

**PLANNING BOARD MEETING
JULY 12, 2017**

PRESENT: **Roxanne Pecora
Melanie Marino
Darin Dekoskie
Dan Michaud
Fred Zimmer
Margaret Yost**

EXCUSED: **Mark Anderson**

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 June 14, 2017 meeting and if there were any changes or corrections. There were no changes.

MARGARET MADE A MOTION TO APPROVE THE JUNE 14, 2017 MINUTES SECONDED BY FRED. MOTION PASSED WITH A VOTE OF 6-0.

VOUCHERS:

M.L.Putman Consulting (Month of June).....\$2,500.00
April Oneto (secretarial services).....84 hours

DAN MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.

OLD BUSINESS:

**FRIEDLANDER (lands of Murphy): Case #2017-09 – Special Use Permit/Site Plan
676 Broadway (US Rt 9W; State Hwy 310),
Ulster Park; SBL: 630994-5-16.221**

Applicant David Friedlander and property owner Steven Murphy were present.

Stephen Murphy requested a few minutes to apologize to the Board for his behavior last month. He stated that it was certainly not his intention and further stated that he did not do proper research regarding this project being in an industrial area. He stated that he really has no reason to speak and that Mr. Friedlander will be dealing with the Board on this project. In the meantime, he will be speaking with his attorney and re-evaluating. He thanked the Board for its time.

Myles reviewed ML Putman Consulting Report dated 7/12/17. A copy was given to the applicant, Mr. Friedlander, and a copy was placed in the file.

Myles stated that the applicant and the Board need Building Inspector Sal Morello's opinion on whether he considers this project and the fill that has already been placed there as an encroachment on the flood plain.

Fred stated that he printed out the requirements for a site plan and he suggested that David take a copy and read what is required for a site plan. He suggested that David schedule another pre-submission and they can go over what he is required to submit. Fred stated that he is interested in seeing what is existing. We have a proposed site plan but we really need to know what is already there.

Margaret said that she read the minutes and she was totally confused about what David is planning on doing on the site. She really wants him to make it clear what he is going to be doing on the property. She asked if they were selling to the public. David stated that at this point there is a stop work order on the site. She asked if he was putting equipment on the property. He stated that there is equipment there now. Margaret stated that from the very beginning the whole area has expanded. David stated that since he has been there the area has not expanded. This expansion took place prior to his involvement in this project. Margaret stated that at this point she is concerned about the stream and the wetlands. She stated that if they are having compost on there will there be any chemicals and how close is to the stream. She wants to know how you can use the stream to pump water when you are not supposed to. She questioned if David has gone to the DEC to discuss any of this? David stated that he has not gone to the DEC. He stated that he has a DEC fill permit so he knows what is allowed but he has not filled it out because he is not filling anything in.

Darin stated that it would be helpful if the applicant came in with a short business plan explaining what he plans on doing on the site. It should state his intentions, hours of operation, types of equipment on the site, etc. This would help the Board to understand what he is going to do on the site. Darin would like to know what the area of disturbance is. Fred stated that if the area of disturbance is over 1 acre then a drainage study should be requested. Building Inspector will need to assist with the flood plain area. Myles asked if applicant spoke with DOT in Kingston. David stated that he has a meeting scheduled on 7/13/17 with David Corrigan.

David will be called and given a time for the Pre-submission Meeting on 7/19/17.

Roxanne informed David that everything that he wants to do on the site needs to be on the site plan whether he does them or not so he does not have to keep coming back to the Board.

NEW BUSINESS:

LITTS: Case #2017-10 – Lot Line Adjustment – 7 DeSanto Court, 237 Union Center Rd., Ulster Park; SBL: 63.004-1-29 & 30

Applicant was represented by Hudson Bielecai, Brewer Land Surveying. Hudson was informed that the Board will need a letter from Don Brewer authorizing him to represent him in this matter. Hudson was also informed that the Board will need written authorization for this applicant from the other property owner, William Litts. All property owners must authorize this action and all property owners will need to sign the final maps.

Myles reviewed MLP Consulting Report dated 7/12/17. Copy of report was given to applicant and copy placed in the file.

DAN MADE A MOTION TO MAKE A DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION) PURSUANT TO SEQR FOR LITTS, CASE #2017-10, LOT LINE ADJUSTMENT, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

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

MARGARET MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER SECTION 107.16.A FOR LITTS, CASE #2017-10, LOT LINE ADJUSTMENT, SECONDED BY FRED. 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

MARGARET MADE A MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR LITTS, CASE #2017-10, LOT LINE ADJUSTMENT CONDITIONED UPON RECEIPT OF LETTER FROM LANDOWNERS FOR TAX LOT #29, THREE SIGNATURE LINES FOR OWNERS ON THE FINAL MAPS, SIX (6) PAPER MAPS AND (1) REPRODUCIBLE MASTER SIGNED BY ALL PROPERTY OWNERS, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

Dairn.....yes
Dan.....yes
Melanie.....yes
Fred.....yes
Margaret.....yes
Roxanne.....yes

ZBA REFERRALS:

None

MARGARET MADE A MOTION TO ADJOURN, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. MEETING ADJOURNED AT 8:00 PM.

NEXT MONTHLY MEETING: AUGUST 9, 2017

DEADLINE DATE: JULY 26, 2017

**NEXT PRE-SUBMISSION: JULY 19, 2017
AUGUST 16, 2017**

Respectfully submitted:

April Oneto
Planning Board Secretary