

**PLANNING BOARD MEETING
SEPTEMBER 12, 2018**

PRESENT: Roxanne Pecora
 Fred Zimmer
 Melanie Marino
 Darin Dekoskie
 Dan Michaud
 Mark Anderson
 Greg McCord

ALSO PRESENT: Alan Sorensen, Consultant
 Chris Farrell, Councilman
 Gloria VanVliet, Councilman
 Sal Morello, Building Inspector

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 August 8, 2018 meeting and if there were any changes or corrections.

FRED MADE A MOTION TO APPROVE THE AUGUST 8, 2018 MINUTES AS AMENDED, SECONDED BY MARK. MOTION PASSED WITH A VOTE OF 7-0.

VOUCHERS:

Planit Main St. (consulting services month of August, 2018).....\$2,300.00
April Oneto (secretarial services).....138 hours

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

DAN MADE A MOTION TO GO INTO EXECUTIVE SESSION AT 7:38 PM TO DISCUSS PERSONNEL, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.

FRED MADE A MOTION TO COME OUT OF EXECUTIVE SESSION AT 7:42 PM SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.

Dan read a statement from the Planning Board recognizing the effort put forth by the secretary in coordinating the search for a replacement for the Planning Consultant position.

OLD BUSINESS:

**SCENIC HUDSON (lands of Donald L. Gordon LLC): Case #2018-07 – Lot Line
Adjustment – 174 Hudson Lane, Ulster Park; SBL: 64.3-3-15**

Emily Hague and Peter Bernard, Scenic Hudson are the agents for the applicant in this action.

Emily stated that this lot line adjustment would reduce the Gordon property from about 27 acres to 11.7 acres. They would be adding about 15.6 acres to the north of the Scenic Hudson Land Trust, Inc. This is essentially a lot line adjustment and creates no new lots.

The original application submitted included an affidavit of ownership and the application as well as a Short EAF. They noted because this is directly adjacent to the Hudson River that this action would not have an affect on the flood plain in any way.

Emily stated that since the last meeting they have met with Supervisor Shannon Harris, Chris Farrell and Melanie Marino and they discussed the concerns expressed at the last meeting. The conclusion of that discussion is that they felt it would be appropriate to present to the Comprehensive Plan Committee on 9/19/18 to address some of those concerns and provide more information in that venue. They are hoping that some members of this Board would be present. She stated that as they said in the August letter they feel that this application is consistent with the standards. They feel that they are attempting to keep residential lands on the tax roll while conserving appropriate natural resources. She respectfully requests that this Board find the application complete. She mentioned that the applicant by way of a letter requested a waiver of the Public Hearing.

Alan Sorensen, Planit Main Street, Inc., Planning Board Consultant reviewed his write-up dated 9/8/18 regarding this application. A copy of his review was given to the applicant and a copy was placed in the file.

We received correspondence from Wendy Gordon dated 8/27/18. Chairperson Pecora read the letter for those present. A copy was placed in the file.

Fred feels that the application is complete and SEQR can be done. He questioned the Board regarding having the Public Hearing. It was the consensus of the Board that they would like to have a Public Hearing.

**FRED MADE A MOTION TO SCHEDULE A PUBIC HEARING FOR SCENIC HUDSON, CASE #2018-07, LOT LINE
ADJUSTMENT, FOR WEDNESDAY, OCTOBER 10, 2018 AT 7:40 PM, SECONDED BY GREG. ALL MEMBERS WERE IN
FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:**

Mark.....yes

Fred.....yes
Greg.....yes
Dan.....yes
Darin.....yes
Melanie.....yes
Roxanne.....yes

Applicant was informed that there will be a \$200.00 Public Hearing fee that must be received by the Planning Board deadline date of 9/26/18.

DARIN MADE A MOTION TO DECLARE SCENIC HUDSON, CASE #2018-07, LOT LINE ADJUSTMENT, AS AN UNLISTED ACTION PURSUANT TO SEQR, NEGATIVE DECLARATION, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Mark.....yes
Fred.....yes
Greg.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Roxanne.....yes

NEW BUSINESS:

**HOGAN: Case #2018-11 – Lot Line Adjustment – 39 Loughran Lane (Highland);
SBL: 71.04-1-18.210**

Applicant is proposing a transfer of 2.251 acres from his tax lot 71.4-1-16.2 to the lands of Hickory Renadette tax lot 71.4-1-18.3 and he intends to subdivide the remaining 11.098 acres into three tax lots.

Alan stated that applicant submitted a letter requesting a waiver of Public Hearing for the lot line adjustment. Alan stated that this is an unlisted action pursuant to SEQR.

Mr. Hogan submitted a letter from Renadette stating that he can represent them in this action.

