

**TOWN OF ESOPUS PLANNING BOARD MINUTES**  
**August 14, 2019**

**PRESENT:**           **Roxanne Pecora, Chairperson**  
                          **Fred Zimmer, Vice Chairperson**  
                          **Mark Anderson**  
                          **Darin DeKoskie**  
                          **Melanie Marino**  
                          **Dan Michaud**  
                          **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 July 10, 2019 meeting and called for a Motion to approve the Minutes as presented. **Upon Motion of Member Melanie Marino, seconded by Member Greg McCord and the affirmative vote of all members, the motion passed 7-0.**

**VOUCHERS:**

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for July 2019	\$2,300.00
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Administrative Assistant, Lisa K. Mance	94.75 hours
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**Chairperson Pecora called for a Motion to approve the submitted vouchers.** Upon Motion of Member Dan Michaud, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed with a vote of 7-0.

**OLD BUSINESS:**

**Old Stockade Development - Case #2016-12–Site Plan & SUP (Storage); 564 Broadway, Ulster Park; SBL No. 63.2-3-10**

Architect Ciro Interrante was present as Agent regarding the application. Mr. Interrante stated that he'd had a conversation with the Planning Board's Engineer, Peter Lilholt, P.E. relative to the limits of disturbance on the proposed Site Plan and the need for a Stormwater Pollution Prevention Plan (SWPPP). The Planning Board advised him that subsequent to his conversation with Peter Lilholt, P.E., they had received additional comments from Peter Lilholt, P.E. in an email dated August 9, 2019 and the Secretary provided a copy of that e-mail to Mr. Interrante. It

was explained that the limits of disturbance were so close to the 1-acre threshold that the Planning Board and its Engineering Consultant recommended a full SWPPP. Member Darin Dekoskie remarked that if anything could be done to shrink the plan down to get the limits of disturbance under .95 acre of disturbance; in his experience the New York State Department of Environmental Conservation (NYSDEC) would not require a full SWPPP.

The Board reiterated that a note would be required on the Site Plan stating that a bond would be obtained to have the site paved within two (2) years.

**NEW BUSINESS:**

**Betar Site Plan/Special Use Permit – Case No. 2019-9; 77-79 Connelly Road; SBL No. 56.51-4-1**

Khattar Elmassalemah, P.E. of Praetorius & Conrad, P.C. provided an overview of the proposal to construct a two-story apartment with eight (8) efficiency apartments. The subject property currently has a 6-unit apartment building and a 3-bedroom single-family residence with a 1-bedroom efficiency apartment located thereon. Discussions ensued as to how the calculations were computed to arrive at the number of units allowed. Vice-Chairman Fred Zimmer made reference to §123-22 Subsection D (1)(a)[2] which dealt with average density calculations relative to cluster subdivisions and the maximum permitted density calculation for a multi-family development. Two conceptual plans had been submitted – one for a 32’ x 72’ building and another for 40’ by 80’ building.

Planner Sorensen provided a recap of his review notes and comments. The Town Code does not define “efficiency apartments.” As a result of same, Planner Sorensen used “The Illustrated Book of Development Definitions” for determining calculations. The question was raised as to whether the road would be considered in making the calculations of allowed units. Discussion ensued amongst the Members of the Board on referring to the ZBA for interpretation.

**Chairperson Pecora called for a Motion to refer the application to the ZBA to interpret whether §123-22 Subsection D (1)(a)[2] Average Density Calculations (Cluster Subdivision) of the Town Code was applicable.** Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all members, the Motion to refer to the ZBA for interpretation passed with a vote of 7-0 as follows:

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

**Litts/Tienken Lot Line Adjustment – Case No. 2019-10; 7 Desantis Court; SBL Nos. 63.4-1-2 & 29**

Lois Saff of Brewer Land Surveying was present on behalf of the Applicants. Maps had been revised to address comments of Planner Sorensen and were provided. The parcel had previously been before the Planning Board in 2016 and issues in the calculation of acreage necessitated the need of the current proposed Lot-line adjustment (LLA). Structures presently on the proposed LLA were not depicted on the 2016 approval and Member Darin Dekoskie stated that he would like to have the Building Inspector address building permits and the different structures now appearing on the subject property. The Planning Board requested that the Lot-Line Adjustment depict a different parcel identifier with correct information and that the correct acreage to indicate 1.529 acres be calculated.

**Britt & Graff Amended Site Plan – Case No. 2019-11; 9 Liese Lane; SBL No. 63.2-2-2.100**

Phil Schaffer, as agent and Raymond Navarra were present for the Britt & Graff amended site plan application review. Planner Sorensen reviewed recommendations to the Planning Board.

**Chairperson Pecora called for a Motion to classify the proposal as a Type II action under SEQRA and to refer the application to the Ulster County Planning Board for review.**

Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of all members, the Motion to classify as a Type II action passed with a vote of 7-0 as follows:

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

**Chairperson Pecora called for a Motion to waive the Public Hearing pursuant to §107-16(a).** Upon Motion of Member Greg McCord, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion to refer to the ZBA for interpretation passed with a vote of 7-0 as follows:

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

**Hudson Shore Estate Site Plan/Special Use Permit (Lynn Pincus) – Case No. 2019-12; 9 Chambers Road; SBL No. 80.1-3-25**

John Kalin, P.E. as well as Lynn Pincus were present. Planner Sorensen covered content of his recommendations for the Board and applicant. The consensus of the Board was that closing the driveway closest to Route 9W was acceptable as well as the proposed parking layout with Member Dekoskie requesting a detailed grading plan, especially in relation to the parking area.

John Kalin, P.E. provided explanation relative to the entrance/egress to the property and the traffic pattern within the site. The inclusion of an ADA parking at each site (for each use) would be made to the plan. Although the Applicant indicated that it would be extremely expensive to renovate the building to meet the ADA requirements, the Board requested access to the first floor by a portable ramp and signage on site. The internal requirements were regulated by the Building Department.

**Chairperson Pecora called for a Motion to classify the action as Unlisted under SEQRA.** Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed with a vote of 7-0 as follows:

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

**Chairperson Pecora called for a Motion to declare notice of intent for the Planning Board to serve as Lead Agency and circulate Notice of Intent.** 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 7-0 as follows:

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

Suggestions made by Planner Sorensen included allowing for the two handicapped parking areas, amending the Bulk Table to indicate R40 Zoning and provide lighting specs and building elevations on revised plans. The expected maximum persons on site at a time were 14 people.

**Chairperson Pecora called for a Motion to approve sketch plan.** Upon Motion of Member Greg McCord, seconded by Member Dan Michaud and the affirmative vote of all members, the Motion passed with a vote of 7-0 as follows:

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

**Discussion:**

2020 Budget recommendations were discussed.

**Chairperson Pecora called for a Motion to establish escrow relative to the Betar Site Plan in the amount of \$5,000.00.** Upon Motion of Member Dan Michaud, seconded by Member Darin Dekoskie and the affirmative vote of all members, the Motion passed with a vote of 7-0 as follows:

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

**Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud, and the affirmative vote of all members, the meeting was adjourned at 9:08 p.m.**

**NEXT MONTHLY MEETING:   September 11, 2019**

**DEADLINE DATE:                August 28, 2019**

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

Respectfully submitted:

Lisa K. Mance, Administrative Assistant  
Date prepared: August 28, 2019  
Date approved: September 11, 2019