE A MOTION TO ESTABLISH AN ESCROW ACCOUNT IN THE AMOUNT OF \$1,500.00 FOR CHRISTIAN BROTHERS INSTITUTE, CASE #2013-10 IN ORDER TO SEND THIS TO THE PLANNING BOARD ATTORNEY. MOTION SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

FRED MADE A MOTION TO WAIVE THE FULL BOUNDARY SURVEY AND ACCEPT THE DEED PLOT FOR CHRISTIAN BROTHERS INSTITUTE, CASE #2013-10, SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

FRED MADE A MOTION TO DECLARE CHRISTIAN BROTHERS INSTITUTE, CASE #2013-10, MINOR SUBDIVISION AS AN UNLISTED ACTION PURSUANT TO SEQR SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

DARIN MADE A MOTION TO GRANT SKETCH PLAN APPROVAL FOR CHRISTIAN BROTHERS INSTITUTE, CASE #2013-10, MINOR SUBDIVISION AND REFER TO WATERFRONT ADVISORY BOARD, ULSTER COUNTY PLANNING BOARD AND COURTESY REFERRAL TO HYDE PARK PLANNING BOARD. MOTION SECONDED BY MICHAEL MINOR. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

Chris wanted it on the record that he does not agree with the referral to the Hyde Park Planning Board and stated that they do not propose to do any work on the site at this time. It was explained that it is just a courtesy referral and that they are supposed to do the same when they have a project on the river side.

Darin recused himself from the Scenic Hudson applications at 8:00 p.m.

SCENIC HUDSON, INC.: Case #2014-05 – Lot Line Adjustment – 257 River Road, Ulster Park; SBL: 64.003-3-11 & 12

Kate Kane was present to represent the application.

Myles reviewed M.L. Putman Consulting Report dated 3/29/14. Copy given to applicant and copy placed in the file.

FRED MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER 107.16.1 OF THE TOWN'S ZONING CODE FOR SCENIC HUDSON, INC., CASE #2014-05, LOT LINE ADJUSTMENT, 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
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

FRED MADE A MOTION TO CLASSIFY SCENIC HUDSON, INC., CASE #2014-05, LOT LINE ADJUSTMENT, AS AN UNLISTED ACTION PURSUANT TO SEQR, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

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

DAN MADE A MOTION TO MAKE A DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION) PURSUANT TO SEQR FOR SCENIC HUDSON, INC., CASE #2014-05, 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
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR SCENIC HUDSON, INC., CASE #2014-05, LOT LINE ADJUSTMENT CONDITIONED UPON RECEIPT OF 6 PAPER MAPS AND 1 MYLAR SIGNED BY APPLICANTS, 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
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

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

Applicant represented by Kate Kane.

Myles reviewed M.L. Putman Consulting Report dated 4/4/14. Copy given to applicant and copy placed in file.

Chairperson Pecora read the Waterfront Advisory Board response dated 3/26/14. Letter placed in file.

Michael Minor asked if they discussed whether they wanted to request a waiver for the Public Hearing. Kate stated that they leave this decision up to the Planning Board. Roxanne asked if they discussed the Flood Plain Development Permit. Kate stated that Barry Price attended a workshop with Tim Keefe, Building Inspector and they have discussed the requirements relative to the Building Permit.

MICHAEL MINOR MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER 123.47.C-5 OF THE TOWN'S ZONING CODE FOR SCENIC HUDSON, INC., CASE #2014-02, SITE PLAN AMENDMENT, 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
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

MICHAEL MINOR MADE A MOTION TO REFER SCENIC HUDSON, INC. CASE #2014-02, SITE PLAN AMENDMENT TO THE ULSTER COUNTY PLANNING BOARD 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
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

MICHAEL MINOR MADE A MOTION TO SCENIC HUDSON, INC. CASE #2014-02, SITE PLAN AMENDMENT, AS A TYPE 2 ACTION PURSUANT TO SEQR 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
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

Darin returned to the Board at 8:12 p.m.

