

TOWN OF ESOPUS PLANNING BOARD MINUTES
July 10, 2019

PRESENT: **Roxanne Pecora, Chairperson**
 Fred Zimmer, Vice Chairperson
 Mark Anderson
 Darin DeKoskie
 Melanie Marino
 Dan Michaud

EXCUSED: **Greg McCord**

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

The meeting of the Town of Esopus Planning Board was called to order at 7:36 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 June 12, 2019 meeting and called for a Motion to approve the Minutes as presented. **Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Darin DeKoskie and the affirmative vote of all members, the motion passed 6-0.**

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for June 2019	\$2,300.00
--	------------

Administrative Assistant, Lisa K. Mance	81.25 hours
---	-------------

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

PUBLIC HEARING:

Pittner 2-Lot Subdivision- Case No. 2019-6; 18 William White Road, Ulster Park; SBL No. 63.1-2-2.100

Property owner/applicant Henry Pittner was present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 6-0.

Chairperson Pecora read the Public Hearing Notice for the record and called for public comment. There being no one present wishing to speak, **Chairperson Pecora called for a motion to close the Public Hearing.** Upon Motion of Member Mark Anderson, seconded by Member Fred Zimmer and the affirmative vote of all members, the Motion passed with a vote of 6-0.

OLD BUSINESS:

Pittner 2-Lot Subdivision- Case No. 2019-6; 18 William White Road, Ulster Park; SBL No. 63.1-2-2.100

Chairperson Pecora called for a Motion to issue a SEQRA Negative Declaration. Upon Motion of Member Darin DeKoskie, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of all members, the Motion passed with a vote of 6-0 as follows:

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

Chairperson Pecora called for a Motion to grant final plat approval conditioned upon submission of a mylar and 6 copies as well as payment of a \$2,000.00 recreational fee and \$200.00 Public Hearing fee. Upon Motion of Member Darin DeKoskie, seconded by member Vice-Chairman Fred Zimmer and the affirmative vote of all members, the Motion passed 6-0 with the following vote:

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

NEW BUSINESS:

Palumbo, Lyons & Duffy Lot-Line Adjustment – Case No. 2019-7; 733 & 739 Second Avenue & 636 Third Avenue; SBL Nos. 56.44-2-3 & 4

Property owner/applicant Brenda Palumbo was present.

Planner Sorensen provided an overview of his notes and recommendations to the Planning Board. There being no further discussion among the Board Members, **Chairperson Pecora called for a Motion to classify as a Type II action under SEQRA.** Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Darin DeKoskie and the affirmative vote of all members, the Motion passed with a vote of 6-0 as follows:

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

Chairperson Pecora called for a Motion to classify as a lot-line adjustment. Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Darin DeKoskie and the affirmative vote of all members, the Motion passed with a vote of 6-0, as follows:

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

Chairperson Pecora called for a Motion to waive the requirement of a Public Hearing pursuant to §107(16)A. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all members, the Motion passed with a vote of 6-0 as follows:

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

Chairperson Pecora called for a Motion to grant final approval upon submission of maps with a corrected owners' signature block. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all members, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye

Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Excused
Melanie Marino	Aye

Zaborski , Balla & Cross Lot-Line Adjustment; – Case No. 2019-8; 163-164 New Salem Road, Kingston; SBL Nos. 56.18-1-12.110 & 56.18-1-11.111

Terry Ringler, Jr. L.S. and owner Steven Cross were present. Planner Sorensen reviewed his recommendations to the Planning Board.

Chairperson Pecora called for Motions relative to the current application. Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the affirmative vote of all members, the Motion to classify as a Type II action under SEQRA passed with a vote of 6-0, as follows:

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

Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the affirmative vote of all members, the Motion to classify as a Lot-line adjustment pursuant to §107-16(a) passed with a vote of 6-0 as follows:

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

Upon Motion of Member Dan Michaud, seconded by Vice-Chairman Fred Zimmer, the Motion to waive the requirement of a Public Hearing pursuant to §107-16(a) passed with a vote of 6-0, as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Aye

Greg McCord Excused
Melanie Marino Aye

Upon Motion by Member Dan Michaud, seconded by Member Melanie Marino, the Motion granting final approval subject to submission of the appropriate maps corrected to reflect name of property owner Steven J. and Joann Cross on the adjoining lot passed with a vote of 6-0 as follows:

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

Discussion:

Chairperson Pecora referenced an e-mail from Planning Board and Town Engineer Peter Lilholt, indicating he had received plans from Ciro Interrante with regard to Stockade Development Site Plan application. Mr. Interrante had been directed to submit plans to the Board for review prior to the application being referred to the Board’s Engineering Consultant. Engineer Lilholt inquired as to what the Planning Board wished him to review. The Planning Board indicated that a review of the stormwater plan was needed but that the limits of disturbance needed to be verified to determine whether a full stormwater pollution prevention plan was necessary. Chairperson Pecora contacted Peter Lilholt, P.E. to advise him not to move forward with the review until the Planning Board had an opportunity to review. The secretary was to contact Mr. Interrante to convey request of the Planning Board.

Report of Liaison to Building Department

Vice-Chairman Zimmer indicated situation with the Murphy property had not changed. There was currently an action pending before the Town Justice Court in regard to same.

The Planning Board had provided a letter of exception to the Town Supervisor with regard to land use provisions proposed in the Comprehensive Plan (LU-45 & LU-46). The Board felt that the proposed wording limited the flexibility of the Planning Board in reviewing special use permits. Town Board Liaison Farrell agreed with the position taken by the Planning Board. It was agreed that the matter would best be handled under the Use Table in Zoning.

Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud, and the affirmative vote of all members, the meeting was adjourned at 8:10 p.m.

NEXT MONTHLY MEETING: August 14, 2019

DEADLINE DATE: **July 31, 2019**

NEXT PRE-SUBMISSION: **August 21, 2019**

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: July 15, 2019

Date approved: August 14, 2019