

TOWN OF ESOPUS PLANNING BOARD MINUTES
September 11, 2019

PRESENT: **Roxanne Pecora, Chairperson**
 Fred Zimmer, Vice Chairperson
 Mark Anderson
 Darin DeKoskie
 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 7:41 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 August 14, 2019 meeting and called for a Motion to approve the Minutes as presented. **Upon Motion of Vice Chairman Fred Zimmer, seconded by Member Greg McCord and the affirmative vote of all members, the motion passed 6-0.**

VOUCHERS:

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|--|-------------|
| Planning Consultant Alan Sorensen, Planit Main Street - Services provided for August 2019 | \$2,300.00 |
| NYS Association of Towns for Hyde Park, NY Training Seminar | \$ 160.00 |
| CHA Escrow Voucher (Old Stockade Site Plan review) | \$ 800.00 |
| Administrative Assistant, Lisa K. Mance | 78.75 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.

The application of Litts with Tientken LLA was removed from the Agenda due to submission of materials after the application deadline.

OLD BUSINESS:

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. and owner Lynn Pincus were present. Engineer Kalin presented revisions to the site plan pursuant to recommendations of Planner Sorensen and the last Planning Board meeting which included the addition of lighting detail, handicapped parking and access notations and grading. Vice-Chairman Zimmer questioned the adequacy of access from 9W South and the ability to easily navigate onto Chambers Road with the request for 25' radius to be provided. The Applicant agreed to move the driveway from Chambers Road to the east and closer to the building as well as widening Chambers Road to 20' with lane marking where it abutted U.S. Route 9W.

Planner Sorensen noted that although the proposed parking was compliant with the regulations of the Code, 10' x 20' parking dimensions were preferred and the Applicant indicated that could be accomplished.

There were no proposed changes to the existing septic systems and they would not require Ulster County Board of Health approval. The applicant had reached out to John Reilly of the New York State DOT to discuss access via U.S. Route 9W. Chairperson Pecora noted that the Planning Board couldn't declare itself Lead Agency until September 28, 2019.

The Board determined that the application would be complete upon submission of the revised Site Plan and **Chairman Pecora called for a Motion to refer the application to the Ulster County Planning Board (UCPB) upon submission of revised plans and to schedule a Public Hearing for October 9, 2019 @ 7:40 p.m.** Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of all members, the Motion to refer to the UCPB and to schedule the Public Hearing 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 | Aye |

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

Phil Schaffer, as agent was present for the Britt & Graff amended site plan application review.

Chairperson Pecora read the UCPB referral response indicating that there was “no County impact.”

Thereafter **Chairperson Pecora called for a motion to grant amended Site Plan Approval.** Upon Motion of Vice Chairman Zimmer, 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 Aye

NEW BUSINESS:

Barron LLA – Case No. 2019-14; Parker Avenue, West Park; SBL Nos. 72.9-3-5.311 & 5.320

Owner Thomas Barron and Chris Zell, L.S. was present. Planner Sorensen summarized content of his application review notes and comments.

Vice-Chairman Zimmer raised question as to number of lines removed on the proposed Lot-Line Adjustment and it was determined that there were four (4) additional lines to be accounted for. The applicant was requested to provide an additional \$1,400.00 for the application fee (which was provided at the meeting).

Chairperson Pecora called for a Motion to waive the Public Hearing pursuant to §107-16A and to classify the action as a Type II action under SEQR. Upon Motion of Vice Chairman Zimmer, seconded by Member Mark Anderson 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 Aye

Chairperson Pecora called for a Motion to grant approval of the Lot Line adjustment. Upon Motion of Member Greg McCord, 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 Aye

ZBA REFERRALS:

The application of Paul Kennedy pending before the ZBA had been referred to the Planning Board for comment. Mr. Kennedy was seeking a variance to be allowed to keep chickens on his property located at 734 Second Avenue in Sleightsburgh. The Planning Board determined a recommendation should be made to the ZBA stating that the request for a variance should be

denied per §123-11 (C) (3) (a) zoning district of the Town of Esopus based on the property location in the RF1/R12 Zoning Districts.

Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud, and the affirmative vote of all members, the meeting was adjourned at 8:31 p.m.

NEXT MONTHLY MEETING: October 9, 2019

DEADLINE DATE: September 25, 2019

NEXT PRE-SUBMISSION: September 25, 2019

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: September 12, 2019

Date approved: