

Caryn Mlodzianowski of Boehler Engineering was present. Ms. Mlodzianowski stated that the proposed drainage easement to the two lots on the proposed subdivision had been added and the surveyor was working on the unclear title issue for the two adjacent properties. Planner Sorensen had no new comments relative to the proposed subdivision. Vice-Chairman Fred Zimmer stated that he did not support the easement (cross-access) which could in the future belong to two separate property owners, to which Ms. Mlodzianowski indicated that the cross access had been further developed to allow for use in the future and the easement itself was not proposed at this time. The Potential Future Development Plan had been submitted to the New York State Department of Transportation (NYSDOT) and an e-mail response had been received back (provided to the Planning Board for the record) that indicated that second access could not be denied to the second parcel by the NYS DOT. The previous comments of the Board had been taken into consideration with regard to the landscaping and vegetative islands had been added and plantings had been staggered in the front of the structure, with additional landscaping added on the side of the property abutting the Fire Department, in lieu of the proposed foundation landscaping. Ms. Mlodzianowski indicated that trees could be placed between the parking and the street now that the septic was going to be placed on a different location. The side of the structure facing the Fire Department had been modified as well to add awnings and false windows and the client was willing to erect a monument sign. Chairperson Pecora requested black lettering and the Board was able to provide photographs of a Dollar General structure in New Ipswich, New Hampshire that incorporated said lettering. Planner Sorensen noted that gooseneck lighting was preferred to interior lit signs and also provided photographs of existing Dollar General structures that provided for that. Ms. Mlodzianowski countered that, due to the distance of the structure from the road, she felt that the modifications made addressed the concerns of the Planning Board.

Member Marino inquired as to whether groceries were going to be provided in the store and that there was a need for same. Ms. Mlodzianowski responded that there were going to be groceries and Dollar General was anticipating introducing produce into certain stores in the future.

Applicant was in receipt of comments from Engineer Pete Lilholt, Jr., as well as comments from Planner Sorensen. Planner Sorensen noted that the requested vegetation between the foundation and the sidewalk that was raised had not been adequately addressed. Chairperson Pecora stated that initially, the referral to the engineering consultant was for much more, including landscaping but noted that the referral to Engineer Lilholt had been scaled back to cover Stormwater and Sediment Erosion Control only. Ms. Mlodzianowski indicated that comments from the Engineering Consultant could all be addressed and Member Darin DeKoskie opined that recommendations could be directly addressed to Engineer Lilholt and provide an updated report. The Board directed that \$2,500.00 be provided to supplement escrow. A determination was made that the application was not complete at this time and the Public Hearing nor referral to the Ulster County Planning Board could take place at this time.

The Board requested that signage and details be provided as part of the site plan review. Ms. Mlodzianowski stated that the client dealt with a sign vendor separately and could provide details if requested. The Board confirmed that information was required to be submitted as part of the site plan review. Member Daniel Michaud remarked that flat storefront was not desirable to the

Town and asked that the plan be taken back to the client for further modifications. A straw poll of the Planning Board members resulted in all being in favor of modifications being made to pull storefront vestibule out and that it not be a flat storefront. A discussion ensued with regard to foundations plantings versus modifications to entryway being made with the end result being the Board was requesting both. Ms. Mlodzianowski stated that modifications could be made to the shell of the building but that the requested vestibule could not be created. The Board asked that the client provide an explanation as to why the requested modifications could not be made.

Chairperson Pecora called for a motion to refer to the Ulster County Planning Board (UCPB), contingent upon the revised plans being submitted by the UCPB deadline. Member Dan Michaud remarked that he preferred the Board review the revised Site Plan prior to the referral. Ms. Mlodzianowski was asked if comments of the Engineer could be addressed by the Pre-Submission Workshop date. **UPON MOTION OF VICE-CHAIRMAN FRED ZIMMER, SECONDED BY MEMBER DARIN DEKOSKIE AND THE AFFIRMATIVE VOTE OF 3 MEMBERS, THE NEGATIVE VOTE OF 4 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION TO REFER FAILED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	No
Fred Zimmer	Yes
Melanie Marino	No
Mark Anderson	Yes
Dan Michaud	No
Darin DeKoskie	Yes
Greg McCord	No

The Board confirmed that for the plan to be considered complete to refer to County, a clean engineering report, utility and landscaping plans and sign details were necessary.

