

**PLANNING BOARD MEETING
NOVEMBER 8, 2017**

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

EXCUSED: Roxanne Pecora

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.

Fred requested that we observe a few moments of silence to recognize the passing of Reverend Steven Sickler, a previous Town Supervisor and the contributions that he has made to our Town.

MINUTES: Vice Chairperson Zimmer asked if the Board read the minutes from the Planning Board Meeting held on October 11, 2017 meeting and if there were any changes or corrections. No changes were noted.

MARK MADE A MOTION TO APPROVE THE OCTOBER 11, 2017 MINUTES SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH VOTE OF 6-0.

VOUCHERS:

M.L.Putman Consulting (Month of October, 2017).....\$2,500.00
April Oneto (secretarial services).....90 hours

MARGARET MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0.

PUBLIC HEARINGS:

**HUDSON VALLEY MOTOR SPORTS (LALLI): Case #2017-08, Special Use Permit,
7:40 PM Public Hearing Cancelled**

This public hearing was cancelled by applicant.

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

**DARIN MADE A MOTION TO OPEN THE PUBLIC HEARING FOR
MURPHY/LEPRECHAUN ENTERPRISES, CASE #2017-11, SPECIAL USE
PERMIT/SITE PLAN, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR.**

Vice Chairperson Fred Zimmer asked if there was anyone present to speak regarding this application. There was no one present regarding this application.

**DARIN MADE A MOTION TO CLOSE THE PUBLIC HEARING, SECONDED BY
DAN. ALL MEMBERS WERE IN FAVOR.**

OLD BUSINESS:

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

Myles reviewed M.L. Putman Report dated 11/2/17. Copy was given to applicant and copy was placed in the file.

Steve Murphy and Charles Wesley were present for this application.

The Planning Board did not receive the comments from the Ulster County Planning Board and will not be able to make a decision until this information is received.

Waterfront Advisory Board Comments were received and they did not find any inconsistencies with the LWRP. They have concerns about the legality of a “garage” standing alone without a house being on the property.

The Board agreed that there is no legal issue regarding a garage on a property without a house.

Margaret stated that there is no lot number and she questioned who owns the property. The time the applicant stated that he owned the property and we received a map this evening that states it is owned by Leprechaun Enterprises. Charlie stated that the previous map was the old Pittner subdivision map. Steve stated that Leprechaun Enterprises owns the property. Steve stated that he recently changed properties to Leprechaun Enterprises and he will have his attorney send something to the Assessor.

Margaret stated that the building is 30’ x 40’ and wanted to know how many vehicles/pieces of equipment he will be storing there. Steve stated that he owns a great deal of equipment. He

stated whatever he can fit. She asked if he is planning on adding additional buildings. He stated that he does not know at this point. He is planning on bringing equipment into the garage and service the equipment there. Darin questioned lighting. He stated that there will be electric to the interior of the building but he is not going to illuminate the outside. He is not going to put a sign up. He will have motion sensors and a camera on the building.

Fred informed the applicant that at this point there is nothing that this Board can do until we receive the Ulster County Planning Board comments. Applicant will have to return to the Board on December 13th.

NEW BUSINESS:

KENNEDY: Case #2017-14 – Special Use Permit/Site Plan – 639 Third Ave., Sleightsburgh; SBL: 56.044-2-24.1

Applicant Paul Kennedy was present.

Myles reviewed M.L. Putman Report dated 11/5/17. Copy was given to applicant and copy placed in file.

Applicant is proposing to convert a single-family residence into a duplex dwelling which is permitted in the R-12 District upon approval of a special use permit by the Planning Board.

Board discussed the number of parking spaces required and the connection to the water and sewer. It was recommended that Paul talk to Don Kiernan, Water Sewer Superintendent. Paul stated that the water/sewer is to the building but he will discontinue the ones that are there and put in two new ones, one for each side. Fred informed him that the paving season for the Town ends in November. Fred said that it is his understanding that the sewer is down about 15 feet. The lot remains combined with the property across the street. The Board is in receipt of approval from the Highway Superintendent for the driveways.

DARIN MADE A MOTION TO DECLARE THIS A TYPE II ACTION A DETERMINATION OF NON-SIGNIFICANCE PURSUANT TO SEQR FOR KENNEDY, CASE #2017-14, SPECIAL USE PERMIT/SITE PLAN, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:

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

MELANIE MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR WEDNESDAY, DECEMBER 13, 2017, AT 7:40 PM AND REFERRALS TO THE

**WATERFRONT ADVISORY BOARD AND ULSTER COUNT PLANNING BOARD
FOR KENNEDY, CASE #2017-14, SPECIAL USE PERMIT/SITE PLAN, SECONDED
BY MARK. MOTION PASSED WITH A VOTE OF 5-1. VOTE WAS AS FOLLOWS:**

Mark.....yes
Margaret.....no
Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes

Paul was informed that he will need to pay \$200.00 before the deadline date of November 29, 2017 for the public hearing.

ZBA REFERRALS: No referrals.

MARGARET MADE A MOTION TO ADJOURN SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR.

NEXT MEETING: **DECEMBER 13, 2017**

DEADLINE: **NOVEMBER 29, 2017**

PRE-SUBMISSION: **DECEMBER 20, 2017**

Respectfully submitted:

April Oneto
Planning Board Secretary