

**TOWN OF ESOPUS PLANNING BOARD MINUTES
APRIL 10, 2019**

PRESENT: **Roxanne Pecora, Chairperson
Fred Zimmer, Vice Chairperson
Dan Michaud
Darin Dekoskie
Greg McCord
Mark Anderson**

EXCUSED: **Melanie Marino**

ALSO PRESENT: **Alan Sorensen, Consultant, Town Board; Member Gloria VanVliet
Town Board Member Chris Farrell – Liaison to the Planning Board**

The meeting of the Town of Esopus Planning Board was called to order at 7:30 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 March 13, 2019 meeting and called for a Motion to approve the Minutes as presented. **Upon Motion of Member Darin Dekoskie, seconded by Member Dan Michaud and the affirmative vote of all members, the motion passed 6-0.**

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for March 2019	\$2,300.00
Administrative Assistant, Lisa K. Mance	86.75 hours
New York Planning Federation Conference for Lisa Mance	\$ 220.00

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Mark Anderson, seconded by Vice Chairman Fred Zimmer and the affirmative vote of all members, the Motion passed with a vote of 6-0.

OLD BUSINESS:

208 BROADWAY (Owner Ryan Jabs) by John Stinemire as Agent; Case #2018-14 –Site Plan – 208 Broadway, Port Ewen; SBL No. 56.67-5-9

John Stinemire as Agent was present for the application.

The application had been referred to the Ulster County Planning Board (hereinafter UCPB) and Chairperson Pecora read content of the referral and UCPB response. It was noted that Building Inspector Salvatore Morello, III had provided written comment with regard to the reduction in required parking, that there was no objection to 5 parking spaces and that letter was read into the record as well.

Chairperson Pecora entertained a Motion to overrule the recommendations of the UCPB and issue a SEQRA Negative Declaration. Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Mark Anderson and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Chairperson Pecora entertained a Motion to approve the application for the site plan conditioned upon receipt of revised plans reflecting the case number for the Zoning Board of Appeals approval. Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Mark Anderson and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Firnbach with Scenic Hudson LLA Case No. 2019-2; Lot Line Adjustment; 560 Swartekill Road, New Paltz, SBL Nos. 71.4-4-35 & 71.4-4-36.211

Mr. & Mrs. Firnbach, Emily Hague, Project Manager with Scenic Hudson and Surveyor Bill Eggers were present for the application.

Planner Sorensen provided overview of his written comments and recommendations that are made part of the record on file with the Planning Office and incorporated herein. Applicants had requested waiver of the Public Hearing in writing and revised plans had been submitted. The Planning Board had requested a road dedication of 25' from centerline of Swartekill Road and that the easement be depicted on the map as well as a map note to that effect. The acreage in the lands to be retained by the Firmbachs needed to be corrected. Surveyor Eggers noted the

dimensions provided in the Deed were significantly off. It was also noted that the tax map identifiers on the maps needed to be corrected on the final maps.

Chairperson Pecora entertained a Motion to waive the public hearing pursuant to §107 (16) (a) on the application. Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Chairperson Pecora entertained a Motion to classify the action as a Type II action under SEQRA. Upon Motion of Member Darin Dekoskie, seconded by Member Dan Michaud and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Chairperson Pecora entertained a Motion to approve the lot line application subject to the Town road easement. Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Nichols Site Plan – Case No. 2018-16; 138 Second Street, Connelly, SBL NO. 56.50-3-38

Nina Nichols was present.

Planner Sorensen presented an overview of his review notes indicating that the application was

for site plan and special use permit to convert an existing 3-family dwelling to a 2-family dwelling. It was noted that the ZBA had issued an area variance with regard to the minimum lot size. They had prepared a site plan at the request of the Planning Board which depicts an encroachment on the Town road and neighbor's garage. The action could be classified as a SEQRA Type II action and therefore not subject to SEQRA review. Planning Board council had provided an e-mail that indicated the resolution of the encroachment could be handled as a condition of the special permit and site plan approval and that the public hearing could be scheduled.

Vice-Chairman Zimmer referred applicant to Councilman Farrell who is the liaison from the Town Board to the Planning Board to determine how the Town Board would wish to handle the encroachment on the Town road. He also indicated the applicant contact the neighbor to negotiate settlement of the encroachment on their property.

Discussion ensued with regard as to why these encroachments didn't appear when the purchase took place and the services of a title company had been obtained. Depending upon what type of search had taken place, the title company may be liable.

The applicant was requested to provide the case number of the ZBA application and decision on the plans, provide the footage for the encroachments and correct the bearing direction.

The Board noted that documentation would need to be provided to show that the encroachments had been adequately addressed. This could be accomplished by either a letter from the Town Board or documentation for the Planning Board to consider.

Chairperson Pecora entertained a Motion to schedule the Public Hearing for May 8, 2019. Upon Motion of Member Greg McCord, seconded by Member Mark Anderson and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Star Estate Development Amended Site Plan – Case No. 2018-01; 1835 Broadway, West Park; SBL No. 80.1-4-5.2

Paul Ceres was present to request an extension of the approval granted by the Planning Board on May 9, 2018. Chairperson Pecora indicated that two of the four conditions of approval were all that was needed for the Planning Board to sign off on the amended Site Plan. Chairperson Pecora deferred to the Board as to whether they wished to grant the extension and requested comments.

Mr. Ceres stated that requirements of the Small Business Administration had stalled the application to pull a building permit. Star Estate Development owns the property but was now closing on a construction loan and the majority of the work now being done was site work. Chairperson Pecora noted that the applicant's engineer could complete the conditions and as soon as that was complete, the plans could be signed. Vice-Chairman Zimmer and Member Dan Michaud added that the proposed access could possibly be revised to the financial benefit of the applicant and the applicant should pursue the issue with his engineer.

Chairperson Pecora entertained a Motion to extend the May 9, 2018 approval pursuant to §123.47(3) for one (1) year. Upon Motion of Member Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Van Velson LLA – Case No. 2019-4; 113-115 Esopus Avenue, Ulster Park; SBL Nos.63.4-7-36.110 & 38.110

Michael Vetere, III, L.L.S. was present and provided details involving the transfer of .239-acres from property of Gary VanVelson to lands of Abraham Lazala and Conte Shannon. After a review of the proposal, the Board recommended alterations to the layout and location of the proposed lot lines which helped to create a more desirable lot configuration.

Chairperson Pecora entertained a Motion to approve the sketch plan based upon the line revisions. Upon Motion of Member Greg McCord, seconded by Member Mark Anderson and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Excused

Planner Sorensen noted that the label needed to be changed on the garage.

ZBA REFERRALS

There were no referrals from the ZBA for this month.

MISCELLANEOUS:

Members discussed mandatory training and were providing certificates that qualified through their respective employers to the Town of Esopus for the record.

PLANNING BOARD LIAISON TO BUILDING DEPARTMENT: REPORT – FRED ZIMMER noted that excavation had commenced at the Esopus LLC site. The incorrect pole sign had been provided to Building Department and applicant noted that it was an error and the correct dimensions of a monument sign would be provided to the Building Department.

The condition of the property maintained by Murphy was discussed.

UPON MOTION OF MEMBER DAN MICHAUD, SECONDED BY MEMBER DARIN DEKOSKIE, AND THE AFFIRMATIVE VOTE OF ALL MEMBERS, THE MEETING WAS ADJOURNED AT 8:52 P.M.

NEXT MONTHLY MEETING: May 8, 2019

DEADLINE DATE: April 24, 2019

NEXT PRE-SUBMISSION: May 15, 2019

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: April 23, 2019

Date approved: May 8, 2019