

**PLANNING BOARD MEETING  
MAY 10, 2017**

**PRESENT:**           **Roxanne Pecora**  
                          **Melanie Marino**  
                          **Darin Dekoskie**  
                          **Dan Michaud**  
                          **Fred Zimmer**  
                          **Margaret Yost (arrived 7:50 pm)**  
                          **Mark Anderson - Excused**

**ALSO PRESENT:**   **Myles Putman, Consultant**

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:** Chairperson Pecora asked if the Board read the minutes from the Planning Board Meeting held on April 12, 2017 and if there were any changes or corrections. There were no changes.

**DAN MADE A MOTION TO APPROVE THE APRIL 12, 2017 MINUTES  
SECONDED BY FRED. MOTION PASSED WITH A VOTE OF 5-0.**

**VOUCHERS:**

M.L.Putman Consulting (Month of April).....	\$2,500.00
April Oneto (secretarial services ).....	90 ½ hours

**FRED MADE A MOTION TO APPROVE THE VOUCHERS AS READ,  
SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION  
PASSED WITH A VOTE OF 5-0.**

**PUBLIC HEARING:**

**DAN MADE A MOTION TO OPEN THE PUBLIC HEARING FOR KENNEDY,  
CASE # 2016-05, 3 LOT SUBDIVISION, SECONDED BY FRED. ALL  
MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0.**

**7:40 PM       KENNEDY – CASE #2017-05 – 3 LOT SUBDIVISION – 639 THIRD  
                  AVE., SLEIGHTSBURGH; SBL: 56.044-2-24**

Public Hearing Notice read by Chairperson Pecora. Copy placed in file.

Chairperson Pecora asked if there was anyone present who wished to speak regarding this application.

There were no members from the public who wished to speak regarding this application.

**DAN MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR KENNEDY, CASE #2017-05, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. VOTE PASSED WITH A VOTE OF 5-0.**

**DAN MADE A MOTION TO OPEN THE PUBLIC HEARING FOR ANDERSON, CASE #2017-04, 3 LOT SUBDIVISION, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0.**

**7:50 PM      ANDERSON, CASE 2017-04 – 3 LOT SUBDIVISION -  
                  219 HARDENBURGH RD., RIFTON; SBL: 71.001-3-25**

Chairperson Pecora read the public hearing notice. Copy placed in the file.

Chairperson Pecora asked if there was anyone present who wished to speak regarding this application.

Iris Kimber – 191/193 Hardenburgh Rd., Rifton - Concerned about the driveway and the fact that they are keeping the current driveway and how will three separate lots be accessed by the one driveway.

Applicant, Tobias Anderson, showed Iris the current map showing her how they plan on accessing the property. The third house back is the lot closest to her property. Tobias explained the flag lot and the entrance. Roxanne asked Iris if he answered all of her questions and she said that she was satisfied.

John Miller – 6 Willow Court – He has some concern regarding the septic. He stated that there is a steep hill in the back of his property. He stated when the previous applicant tried to develop that property there was an issue regarding run-off. He stated that Tobias' father submitted letters during this process discussing the issue about human waste run-off from up there. He understands that that project was on a much larger scale. However, he stated that there has always been an issue regarding run-off. He stated that his well is below the hill. He is wondering if some type of environmental study has been done. He feels that it is more than just having the property setbacks.

Roxanne informed Mr. Miller that we received approval for all three lots from the Ulster County Department of Health.

John stated that he is just wondering if there isn't a better spot for them to locate the septic. He wants his concerns noted for the record.

**DAN MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR ANDERSON, CASE #2017-04, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

Margaret arrived at 7:50 P.M.

**OLD BUSINESS:**

**KENNEDY: CASE #2016-05 – 3 LOT SUBDIVISION – 639 THIRD AVE., SLEIGHTSBURGH – SBL: 56.044-2-2-24**

Paul Kennedy was present along with his surveyor, Michael Vetere.

Myles reviewed ML Putman Consulting Report dated 5/4/17. Copy given to applicant and copy placed in file. Myles completed Part 2 of the EAF . Myles stated that this project is within the coastal management zone and a referral needs to be made to the Waterfront Advisory Board.

Mike researched the sewer line and the easement is across the street and does not affect this site. He answered #20 of the EAF and believes all of the questions have been answered.

Paul obtained driveway cuts for the property. Sal Morello, Town Building Inspector, will provide copies of this.

Roxanne informed applicant that we can not make a decision until we hear back from the Waterfront Advisory Board. This is a requirement because the property is located within the Coastal Management Zone.

**DARIN MADE A MOTION TO REFER KENNEDY, CASE #2016-05, 3 LOT SUBDIVISION TO THE WATERFRONT ADVISORY BOARD, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Darin.....yes  
Dan.....yes

Margaret.....yes  
Roxanne.....yes

**DARIN MADE A MOTION TO CLASSIFY THIS AN UNLISTED ACTION WITH A NEGATIVE DECLARATION PURSUANT TO SEQR FOR KENNEDY, CASE #2016-05, 3 LOT SUBDIVISION, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

Applicant was told that he will need to come to the next meeting.

