

**PLANNING BOARD MEETING
OCTOBER 11, 2017**

PRESENT: Fred Zimmer
Melanie Marino
Darin Dekoskie
Dan Michaud
Margaret Yost

EXCUSED: Roxanne Pecora
Mark Anderson

ALSO PRESENT: Myles Putman, Consultant

Vice Chairperson Fred Zimmer 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. Fred advised the public of the building's fire exits and roll call was taken.

MINUTES: Vice Chairperson Zimmer asked if the Board read the minutes from the Planning Board Meeting held on September 13, 2017 meeting and if there were any changes or corrections. Margaret made two changes previously.

MELANIE MADE A MOTION TO APPROVE THE SEPTEMBER 13, 2017 MINUTES AS AMENDED SECONDED BY DAN. MOTION PASSED WITH A VOTE OF 5-0.

VOUCHERS:

M.L.Putman Consulting (Month of September).....\$2,500.00
April Oneto (secretarial services).....86 hours

DARIN MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0.

OLD BUSINESS:

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

Simon Anthony Lalli was present for this application.

Myles reviewed M.L.Putman Consulting Report dated 10/11/17. Copy of report given to applicant and copy placed in the file.

Margaret questioned location of the office and was told that it is in the showroom on the lower level. It was agreed that the sign would be 6 ½ feet.

Discussion took place regarding additions/changes needing to be made to the maps. Applicant needs to change the word interval to duration of no more than 15 minutes. Handicapped accessibility needs to be shown on the maps along with metes and bounds.

DAN MADE A MOTION TO DECLARE LALLI, CASE #2017-08, AS A TYPE 11 ACTION PURSUANT TO SEQR AND A DETERMINATION OF NON SIGNIFICANCE, SECONDED BY MARGARET. ALL MEMERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Darin.....yes
Dan.....yes
Melanie.....yes
Margaret.....yes
Fred.....yes

DAN MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR LALLI, CASE #2017-08, SITE PLAN/SPECIAL USE PERMIT FOR NOVEMEBER 8, 2017 AT 7:40 PM, REFERRAL TO ULSTER COUNTY PLANNING BOARD AND WATERFRONT ADVISORY BOARD, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Margaret.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes

Applicant was informed that there is a \$200.00 Public Hearing fee that needs to be paid.

NEW BUSINESS:

MURPHY/LEPRECHAUN VENTURES: Case #2017-11 – Site Plan/Special Use Permit – 745 Broadway (US Rt. 9W, State Hwy 5508), Ulster Park; SBL: 64.003-5-30.5

Steve Murphy, applicant, and Charles Wesley were present for this review.

Myles reviewed ML Putman Report dated 11/5/17. A copy of the report was given to the

applicant and a copy was placed in the file.

This property is next to an orchard so applicant will be required to complete an Agricultural Data Statement form.

Margaret questioned the proposed driveway. Fred stated that it is a DOT Highway and it was previously approved when the original map was approved.

Steve stated that he is planning on putting solar on the structure.

Darin asked how often he will be bringing equipment in and out of the property. Steve stated every day. He owns a house on the one side and is in the process of purchasing the house on the other side. He is concentrating his business in this area.

Margaret questioned a site plan drawing. Charlie will prepare a drawing that includes a summary table of bulk standards and also signature space for two Planning Board members. The building drawing should identify concrete piers, finished floors (if any) and other details.

DAN MADE A MOTION TO DECLARE MURPHY, CASE #2017-11, SITE PLAN/SPECIAL USE PERMIT A TYPE 1I ACTION, NEGATIVE DECLARATION PURSUANT TO SEQR, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Margaret.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes

DAN MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR MURPHY, CASE #2017-11, SITE PLAN/SPECIAL USE PERMIT FOR WEDNESDAY, NOVEMBER 8, 2017 AT 7:50 PM, AND REFERRALS TO ULSTER COUNTY PLANNING BOARD AND WATERFRONT ADVISORY BOARD SUBJECT TO RECEIPT OF UPDATED SITE PLAN, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Margaret.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes

Applicant was informed that there is a \$200.00 Public Hearing fee.

VALETUTTI: Case #2017-12 – Lot Line Adjustment – 161 Hardenburgh Rd.
(Town Hwy. 851), Rifton; SBL: 71.001-3-30, 31, 32

Applicant Vincent Valetutti was present.

