

TOWN OF ESOPUS PLANNING BOARD MINUTES
June 8, 2020 – Zoom Meeting

PRESENT: **Roxanne Pecora, Chairperson**
 Darin DeKoskie, Vice Chairperson
 Dan Michaud
 Mark Anderson
 David Mastny

EXCUSED: **Greg McCord**
 Brian Cournoyer

ALSO PRESENT: **Planning Board Consultant, Alan Sorensen.**

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 May 11, 2020 meeting and **called for a Motion to approve the Minutes as amended.** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie the motion passed 5-0.

PUBLIC HEARING: (RECONVENE)

Hasbrouck Hill (Edward Aleo) Site Plan & Special Use Permit - Case #2019-17; Hasbrouck Avenue and Spring Street; SBL No. 56.59-4-4.110

Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all members, the public hearing was reconvened.

There being no persons attending the Zoom meeting and hearing no further public comment, **Chairperson Pecora called for a Motion to close the Public Hearing.** Upon Motion of Member Dan Michaud, seconded by Vice-Chairman Darin DeKoskie, and the affirmative vote of 5 Members, the negative vote of 0 Members and 2 Members being excused, the vote passed 5-0-2.

Engineer John Stinemire and owner Edward Aleo were present for application review. Chairperson Pecora noted that questions had been raised at the previous meeting whether a geo-technical analysis for blasting (applicant indicated that they would be hammering), or seismic monitoring was necessary and recognized Member Michaud for his input.

Engineer Stinemire stated vibration monitoring was investigated for the present location. The cost per site and weekly reports was \$2,000.00 to \$2,500.00 per week. Engineer Stinemire had spoken to a representative who stated that there was not going to be any vibration generated on

the sites that would approach anything near what could cause any damage. Member Michaud requested written confirmation relative to Engineer Stinemire's professional opinion for vibration monitoring. Member Michaud stated that the Applicant's willingness to provide his professional opinion together with the commitment that no blasting was going to occur, as well as the proximity to other properties would be acceptable. Member Mark Anderson noted that there were three (3) professionals present that were capable of evaluating the necessity for vibration monitoring.

Chairperson Pecora stated that the Members could vote on the approval for the proposed site plan conditioned on notes being placed on the plans indicating that there would be no blasting, hammering would take place Monday through Friday from 8:00 a.m. to 4:00 p.m., and that appropriate screening (especially with regard to neighbor Roger Brandt) be provided in a landscape plan.

Chairperson Pecora called for a Motion to classify the Action as a Type II under SEQRA. Upon Motion of Vice Chairman Darin DeKoski, seconded by Member Mark Anderson and the affirmative vote of 5 Members, the Motion passed 5-0.

Chairperson Pecora called for a Motion to grant approval with the previously noted conditions. Upon Motion of Member Dan Michaud, seconded by Member Mark Anderson and the affirmative vote of 4 Members, the negative vote of one Member (Chairperson Pecora) and 2 Members being excused, the Motion passed 4-1-2.

NEW BUSINESS:

Chiprut Lot-Line Adjustment – Case No. 2020- 3; SBL Nos. 63.6-1-21 &20; R-12 Zoning District

Mike Vetere III, PLS was present as agent for the owner. Surveyor Vetere explained that the proposed lot-line deletions were to accommodate the installation of a septic system. Combining the parcels would allow for apartment building and septic system to be on the same property. The Ulster County Board of Health had recommended combining the lots when it was reviewing the permit application for the septic approval. Surveyor Vetere had left an existing right-of-way delineated on the maps since it had been referenced in a Deed but there was no described metes and bounds for the right-of-way and it had no bearing on the proposed lot-line adjustment.

Vice-Chairman Darin DeKoskie requested that the maps reflect a zoning compliance table.

Chairperson Pecora called for a Motion to classify as a Type II action under SEQRA, Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mark Anderson and the affirmative vote of 5 members, the negative vote of 0 Members and 2 members being excused, the Motion passed 5-0-2.

Chairperson Pecora called for a Motion to waive the requirement of a public hearing pursuant to §107-16A. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member

Dan Michaud and the affirmative vote of 5 members, the negative vote of 0 Members and 2 members being excused, the Motion passed 5-0-2.

Chairperson Pecora called for a Motion to grant the lot-line adjustment conditioned upon receipt of Ulster County Board of Health approval, the zoning requirement table reflecting existing and proposed be shown on the map and submission of a mylar and six (6) paper copies for signatures. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of 5 members, the negative vote of 0 Members and 2 members being excused, the Motion passed 5-0-2.

Spielman/Pece Lot-Line Adjustment – Case No. 2020- 6; SBL Nos. 63.2-3-9 & 10; LI Zoning District

Surveyor Vetere provided history leading to the request for a lot-line adjustment. There currently was a deeded overlap which required a remedy to allow for fee simple title rather than quit claim. The proposed lot-line adjustment did not change the property reflected in a prior Site Plan that had been reviewed by the Planning Board. Essentially, two (2) parcels overlapped – two line were being removed and a new line was being created with new deed descriptions being prepared to allow for warranted title.

Planner Sorensen shared his review comments on the screen.

Chairperson Pecora called for a Motion to classify the action as a Type II action under SEQRA, Upon Motion of Member Dan Michaud, seconded by Member David Mastny and the affirmative vote of 5 members, the negative vote of 0 Members and 2 members being excused, the Motion passed 5-0-2.

Chairperson Pecora called for a Motion to waive the requirement of a public hearing pursuant to §107-16A. Upon Motion of Member Dan Michaud, seconded by Vice Chairman Darin DeKoskie and the affirmative vote of 5 members, the negative vote of 0 Members and 2 members being excused, the Motion passed 5-0-2.

Chairperson Pecora called for a Motion to grant the lot-line adjustment conditioned upon the zoning requirement table reflecting existing and proposed be shown on the map and submission of a mylar and six (6) paper copies for signatures. Upon Motion of Vice-Chairman DeKoskie, seconded by Member David Mastny and the affirmative vote of 5 members, the negative vote of 0 Members and 2 members being excused, the Motion passed 5-0-2.

Upon Motion of Member Mark Anderson, seconded by Member David Mastny, the meeting of the Planning Board was adjourned at 8:22 p.m.

NEXT MONTHLY MEETING: July 6, 2020
DEADLINE DATE: June 24 2020
NEXT PRE-SUBMISSION: TBD

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: July 21, 2020

Date approved: August 12, 2020