**CHURCH COMMUNITIES, INC.: Case #2013-19 – Site Plan Review – 825 –
1001 Broadway, Ulster Park; SBL: 71.001-2-
13.1**

Hans Boller, Church Communities, Dennis Larios, Brinnier & Larios, Dan Shuster, Shuster Associates, Richard Riseley, Esq, and Michael Moriello, Esq. were present to represent this application.

Myles reviewed M.L. Putman Consulting Report dated 4/8/14. Copy of report given to applicants and copy placed in the file. Myles stated that applicant should submit a copy of the Phase I A Archeological 2011 Report for the files which is represented in the EAF.

Michael Minor questioned how they would be dealing with the 2 acre piece of property to be used for the factory. Hans stated that they are planning on paying taxes on the commercial use and will talk to the Assessor regarding delineating two acres for the factory that will receive a suffix for tax purposes. This area will be shown in the final drawings.

Dennis referred to communication from the DEC regarding their response to Lead Agency. Dennis stated that DEC thought they would be using the maximum capacity of the well 24 hours a day and this is not the case. They will be using at a maximum of 19,000 gallons a day for the whole property. Usage will be restricted by the well so they will not be withdrawing 100,000 gallons a day from the well system at any time. Dennis stated that there are two wells and a third well that is not planned for use. Copy of this letter is in the Planning Board file.

Copy of a response letter from Richard F. Riseley, Esq. to Jean McAvoy, DEC, concerning the DEC issues was sent on 4/1/14 to DEC. A copy of this letter has been placed in the Planning Board files.

Dennis stated that the existing usage has been approved by Department of Health and they will be going to them for the proposed additional facilities with detailed information. Dennis stated that the community put a lot of money into the existing system when they took the property over. Dennis explained that the facility includes a sand filter treatment system for their wastewater and when they purchased the property they basically replaced the sand filter system that was there and all of this went to the Health Department and it was approved. There will be potentially 50% added to that as part of this project and it will be sent to the Health Department for approval. The current plan and application indicates an increase in their SPDES for surface water discharge and 50% increase in the sand filter system.

Richard Riseley, Esq., submitted a copy of the Phase 1A 2011 Archeological Report for our files. He stated that there is nothing in this report that is not in Phase 1B and Phase 2. This also covers land that is not part of this property.

MICHAEL MINOR MADE A MOTION TO DECLARE THE TOWN OF ESOPUS PLANNING BOARD AS LEAD AGENCY FOR CHURCH COMMUNITIES FOUNDATION, CASE #2013-19, SITE PLAN, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

MICHAEL MINOR MADE A MOTION TO REFER CHURCH COMMUNITIES FOUNDATION, CASE #2013-19, SITE PLAN TO THE PLANNING BOARD ENGINEER, PETER LILHOLT, CLOUGH HARBOUR, SPECIFICALLY TO REVIEW:

1. Site Disturbance
2. Grading
3. Storm Water Management
4. Erosion/Sedimentation Control Plans
5. Complete SWPPP Documents

MOTION SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes

Margaret.....yes
Darin.....yes
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

Dennis stated that it would be very useful to meet Peter Lilholt and go over the plans and tour the site. Applicant will pay for the expenses. Roxanne stated that we have to do the referral to Pete and give him an opportunity to review the plans initially. She will contact Pete and then have him get in touch with you regarding this. Roxanne asked how much time they would like Pete to set aside for this. Dennis felt that it should be at least ½ day plus his travel time.

Dennis stated that with respect to the convent addition of 3,000 sq. ft. it was really included in the plans sent. The applicant is talking about a little notch of 3,000 sq. ft that will require no grading just excavation for a foundation. They can create a sheet if the Board would like. They show this on the site plan but there is no detail provided. Hans stated that it is a minor addition and they will be using it for the same thing they are using it for now. It has some residential units in it and it has a day care. Hans stated that they can put some notes on the site plan stating that it will be the same building with the addition and with the same style, same height, etc. They are basically filling in the patio to match the building.

Dennis handed out copies of the power point submission made in the beginning of the project.