Myles reviewed ML Putman Consulting Report dated 10/6/17. Copy of report given to applicant and copy placed in file.

We need a letter from the Highway Department for the curb cut. It appears that there are two driveways side by side. The map should have metes and bounds for all three parcels. The Board would like to have the wetlands delineated on the two smaller lots. If the wetlands extend into the third lot, it should be shown. If the wetland is completely within the third lot, they don't need to worry about it. Applicant should ask for a waiver for 1 inch equals 200 ft for the map if they need it. We will need a 25 foot road reservation area from the center line. Lots need to be numbered.

Following discussion it was felt that the applicant should locate possible septic systems that they think will work for the two new lots. Applicant will not need perk tests completed for sketch plan but it will be required for final approval.

Map needs a signature block for the property owners and the block for the Planning Board needs to be changed to member/member. It does not need to be chairperson.

DARIN MADE A MOTION TO WAIVE THE PUBLIC HEARING PER SECTION 107.16.A FOR VALETUTTI, CASE #2017-12, LOT LINE ADJUSTMENT, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Margaret.....yes
Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes

PANGEA EAST, INC.: Case #2017-13 – Site Plan/Special Use Permit – 1179 Route 213 (St. Hwy 116), St. Remy; SBL: 56.018-2-25

Scott Dutton was present for this application.

Myles reviewed ML Putman Report dated 10/6/17. Copy given to applicant and copy placed in file. Scott was told that the Board will require a representation letter.

This application will have to go before the Zoning Board of Appeals for a variance for the 100 foot requirement set forth in Section 123-13.0(1). Scott stated that the setback is a pre-existing setback. Myles stated that it is a change in occupancy so the setback is required.

Scott stated that he reviewed all of the notes in the review and he will work with Dave Ryder on these issues. Scott asked if any members of the Board would like to make a site visit. Melanie and Margaret expressed interest. This will be arranged.

Margaret questioned what events they hosted and how often. Scott stated that Pangea East is similar to Omega but on a much smaller scale. They have events for 25-40 invited guests and three to five times a year they host events for 50-80 invited guests. Scott stated that they would have to back into that number based on the number of parking spaces they can provide. The memo he gave to the Board is something they drafted based on their wishes. They want to construct one 21-24 foot pavilion in the center of the property.

The septic is something that needs to be looked at. Scott stated that it is not a constant use. There might not be anybody there for 1-2 months at a time. Dan stated that he believes that the water supply will have to be a public water supply. You might have to do some source yield testing to make sure that you do not affect your neighbors. Scott stated that he discussed with David Ryder the need for some on-site storage and will make sure that this issue is appropriately addressed.

Scott stated that at the pre-submission meeting there were some concerns about the property being removed from the tax rolls. He stated that this property will not be taken off of the tax rolls. They are paying taxes at this time on the property. They have had the property since 2010 and it has been used for this purpose all along.

Margaret asked if the guests will be driving or bused in. Scott met with a group of the stakeholders and they all come in by car. Scott stated that they may start out with a smaller number so that this Board can see that they are operating appropriately and there are no concerns.

Fred questioned if there was an existing septic system on the property. Scott stated that there is. Scott informed the Board that the design submitted was prepared to see if they could get a septic system on the property that would meet their needs. Fred stated that he would like to know where the existing one is located. Fred questioned the size of the existing septic. Scott stated that it is for a three bedroom house. Fred and Darin discussed the location and applicant was told that the old one would have to be removed before the new system gets put in. Fred questioned the total square footage. Scott stated that he will have to check this but he will provide drawings for the Board when they return to the Board.

Fred requested an elevation on the well. Myles would like to see topography.

ZBA REFERRALS: None

MARGARET MADE A MOTION TO ADJOURN, SECONDED BY MELANIE. MEETING ADJOURNED AT 9:00 PM. ALL MEMBERS WERE IN FAVOR.

MOTION PASSED WITH A VOTE OF 5-0.

NEXT MONTHLY MEETING: NOVEMBER 8, 2017

DEADLINE DATE: OCTOBER 25, 2017

NEXT PRE-SUBMISSION: November 15, 2017

Respectfully submitted,

April Oneto
Planning Board Secretary