

**TOWN OF ESOPUS PLANNING BOARD MINUTES
MEETING CONDUCTED VIA ZOOM & IN PERSON
November 16, 2020**

PRESENT: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Mark Anderson, and David Mastny

PRESENT VIA ZOOM: Dan Michaud and Greg McCord

ALSO PRESENT: Planning Board Consultant Tom Shepstone, Councilman Chris Farrell and Building Inspector Mark Jaffee

Chairperson Pecora called the meeting to order at 7:35 p.m.

MINUTES:

Chairperson Pecora entertained a Motion to approve the October 19, 2020 Minutes. Upon Motion of Vice –Chairman Darin DeKoskie, seconded by Member Mark Anderson and affirmative vote of all Members, the motion passed 6-0.

VOUCHERS:

Chairperson Pecora entertained a Motion to approve the voucher for services of Thomas Shepstone for the month of October in the amount of \$2,700.00 and a voucher for services of Administrative Assistant for 22 hours (November 7 through November 13, 2020). Upon Motion of Vice –Chairman Darin DeKoskie, seconded by Member Mark Anderson and affirmative vote of all Members, the motion passed 6-0.

Church Communities Foundation – Route 9W; SBL No. 72.1-2-13.100

Hans Boler was present via Zoom. The Church Communities Foundation was proposing to amend a prior approved Site Plan to construct a 2,000 sf accessory pole barn which is replacing a larger structure which was removed. Chairperson Pecora read comments provided by Kyle Barnett, Esq. Vice-Chairman DeKoskie supported waiving the requirement to submit an amended Site Plan. Planning Board Members were polled and all supported a waiver for submission of an amended Site Plan.

PUBLIC HEARING

Zaccheo Subdivision (Brinnier & Larios – Agent) – Case No. 2020-13; 42 Pokonoie Road; SBL No. 63.6-4-10; R40 Zoning District

Chairperson Pecora entertained a Motion to open the Public Hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of all Members, the motion to open the Public Hearing at 7:42 passed 6-0.

Chairperson Pecora read the Public Hearing Notice into the record.

Hearing no persons wishing to speak regarding the Application, Chairperson Pecora called for a Motion to close the Public Hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and the affirmative vote of all Members, the motion to close the Public Hearing at 7:44 passed 6-0.

OLD BUSINESS:

Zaccheo Subdivision (Brinnier & Larios – Agent) – Case No. 2020-13; 42 Pokonoie Road; SBL No. 63.6-4-10; R40 Zoning District

Chris Zell, P.L.S. was present as Agent and stated details of the proposed subdivision.

Chairperson Pecora called for a Motion to issue a SEQRA Negative Declaration. Upon Motion of Member Anderson, seconded by Member Mastny and affirmative vote of all Members, the Motion passed 6-0.

Chairperson Pecora called for a Motion to grant approval, conditioned upon bat protocol note being added to the maps and submission of a mylar and six (6) paper copies. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all Members, the Motion passed 6-0.

Cuney Ranch Holdings LLC Site Plan – Case No. 2020- 4; SBL No. 56.2-2-34.200; GC Zoning District

Barry Medenbach, P.E. was present on the application. The Planning Board revisited the recommendations of the Ulster County Planning Board (UCPB), specifically the advisory comment to provide an alternative plan moving the proposed structure and outdoor dining area closer to the street with parking to the side or rear. Planner Shepstone commented that he had visited the site and the proposal was not practical.

Chairperson Pecora called for a Motion to override the advisory comment of the UCPB and that the Planning Board did not agree with the recommendation. Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord and the affirmative vote of 5 Members, the negative vote of 1 Member (D. Mastny), the Motion passed 5-1-0.

Member Mastny questioned the design of the proposed monument sign and the Applicant was advised that internal lighting was not acceptable. Materials matching the building as depicted in the file were requested.

Chairperson Pecora requested Members to determine if further recommendations from Engineering Lilholt were necessary relative to a stormwater prevention plan. Vice-Chairman DeKoskie stated that a full Stormwater Pollution Prevention Plan was not necessary and that the information requested had been provided in the drainage study.

Chairperson Pecora called for a Motion to supplement escrow in the amount of \$2,000.00.

Upon Motion of Vice –Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all Members, the motion passed 6-0.

Chairperson Pecora called for a Motion to is a SEQRA Negative Declaration.

Upon Motion of Vice –Chairman DeKoskie, seconded by Member Mastny and the affirmative vote of all Members, the motion passed 6-0.

Chairperson Pecora called for a Motion granting approval of Case 2020-4 conditioned upon the following:

- Stormwater Easement placed on map;
- New York State Department of Transportation Permit;
- Revise proposed monument sign to depict external down lighting with no internal lighting;
- Landscaping plan and fence color to be determined in cooperation with the adjoining neighbor; and Map note stating that landscaping will be maintained for one (1) year.

Upon Motion of Vice –Chairman DeKoskie, seconded by Member McCord and the affirmative vote of all Members, the motion passed 6-0.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny, and the affirmative vote of all Members, the prior Motion was amended to add condition to provide six (6) copies of the site plans.

NEW BUSINESS:

Osterhoudt Subdivision – Case No. 2020-11; 48 Hussey Hill Road, Ulster Park; SBL No. 63.4-1-10; R40 Zoning District

Chris Zell, P.L.S. was present as Agent for owner Osterhoudt. He stated that there were wetlands on the property which may require a change in the lot configuration. The main concern was whether the Planning Board would allow the 50' flag lot. Planner Shepstone suggested that the Planning Board had the authority to grant a waiver which could be addressed in the future.

The Esopus Town Board had referred draft Local Laws to the Planning Board for review. The Planning Board had no comments to any of them with the exception of #10 and #11. Planner Shepstone agreed to draft a response based upon the discussion held with regard to the draft law and would provide back to the Planning Board for their review.

Upon Motion of Member Michaud, seconded by Member Mastny, the meeting was adjourned at 9:50 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: November 30, 2020

Date approved: January 25, 2021