FRED MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER SECTION 107.16.A FOR HOGAN, CASE #2018-11, LOT LINE ADJUSTMENT, SECONDED BY MELANIE. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS;

Mark.....yes

Fred.....yes
Greg.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Roxanne.....yes

FRED MADE A MOTION TO DECLARE HOGAN, CASE #2018-11, LOT LINE ADJUSTMENT AS A NEGATIVE DECLARATION, UNLISTED ACTION PURSUANT TO SEQR, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Mark.....yes
Fred.....yes
Greg.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Roxanne.....yes

MARK MADE A MOTION TO GRANT CONDITIONAL PLAT APPROVAL FOR THE LOT LINE ADJUSTMENT FOR HOGAN, CASE #2018-11, LOT LINE ADJUSTMENT CONDITIONED UPON RECEIPT OF 6 PAPER MAPS AND 1 MYLAR SIGNED BY ALL PROPERTY OWNERS, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Darin.....yes
Dan.....yes
Melanie.....yes
Mark.....yes
Fred.....yes
Greg.....yes
Roxanne.....yes

OLD BUSINESS:

HOGAN: Case #2018-03 – Subdivision – 39 Loughran Lane (Highland); SBL: 71.04-1-16.2

Applications are being dealt with concurrently. Applicant Dennis Hogan was present.

Alan Sorensen, Planit Main Street, Inc., reviewed his report dated 9/10/18 for the Board. A copy of the report was given to

Dennis and a copy was placed in the file.

Applicant would like to take the remaining 11.098 acres of his property and subdivide this into three lots. Lot #1 will be 8.034 acres containing the existing house. Lot #2 will be 1.692 acres and Lot #3 will be 3.1372 acres. The new lots will be served with private septic and well with a driveway onto Loughran Lane. Highway permits have been received and are in the file.

Applicant is proposing a road reservation of 25 feet from the center line of Loughran Lane for highway purposes.

Alan stated that he would recommend a negative declaration with respect to SEQR. Alan stated that he knows that there was a question with regard to threatened and endangered species but he came into the project this month and he feels that it may have been addressed prior. Darin did the paperwork for this and it has been more than 62 days and we have heard nothing. Alan stated that the limits of disturbance are under one acre.

Dennis stated that he has not received Board of Health approval yet but he has submitted the necessary paperwork and is waiting.

Dan questioned the stream running through the property. Dennis stated that it pretty much flows all year. He asked if the dam on the neighbor's property act up. Dennis stated that it does not and it is pretty much opened all year. It is never really closed off.

Fred showed Mr. Hogan what lines needed to be deleted or to write lot line to be deleted on the map. He would like to see 5 foot contours on the map.

MARK MADE A MOTION TO DECLARE THIS APPLICATION COMPLETE AND SCHEDULE A PUBLIC HEARING FOR HOGAN, CASE #2018-03, SUBDIVISION FOR WEDNESDAY, 10/10/18, AT 7:50 PM, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

- Darin.....yes
- Dan.....yes
- Melanie.....yes
- Mark.....yes
- Fred.....yes
- Greg.....yes
- Roxanne.....yes

Applicant was told that there will be a \$200 public hearing fee that needs to be received by 9/26/18.

NEW BUSINESS:

ORGANTINI: Case #2018-09 – Lot Line Adjustment – Herriman St./Hoyt St., Port Ewen; SBL: 56.60-3-12 & 13

Applicant was represented by Walter Eckert, Brinnier & Larios. There is a letter in file authorizing this firm to represent Vincent Organtini.

Alan Sorensen, Planit Main St., Inc., Planning Consultant, reviewed his report dated 9/7/18 with the Board. Copy of review was given to applicant's representative. Letter received requesting waiver of the Public Hearing per Section 107.16.A.

Applicant is proposing to combine two lots as shown on the maps and make it one lot. Darin would like to see the bulk requirements showing the existing and proposed bulk.

FRED MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER SECTION 107.16.A FOR ORGANTINI, CASE #2018-09, LOT LINE ADJUSTMENT, SECONDED BY GREG. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Darin.....yes
Dan.....yes
Melanie.....yes
Mark.....yes
Fred.....yes
Greg.....yes
Roxanne.....yes

DAN MADE A MOTION TO CLASSIFY ORGANTINI, CASE #2018-09, LOT LINE ADJUSTMENT AS AN UNLISTED ACTION PURSUANT TO SEQR, NEGATIVE DECLARATION, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Mark.....yes
Fred.....yes
Greg.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Roxanne.....yes

MELANIE MADE A MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR ORGANTINI, CASE #2018-09, LOT LINE ADJUSTMENT CONDITIONED UPON RECEIPT OF NEW MAPS SHOWING UPDATED BULK REGULATIONS SHOWING EXISTING AND PROPOSED AND RECEIPT OF 6 PAPER MAPS AND 1 MYLAR SIGNED BY PROPERTY OWNERS. MOTION SECONDED BY ROXANNE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

Fred.....yes
Mark.....yes
Greg.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Roxanne.....yes

**VAN LOAN: Case #2018-10 – Site Plan Review – Office/Used Car Sales – 318 Broadway
(US Route 9W); Ulster Park; SBL: 56.75-2-16, 17 and 18**

Applicant David Van Loan was present.