Dennis asked if the Board after their initial review of the project has any concerns they would like to discuss. Darin stated that he would like to see a little more screening for the building in the front. Hans stated that this is probably something they would want to do anyway.

Myles stated that he has some questions regarding the Visual Analysis Report completed by Larry Heimel, Creative Visual, and would like to talk with him regarding these questions. Myles asked Dennis to double check the amounts of disturbance which Dennis agreed to do.

Hans invited the Board to visit the site. Hans stated that they had thought about having an event for the Town officials in general i.e. ZBA, Town Board, etc. to discuss the application and their plans. Roxanne stated that we are not allowed as a Board to discuss the application outside of the meeting. Following some discussion Roxanne stated that the Board is allowed to go on a field visit but we are not allowed to discuss it. Board members can contact him and he will make himself available to take tours. Myles stated that he would like to visit the site on the same day that Peter Lilholt visits the site.

NEW BUSINESS:

JAMESON: Case #2014-07 – Lot Line Adjustment – 49 Soper Road, West Esopus; SBL: 71.001-4-53.1 & 53.2

Jon Jameson was present to represent this application.

Myles reviewed M.L. Putman Consulting Report dated 3/29/14. Copy given to applicant and copy placed in file.

MICHAEL MINOR MADE A MOTION TO CLASSIFY JAMESON, CASE #2014-07, LOT LINE ADJUSTMENT AS AN UNLISTED ACTION PURSUANT TO SEQR SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

MICHAEL MINOR MADE A MOTION TO DECLARE THE SUBMISSION COMPLETE AND WAIVE THE PUBLIC HEARING AS PER 107.16.A OF THE TOWN'S ZONING CODE FOR JAMESON, CASE #2014-07, LOT LINE ADJUSTMENT, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

MICHAEL MINOR MADE A MOTION TO DECLARE A NEGATIVE DECLARATION PURSUANT TO SEQR FOR JAMESON, CASE #2014-07, LOT LINE ADJUSTMENT, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Michael Manicone.....yes
Fred.....yes
Margaret.....yes

Darin.....yes
Dan.....yes
Michael Minor.....yes
Roxanne.....yes

MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL PLAT APPROVAL FOR JAMESON, CASE #2014-07, LOT LINE ADJUSTMENT, CONDITIONED UPON SUBMISSION OF 6 PAPER MAPS AND 1 MYLAR SIGNED BY OWNERS SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

ALEO: Case #2014-01 – Lot Line Adjustment – Hasbrouck Avenue Extension, Port Ewen; SBL: 56.059-4-5.1 & Case 2012-15, 2013-14 & 2014-06 – Special Use Permits for proposed duplexes

Edward Aleo and Charles Wesley present to represent this application.

Myles reviewed M.L. Putman Consulting Reports dated 2/5/14 & 4/5/14. Copy of review given to applicant and copy placed in the file.

Myles stated that Case #2014-01, Lot Line Adjustment and the map that was submitted looks fairly complete. The question is that we also have on this property an open application for a two family house. We have three applications open for two family homes all for the same person covering four different lots.

Myles stated that there is a need for the applicant to have some kind of organized comprehensive plan. Applicant needs a master engineering plan that will provide for the sewer, water, access and stormwater improvements that are needed to serve all of the properties. We are at the point that if these projects are going to go forward on each of the lots and some of the improvements are going to have to be done according to Town specifications we need to have a master plan. One application is for actually two duplexes on two abutting lots. Taken together this is not a Type 2 action under SEQR because Type 2 is for a single structure on a lot. We are looking at four separate structures on four lots plus a host of improvements that are needed to make those lots buildable. This collectively is an unlisted action and under SEQR you really have to look at all of these things going on simultaneously. From a practical standpoint you are going

to want to design all of the improvements simultaneously. Applicant will need to work with the Water/Sewer Superintendent, Highway Superintendent and possibly the Planning Board Engineer. This exceeds the threshold under Chapter 71 which requires an Escrow Account for our review. Myles believes that it is in the applicant's interest to get the consulting teams together that will really pull these things together and submit a unified submission.

