

TOWN OF ESOPUS PLANNING BOARD MINUTES
MEETING CONDUCTED VIA ZOOM
August 12, 2020

PRESENT: Chairperson Roxanne Pecora, Vice- Chairperson Darin DeKoskie, Mark Anderson, Greg McCord David Mastny, Dan Michaud and Alternate Fred Zimmer

ALSO PRESENT: Planning Board Consultant, Alan Sorensen

Chairperson Pecora called the meeting to order at 7:34 p.m.

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - \$800.00

Contractual services provided for July 2020

Chairperson Pecora entertained a Motion to approve the June 8, 2020 and June 29, 2020 Minutes. Upon Motion of Member Darin DeKoskie, seconded by Member Mark Anderson and affirmative vote of all Members, the motion passed 6-0.

MINUTES:

Chairperson Pecora entertained a Motion to approve the June 8, 2020 and June 29, 2020 Minutes. Upon Motion of Member Dan Michaud, seconded by Member Mark Anderson and affirmative vote of all Members, the motion passed 6-0.

OLD BUSINESS:

Cuney Ranch Holdings LLC Site Plan – Case No. 2020- 4; SBL No. 56.2-2-34.200; GC Zoning District

George Cuney and Barry Medenbach, P.E. were present for the application review. Planner Sorensen provided an overview of his recommendations and comments to the Planning Board. Planner Sorensen indicated that the application was complete but that there were details that needed to be addressed to confirm that the application was acceptable for referral to the Ulster County Planning Board.

Engineer Medenbach responded to Planner's comments, indicating that lighting in the parking lot would be minimal (over the entryway) and acknowledged being respectful of the neighboring property owner. Mr. Medenbach requested feedback from the Planning Board relative to landscaping, indicating that it should be minimal given the site line entering and leaving the site. Member DeKoskie and Chairperson Pecora indicated that minimal landscaping was preferred. Chairman DeKoskie did ask for foot-candle lighting be provided.

Dumpster enclosure needed to be addressed and the preferred location may result in the loss of a parking space. Discussion ensued regarding the best location for the enclosed dumpster (relation to neighboring properties and proximity to bakery).

Vice-chairman DeKoskie, supported by Member Dan Michaud, requested a basic stormwater runoff plan for the record. Chairperson Pecora asked what the status of the New York State Historic Parks Preservation referral was. The Administrative Assistant indicated she was attempting to respond to a question through the CRIS system. Engineer Medenbach offered the services of an individual on his staff to maneuver the SHPPO CRIS site and get a final response.

Next steps recommended by Planner Sorensen indicated referral to the Ulster County Planning Board (UCPB), conditioned upon Applicant providing front elevation, simple drainage study, lighting and landscaping and location of dumpster and enclosure on the site plans being provided.

Administrative Assistant noted that there were individuals in the Zoom “waiting room” and indicated she was moving them over to be able to join the meeting.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Greg McCord and the affirmative vote of all members, the Motion to refer the application to the UCPB conditioned upon submission of materials indicated previously, passed 6-0.

The Planning Board chose to schedule a public hearing based on written submissions of residents. **Chairperson Pecora entertained a motion to schedule a Public Hearing for September 9, 2020 at 7:30 p.m.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 6 – 0.

Ostrowski/Marguglio LLA – Case No. 2020-5; SBL Nos 71.4-1-16.23 & 16.22; R40 Zoning District

Jess Ostrowski was present for the application review. Planner Sorensen provided his recommendations to the Planning Board. Member Dan Michaud asked for clarification as to what was being proposed. The Lot Line Adjustment arose as a result of the Applicant purchasing 2 lots from a subdivision that had been previously approved by the Planning Board (Hogan) and was now requesting to remove the line between the lots to create one lot.

Hearing no further questions from the Planning Board, **Chairperson Pecora entertained a Motion to waive the requirement of a public hearing pursuant to Section 107.16(a).** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin Dekoskie and the affirmative vote of all members, the Motion passed 6-0.

Chairperson Pecora entertained a Motion to classify the action as a Type II under SEQRA. Upon Motion of Vice Chairman DeKoskie, seconded by Member David Mastny and the affirmative vote of all Members, the Motion passed 6-0.

Chairman Pecora entertained a Motion to grant approval of the lot-line adjustment, conditioned upon presentation of a mylar and 6 copies of the maps. Upon Motion of Member David Mastny, seconded by Member Darin DeKoskie and the affirmative vote of all Members, the Motion passed 6-0.

J & G Auto Sales (David Van Loan) Amended Site Plan – Case No. 2020-6; SBL No. 56.75-2-16 & 18; GC Zoning District

David Loan was present for the application review.

Planner Sorensen reviewed the content of his recommendations to the Planning Board. The revised site plan appeared to meet the requirements for parking pursuant to Zoning. The ZBA had granted an area variance to allow 8' by 17' dimension parking spaces and display up to 20 vehicles and the ZBA decision should be noted on the plans. There had been an addition to the use of the building which did not appear to impact the required parking. Clarification was needed relative to the modification of the 33' access to 16' and Department of Transportation clarification should be provided.

