

**PLANNING BOARD MEETING  
SEPTEMBER 13, 2017**

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

**ALSO PRESENT:**   **Myles Putman, Consultant**

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:30 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 August 9, 2017 and if there were any changes or corrections. Margaret made one change.

**MARGARET MADE A MOTION TO APPROVE THE AUGUST 9, 2017 MINUTES AS AMENDED, SECONDED BY MARK. MOTION PASSED WITH A VOTE OF 7-0.**

**VOUCHERS:**

M.L.Putman Consulting (Month of August).....\$2,500.00  
April Oneto (secretarial services).....82 1/2 hours

**DARIN MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.**

**OLD BUSINESS:**

**LALLI: Case #2017-08 – Site Plan/Special Use Permit – 209 & 211 Broadway  
(US Rt. 9W; State Hwy 310), Port Ewen; SBL: 56.060-5-15**

Applicant Anthony Simon Lalli was present at the meeting.

Myles reviewed ML Putman Consulting Report dated 9/11/17. Copy of report given to applicant and copy placed in file.

Discussion took place regarding lighting details and signage details. Anthony stated that the shorter his sign is the more he will have to remove from the shrubs. He questioned if he could make the sign taller to alleviate the removal of shrubs. Myles stated that it would help if the shrubs were shown on the plans. Roxanne informed him that we would be looking for a monument style sign similar to what is at the Credit Union. Anthony stated that sign will not be electric but it will have the downward facing lights. Margaret asked if there are any height limitations on signs and was told that there are not. Roxanne stated that this is why we are discussing it because we want some conformity in signage throughout the Town.

Discussion took place regarding the three page map that was submitted this month. Following a period of questions and answers it was suggested that the applicant could label everything and add some details to the first page and make sure to label what is business and what is residential. Applicant can do insets in the one page showing each floor and details. The second and third pages can be eliminated. The map will need to have the scale, metes & bounds, bulk regulations and the dimensions of the outside of the building.

Darin suggested notation on the plans stating hours of operation and testing to be done on property and limited to 5-10 minutes.

Dan mentioned receiving a call from one of Anthony's neighbors complaining about an ATV being driven down by his property, individual did not have a helmet on, was driving fast and made an offensive gesture all of which was caught on video. Another complaint was received about someone revving an engine around 8:00 p.m. a couple of nights later. The first complaint came in not even a week after the August Planning Board Meeting. The Board has the right to put stipulations on the Special Use Permit and the Permit can be limited to the length of time it is issued and then the applicant will have to return to the Board for renewal.

**PORT EWEN DEVELOPMENT (Wood'n Wheels): Case #2016-13 – Special Use Permit/Site Plan, 365 Broadway (St. Hwy. 310/US Rt. 9W), Port Ewen; SBL: 56.076-2-24 & 25**

Bud Sorbello and Stacy Sorbello were present for this application.

Applicant brought a color rendering of what their vision is for 3-5 years down the road for the expansion of this site. Bud explained to the Board the different recreation areas shown, hours of operation for each event and a general description of each event.

Area of disturbance was discussed. The calculations presently show just over 5 acres of disturbance but following discussion with the Board it was agreed that a number of items listed in the area of disturbance should not be considered disturbance. Applicant was informed that if the area of disturbance is over 1 acre then he will be required to do a Stormwater Management Plan. Following further discussion it was decided by the applicant that he will go back to the engineer and recalculate the disturbance area to decide if he needs a Stormwater Management Plan. It was suggested that in the long run applicant may want to overestimate so that he is covered if he decides to add things in the future. Board reviewed areas in question and offered some suggestions to the applicant.

Noise level and lighting were discussed. It was felt that the lighting at the property line should be zero. Presently the Town does not have a noise ordinance. It was suggested that the Board stipulate that there be no amplified sound at the property line. The Board realizes that you cannot control screams from those attending the events.

Roxanne questioned Erosion & Sediment Control Plan. This will be decided after the recalculation of the area of disturbance.

Myles stated that he feels that the applicant is here to obtain a generic approval for a generic expansion and the way we write our approval should give the applicant the flexibility to do things without having to come back to the Planning Board for everything.

**ZBA REFERRALS:** None.

**MISCELLANEOUS:**

**Pre-Submission Schedule:**  
Mark – September 21 (Thursday)  
Melanie – October 18 (Wednesday)  
Fred – November 15 (Wednesday)  
Mark – December 20 (Wednesday)

**DAN MADE A MOTION TO ADJOURN SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MEETING ADJOURNED AT 9:20 PM.**

**NEXT MONTHLY MEETING:** OCTOBER 11, 2017

**DEADLINE DATE:** SEPTEMBER 27, 2017

**NEXT PRE-SUBMISSION:** OCTOBER 18, 2017

Respectfully submitted:

April Oneto  
Planning Board Secretary