**ANDERSON: CASE #2017-04 – 3 LOT *SUBDIVISION* – 219 HARDENBURGH RD., RIFTON; SBL: 71.001-3-25**

Tobias Anderson was present for this application.

Myles reviewed ML Putman Consulting Report dated 5/4/17. Copy was given to applicant and copy was placed in the file. Myles prepared a Short EAF (Environmental Assessment Form) for this application.

Tobias stated that they are locating the septic and well where they are to try to keep as much of the property undeveloped as possible. Tobias stated that if you look at the topography you will see that the land drops where the septic is but if you look you will see that it comes back up slightly. It was the opinion of the engineer and the excavator that what we are seeing are patterns of bedrock. He stated that between the wall and the way that it rises slightly would keep the run-off at a minimum. Tobias stated that the run-off is really just from the hill. It is not coming from the land above. He stated that behind the wall itself there is about 2 feet of composted leaves so he believes that the chances of water actually getting from the top plateau and actually running down the hill is not a concern.

Tobias stated that the letter John Miller refers to that was written by his father during the time that the previous applicant was before this Board was actually directed at the number and types of projected use for the property. This project is talking about three single family homes.

Dan asked if perk tests were done above ground as well. Tobias stated that they are all below ground. Dan stated that the above service system would be of some concern but as long as they are below ground and they have Health Department approval he is fine with

it. He questioned the distance from John's back yard. Dan stated that not only are the soils good but there is hundreds of feet of separation.

John stated that he is not against the project he just wants to make the Board aware of his concerns and have them as a part of the record.

Margaret questioned the flag lot. She was informed that we received a waiver for the length of the flag lot.

**FRED MADE A MOTION TO DECLARE ANDERSON, CASE #2017-04, AN UNLISTED ACTION PURSUANT TO SEQR, NEGATIVE DECLARATION, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

**DAN MADE A MOTION TO WAIVE THE LENGTH OF THE FLAG LOT FOR ANDERSON, CASE #2017-04, AS PER E-MAIL REQUEST DATED 4/17/17, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

**FRED MADE A MOTION TO GRANT CONDITIONAL FINAL PLAT APPROVAL FOR ANDERSON, CASE #2017-04, 3 LOT SUBDIVISION, CONDITIONED UPON RECEIPT OF \$4,000 RECREATION FEE AND 6 PAPER MAPS PLUS ONE MYLAR SIGNED BY PROPERTY OWNERS, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes

Roxanne.....yes

**NEW BUSINESS:**

**CARRERA: CASE #2017-07 – LOT LINE ADJUSTMENT – 57 & 63 ROUSNER LN., W. ESOPUS; SBL: 71.003-5.7.1 & 12**

Applicant Juan Carrera was present along with his surveyor Robert James.

Myles reviewed ML Putman Consulting Report dated 5/1/17. Copy given to applicant and copy placed in file.

The applicant proposes a conveyance of 1.29 acres of undeveloped land from lot 2 to lot 1, along with the layout of a new septic system. Both lots are owned by Juan Carrera.

**MARGARET MADE A MOTION TO WAIVE THE PUBLIC HEARING FOR CARRERA, CASE #2017-07, LOT LINE ADJUSTMENT AS PER SECTION 107.16.A, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Darin.....yes  
Dan.....yes  
Melanie.....yes  
Fred.....yes  
Margaret.....yes  
Roxanne.....yes

**DAN MADE A MOTION TO DECLARE THIS AN UNLISTED ACTION PURSUANT TO SEQR, NEGATIVE DECLARATION FOR CARRERA, CASE #2017-07, LOT LINE ADJUSTMENT, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Melanie.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

**DAN MADE A MOTION TO GRANT CONDITIONAL FINAL PLAT APPROVAL FOR CARRERA, CASE #2017-07, LOT LINE ADJUSTMENT CONDITIONED UPON RECEIPT OF 6 REVISED PAPER MAPS (SCALE CORRECTED & TITLE BLOCK) AND 1 MYLAR SIGNED BY OWNERS, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION**

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

Melanie.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

**ZBA REFERRALS:**

**VANVLIET PROPERTIES (GILPATRIC-VANVLIET FUNERAL HOME)**

**Area Variance** – Article V, Section 121(C) 5.a

Installation of octagon gazebo in front yard of funeral home.

Following review of the paperwork the Planning Board has no comment.

**MISCELLANEOUS:**

Myles stated that the Comprehensive Plan/Economic Development Committee survey is going out and he believes that it is on line. It is available for anyone within the Town of Esopus.

**MARGARET MADE A MOTION TO ADJOURN AT 8:30 PM, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR.**

**NEXT MONTHLY MEETING: JUNE 14, 2017**

**DEADLINE DATE: MAY 31, 2017**

**NEXT PRE-SUBMISSION: JUNE 21, 2017**

Respectfully submitted by:

April Oneto  
Planning Board Secretary