Alternate Fred Zimmer was not in favor of reducing the existing entry and didn't agree with maneuverability on site with a 10' lane between the rows of the cars. Mr. Zimmer questioned authority of the ZBA to grant a variance to what had been previously been granted by the Planning Board. Member Dan Michaud questioned previous location of trailers on the South side and maneuverability on site. Vice-Chairman DeKoskie inquired as to the status of the Applicant with the NYS DOT. Planner Sorensen recommended that the 3 parking spots at the North side of the site be removed to enhance maneuverability and that those parking spots may not be allowed under Zoning due to setback requirements.

Due to technical difficulties in communicating with David Van Loan, the Planning Board moved on to the next application.

Britt & Graff Amended Site Plan – Case No. 2020-7; SBL No. 63.2-2-2.100; LI Zoning District

Phil Schaeffer, Ray Navarra and Dan Humback were present for the application review.

Alternate Fred Zimmer recused himself.

Planner Sorensen provided an overview of his recommendations to the Planning Board. Vice-Chairman Dekoskie voiced concerns relative to the stormwater retention basin and the report for

calculations relative stormwater runoff. Chairperson Pecora confirmed that there were two new 50,000 gallon tanks proposed to be installed and the Code Enforcement Officer had concerns that the application should be referred to the Ulster County Department of Environmental Conservation (NYSDEC). Dan Humbach indicated that the proposal would require NYSDEC review to install the tanks. Vice-Chairman DeKoskie raised concern over the limits of disturbance given what was currently on site and what was now being proposed, as well as if this qualified as a stormwater hotspot. Member Michaud concurred that alterations to the site that have taken place within the past 5 years may trigger a full SWPPP under the regulations.

Vice-Chairman DeKoskie requested that the applicant contact the NYS DEC directly to determine whether it was classified as a NYS DEC “hot spot.” Member Michaud confirmed that the new regulations in place were to protect sensitive receptors but the additional transport also posed a potential hazard without appropriate mitigations. The Planning Board provided NYS DEC contacts to the Applicant to address the question.

Given the questions raised, the Planning Board denied the request to waive the Public Hearing.

The Applicant was directed to contact the NYS DEC and, if a letter could be provided indicating a determination could be made that this action didn't require a full SWPPP, a Public Hearing could be scheduled.

Chairperson Pecora entertained a Motion to schedule a Public Hearing for September 9, 2020 at 7:45 p.m. and refer to the Ulster County Planning Board, conditioned upon written documentation provided by the applicant that the NYS DEC made a determination that a full SWPPP was not required. Upon Motion of Vice Chairman DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all Members, the Motion passed 6-0.

J & G Auto Sales (David Van Loan) Amended Site Plan – Case No. 2020-6; SBL No. 56.75-2-16 & 18; GC Zoning District

David Van Loan was able to rejoin the meeting and the application review was continued. The Planning Board requested a written determination from the NYS DOT. The 3 parking spaces along the Northern portion of the property encroached on the property line and the spots should be eliminated, per the Code. The Board requested that revised plans be submitted depicting those spaces be eliminated.

New Business:

Cuney Ranch Holdings LLC (Lighthouse Village) Site Plan/SUP– Case No. 2020- Zoning District

Agent George Cuney and Barry Medenbach, P.E. were present.

Planner Sorensen provided his review recommendations. The Applicant was proposing consolidating two (2) lots and constructing a senior housing development consisting of 5 units. Planner Sorensen raised question relative to density calculations – wetlands, easements and slopes. The concept plans did calculate easement and wetlands but didn't include slopes in excess of 20% and asked that the applicant address that issue. Alternate Zimmer questioned the calculations pursuant to the Code. Planner Sorensen clarified that Senior Housing calculations differed from efficiency calculations – 8 dwelling units per acre for adjusted gross acreage. The Planning Board agreed that this was one portion of the Code that needed clarification during the Zoning amendments being undertaken. Groundwater capture was preferred above-ground, given the soil types in the area. Vice-Chairperson DeKoskie requested a slopes map be provided that could provide vital information (over 20%) to run the calculations and there appeared to be adequate room to contain stormwater runoff. (It was noted that the calculations in slopes and stormwater runoff may result in the loss of a portion of the proposed units). Vice-Chairman DeKoskie advised against extensive infiltration that may perk from the existing bank.

Engineer Medenbach requested further input from the Planning Board and additional recommendations. There was a possibility that the Applicant was amenable to extending sidewalks to connect to existing sidewalks within the Town. The Applicant has hired advisors relative to the entrance, fire access, and possibly County Transport. Vice-Chairman DeKoskie agreed that a second ingress/egress from Clay Road was desirable and buffering and lighting levels was desirable. The front side of the building would have 2 stories on the front side but 3 on the back side – Alternate Fred Zimmer recommended consulting with the Fire Department and Applicant Cuney indicated they were currently in conversations relative to the fire access.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: August 30, 2020

Date approved: September 9, 2020