

TOWN OF ESOPUS PLANNING BOARD MINUTES
November 13, 2019

PRESENT: **Roxanne Pecora, Chairperson**
 Fred Zimmer, Vice Chairperson
 Darin DeKoskie
 Dan Michaud
 Greg McCord

EXCUSED: **Mark Anderson**
 Brian Cournoyer

ALSO PRESENT: **Alan Sorensen, Consultant, Town Board Members Gloria VanVliet and Chris Farrell**

The meeting of the Town of Esopus Planning Board was called to order at 7:38 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 October 9, 2019 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all members, the motion passed 5-0.

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for September 2019	\$2,300.00
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Administrative Assistant, Lisa K. Mance	77.5 hours
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Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Greg McCord, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of all members, the Motion passed 5-0.

Chairperson Pecora called for a Motion to enter into executive session for the purpose of interviewing a potential new Planning Board member. **Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the affirmative vote of 5 Members, the Planning Board went into executive session at 7:40 p.m. to meet with potential member.**

Chairperson Pecora called for a Motion to come out of executive session. Upon Motion of Member Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of 5 Members, the Planning Board came out of executive session and resumed the regular meeting.

OLD BUSINESS:

Old Stockade Development Site Plan & SUP (Storage) - Case #2016-12; 564 Broadway, Ulster Park; SBL No. 63.2-3-10

Architect Ciro Interrante, as Agent, advised the Planning Board that he had been able to reduce the limits of disturbance on the Site Plan to under the .95 acres and subsequently, didn't require a full Stormwater Pollution Prevention Plan (SWPPP). The question had been raised as to who actually owned Cross Street and Mr. Interrante was going to obtain documentation from the New York State Department of Transportation (NYS DOT). Member Darin DeKoskie requested NYS DOT paving detail and permission to open cut Cross Street. The Planning Board stated that the issuance of a NYS DOT permit did not imply ownership.

Chairperson Pecora entertained a motion to classify as an Unlisted action under SEQRA.

Upon Motion of Member Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

Chairperson Pecora entertained a motion to refer to the Ulster County Planning Board.

Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

Chairperson Pecora entertained a motion to schedule a Public Hearing for December 11, 2019 at 7:40 p.m. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye

Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

Soura Site Plan and SUP – Case # 2019-16; 190 Ulster Avenue, Ulster Park; SBL No. 63.2-3-2.

Applicant Michael Soura was present. Planner Sorensen reviewed his project notes and recommended referral to the ZBA for necessary variances. The Applicant was requested to provide a Site Plan drawn to scale so that the exact setbacks, boundaries and proposed use could be determined. Chairperson Pecora noted that what currently was provided was not acceptable and the applicant needed to prepare a site plan in the proper format. This information was necessary for the ZBA to make its determination as to what variances were needed.

Chairperson Pecora entertained a motion to refer the application to the ZBA conditioned upon receipt of plans drawn to scale. Upon Motion of Member Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

NEW BUSINESS:

Star Development Revised Site Plan- Case #2019-15; 1835 Broadway, West Park; SBL No. 80.1-4-5.2

Applicant Paul Ceres was present to address the Planning Board. The plans had been revised to allow for one location for ingress and egress to the site and the NYS DOT agreed to amend its permit. Planner Sorensen reviewed the content of his Project Review Notes and concerns with the location of lighting along the sidewalk. Mr. Ceres noted that the locations of the poles could be affected by snow removal and plowing but was willing to move them if necessary. The Planning Board requested that a letter from the local Fire Department be provided relative to fire access to the gate located along the gravel road. The Planning Board was of the opinion that staggering the lighting along the sidewalk was preferred. The use of brighter lighting was suggested.

Chairperson Pecora entertained a motion to waive the public hearing pursuant to §123.47 C(5). Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the

affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

Chairperson Pecora entertained a motion to refer to the Ulster County Planning Board.

Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

Chairperson Pecora entertained a motion to reaffirm the Negative Declaration. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of 5 members, the negative vote of 0 members, and the abstention of 0 members, the Motion passed with a vote of 5-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Brian Cournoyer	Excused

Hasbrouck Hill (Edward Aleo) Site Plan & Special Use Permit - Case #2019-17; Hasbrouck Avenue and Spring Street; SBL No. 56.59-4-4.110

John Stinemire, P.E. and applicant Edward Aleo were present. Planner Sorensen provided a recap of his Project Review Notes. Mr. Stinemire remarked that requesting 10' x 20' parking seemed excessive noting that the Code called for 9' x 18'.

Member Darin DeKoskie requested that when the application was ready to move forward from the sketch plan, a storm drainage plan (including existing drainage) and location of utilities be

provided. John Stinemire noted that storm drainage did exist on Hasbrouck Avenue. John Stinemire asked for preference of Planning Board with regard to fire maneuverability to the site. Member Darin DeKoskie indicated that referral to the Fire Department would be required and the Town Highway Department would require a "T." The Applicant was requested to have a discussion with the Town Highway Department to determine preference of location of the "T."

The Applicant was requested to obtain approval letters from the Esopus Water & Sewer District and Lighting District that the plans were acceptable.

DISCUSSION:

The Planning Board reviewed the content of the revised proposed Local Law relating to commercial events. The draft was now found acceptable (with a typo correction and one minor deletion) and Chairperson Pecora and Planner Sorensen would convey findings to the Town Supervisor.

Vice-Chairman Zimmer indicated that once his term expired at the end of 2019, he was willing to stay on as an Alternate if the change in the Town's Code was allowed.

Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie, and the affirmative vote of all members, the meeting was adjourned at 8:57 p.m.

NEXT MONTHLY MEETING: December 11, 2019

DEADLINE DATE: November 27, 2019

NEXT PRE-SUBMISSION: November 20, 2019

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: November 25, 2019

Date approved: December 11, 2019