Fred stated that he felt it would be in the Planning Board's best interest to clean up the remaining Lot Line Adjustment, Case #2014-01 and approve this Lot Line Adjustment and they can come back to do a comprehensive review of the Site Plans before this Board. It can be done as Phase 1 and Phase 2 and built as such. Myles stated that there is a real need to get a consistent design throughout this entire project. Myles stated that you have three applications for Special Permit and you can treat them administratively as one unified action as it is all under Chapter 123 of the Code and then the Lot Line goes hand and hand with it which is a separate approval under Chapter 107.

Following further discussion among the Board it was the Board's opinion to deal with the Lot Line Adjustment at this meeting.

MICHAEL MINOR MADE A MOTION TO CLASSIFY ALEO, CASE #2014-01, LOT LINE ADJUSTMENT AS AN UNLISTED ACTION PURSUANT TO SEQR SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

MICHAEL MINOR MADE A MOTION TO WAIVE THE PUBLIC HEARING FOR ALEO, CASE #2014-01, LOT LINE ADJUSTMENT AS PER SECTION 107.16.A OF THE TOWN'S ZONING CODE SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

MICHAEL MINOR MADE A MOTION TO DECLARE A DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION) PURSUANT TO SEQR FOR ALEO, CASE #2014-01, LOT LINE ADJUSTMENT SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

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

MICHAEL MINOR MADE A MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR ALEO, CASE #2014-01, LOT LINE ADJUSTMENT CONDITIONED UPON RECEIPT OF 6 PAPER MAPS AND 1 MYLAR SIGNED BY THE PROPERTY OWNER, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

ALEO: SPECIAL USE PERMITS, CASES #2014-06, 2014-14 & 20-14-15

Applicant was instructed that the Special Use Permits would require preparation of a “master plan” for:

- a. Site disturbance and vegetation removal;
- b. Regrading, including methods of rock removal;
- c. An erosion and sedimentation control plan (including revegetation measures, to be coordinated with landscaping plans);
- d. A stormwater management plan, inclusive of a SWPPP;
- e. Construction plans for sewer and water mains and collectors;
- f. Access improvements – road sections to be built to Town specifications (requires profile, cross-section and designs in accordance with Chapter 88) along with construction details;
- g. Plans for any extensions of gas, electric and communication mains (with underground location preferred);
- h. Provisions for street trees and street lights for any extension of a street that must be built to Town specifications.

Ed Aleo stated that he met with the Highway Superintendent and the way that it is laid out now all he needs to do is bring the drainage in and they missed one stormwater drain and he can take it up to the other two lots. He stated that he could get a plat plan for everything with the contours. He stated that he can not engineer the contours until he knows what he is going to need to move around.

He stated that he can do the engineering and as far as the road goes he was told that all he needs to do is take the road up a little further and make a hammer-head. He will get a letter from the Highway Superintendent. He was told that he will need to show existing and proposed topography, lands of disturbance and drainage. Applicant was told that before the Special Use Permits can be approved he will need to have a Public Hearing.

Applicant was told that he will need to establish an Escrow Account in the future.

ZBA REFERRALS:

Shirley Schmidt – 532-542 Old Post Road, Esopus – A use variance to Article IV Section 123-111 A of the Zoning Ordinance (two houses built on one lot).

Following review of the referral the Planning Board has no comments.

MISCELLANEOUS:

Fred brought to the Boards attention that we need to be consistent about the reduced map scale. Fred stated that we can allow applicants to reduce the scale but it has to be an actual scale i.e. 1/2", etc. and they need to let us know what the scale is. All Board members agreed.

DARIN MADE A MOTION TO ADJOURN SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MEETING ADJOURNED AT 9:30 PM.

NEXT MONTHLY MEETING: MAY 14, 2014

DEADLINE DATE: APRIL 23, 2014

NEXT PRE-SUBMISSION: MAY 7, 2014

Respectfully submitted:

April Oneto
Planning Board Secretary