Alan Sorensen, Planit Main St., Inc., Planning Consultant, reviewed his report dated 9/8/18. Copy was given to applicant and copy was placed in the file.

David is proposing leasing the vacant 750 square foot office space to the used car dealership, installing a new building sign and allocating ten (10) parking spaces on the north side of the building for vehicle display and customer parking.

Alan stated that he reviewed the parking requirements. The insurance business on site requires 14 spaces and there are 16 spaces shown on the site plan. Alan stated that he visited the site and in looking at the site there are many more parking spaces that are currently striped on the site. He believes there is ample room on the site to display vehicles. He is recommending that the site plan be amended to actually show how many used cars will be displayed on the site. The owner currently stores a tractor trailer on the site and this should be shown on the plans.

Alan stated that applicant is planning on putting up a sign and that needs to comply with the zoning statute. Roxanne stated that the Board will need to see the sign details with the measurements.

Applicant was told that he will need to establish the truck parking area and the display area and show them on the site plan. Darin questioned if there was a gravel area behind the building. Applicant said that there was. Fred stated that he would think that they would want to display the vehicles facing the road. Fred questioned the parking area per space. Dave stated that the parking spaces are 9 ½ by 18 feet. Alan stated on looking at the aerial photos there are probably 20 parking spaces on the paved surface. David stated that the cars displayed will be on the north side and would like to utilize 10 spaces. Applicant was told that he will have to show 14 parking spaces on the other side of the property.

Alan stated that the applicant can utilize the 10 spaces on the north side for display he would have to show 14 spaces to the south side of the building where the office is. Darin stated he does not understand why the gravel area in the back doesn't count. Darin questioned if he showed some of the 14 spaces on the gravel that would be fine. Alan stated that it would be. There needs to be a handicapped space on the paved area. He will need to show the trucks, additional spaces in the gravel and there should be plenty of spaces. Alan stated that they can be shown on the other side of the existing chain link fence. Applicant needs to modify the site plan to show the parking and the truck turnaround. David stated that he backs the truck in

off of the highway almost every day. Alan stated that the site plan should show which spaces are display spaces and which spaces are for the tenants.

Dave was told that he could schedule himself for another pre-submission meeting if he was not sure the site plan so that he would be able to submit again on 9/26/18

ZBA REFERRALS: NONE

BUILDING DEPARTMENT:

Dan asked if there was any update on Murphy site on Route 9W. Sal stated that he is in court and he is working with the Army Corp of Engineers. Sal stated that Friedlander is in Justice Court as well.

MISCELLANEOUS:

In reviewing the new Planning Board Fee Schedule, Darin asked about the SEAF and the FEF and if Escrow Account would be set. Applicant normally does the SEAF and Planning Consultant does the Part 2 & 3 of the FEF and an Escrow Account will be set up for the Planning Consultant to bill the escrow account..

GREG MADE A MOTION TO ADOPT THE FEE SCEHEDULE CHANGE AND TAKE IT TO THE TOWN BOARD FOR APPROVAL, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:

- Mark.....yes
- Fred.....yes
- Greg.....yes
- Darin.....yes
- Dan.....yes
- Melanie.....yes
- Roxanne.....yes

Roxanne stated that there is a Planning Seminar scheduled for Tuesday, October 9th, to learn about the new automated system to send referrals to the Ulster County Planning Board. It will be two hours of training credit. Roxanne reminded the Board members that the State says that every year they are required to get 4 hours of training credit. If they have more than 4 hours in one year, it can be carried over to the next year.

Councilperson Gloria VanVliet questioned the fee schedule. She asked if we are still low. She was told that Fred and April compared the fees with six other surrounding towns and came up with the fees on the new schedule. Fred informed Gloria that in comparing our fees with the other towns we were really low. He said that other towns were charging separated for sketch plan, site plan, application fees, etc. and when you added all of the fees up for the other towns some of them were \$1,000.00-\$1,300.00. We left the recreation fee the same since it was comparable to other towns. We combined major and minor subdivisions into one category. We made everything simple on the fee schedule and put the application fee,