NEW BUSINESS:

OLD STOCKADE DEVELOPMENT - Case #2016-12–Site Plan & SUP (Storage) 546 Broadway, Ulster Park; SBL No. 63.2-3-10

Architect Ciro Interrante was present for the applicant and was directed to provide a new authorization from the owner allowing him to act as agent. Greg Berardi and Steven Sanzi were also present.

Architect Interrante provided an update as to the plan before the Board including the landscaping and appearance of storage units, fencing and gate. The area was not going to be paved, as a large amount of traffic was not anticipated. The Board noted that if it was not to be paved, the area would need to be properly maintained to avoid pot holes and become aesthetically pleasing.

Planner Sorensen went over the content of his review and comments. Among his comments was the recommendation that a revised EAF Part I be provided since the one previously submitted didn't pertain to the current plan before the Board.

The Applicants were in the process of determining location of drainage pipe and in discussion with either the NYS DOT or the Town. Member Fred Zimmer noted concern with drainage pipe under Route 9W and stymieing access of Tives and also allowing quick access to emergency vehicles. Phasing needed to be included on the construction plans to confirm access. The Board requested detailed drainage plan.

A request for signage cut sheet was made and examples of the building materials and colors were requested to be provided (the Board agreed to accept photographs). Member Darin DeKoskie asked for address of existing storage development in Saugerties for those members interested to conduct a site visit. Architect Interrante stated that a drainage report was in the works for submission to the Planning Board, Ulster County Planning Board and the NYS DOT. Vice-Chair Fred Zimmer requested a photo simulation be submitted to enable the Board to make a visual assessment. Due to the project's location, both in a residential and business zone, there was the need to determine the impact on the surrounding residential community and there was a need to make it attractive and that it needed to fit in with the character of the neighborhood.

Discussion ensued with regard to the elevations and visual impact on the neighboring property that had an extensive Christmas display. The Board confirmed the need to be mindful of the buildings to avoid obstructing views of the display, noting that the display brought a large number of visitors every year.

The Planning Board made determination that the application was not complete at this time and referral to UCPB could not be made. The drainage analysis and referral to the Town's Planning Engineer and his response were required to be submitted as well as drainage profiles. It was discussed that the drainage pipe running under 9W was at mile post 20854 and proceeding westerly from that point.

The applicant would be submitting a drainage plan and Storm Water Prevention Plan which would require review by the Town's Planning Engineer. As such, Chairperson Pecora called for a motion to set escrow in the amount of \$7,500.00. **UPON MOTION OF MEMBER DARIN DEKOSKIE, SECONDED BY MEMBER MARK ANDERSON AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

OLD BUSINESS:

Pangea East, Inc. - Case #2017-13 – Site Plan & SUP, 1170 Route 213; SBL No. 56.18-2-25

Scott Dutton and Dennis Redmond were present and the Board requested that Mr. Dutton provide an authorization from the owner for him to act on their behalf. Mr. Dutton indicated that they had been in the process of completing a checklist of items over the past two (2) years and noted that outstanding items included in Planner Sorensen’s Review would be addressed on revised plans to be provided by Dave Rider, P.E. on the next set. Karl Wick as a member of the Fire Department as well as being a ZBA member had visited the site and requested additional turnarounds on the site for emergency vehicles. Configuration was consistent with the request of the ZBA and the Fire Chief. Mr. Dutton provided the new turnaround configuration for the Planning file. Engineer Mark Day had provided a written opinion to the Applicant that the culvert crossing was sufficient to support a 40 ton vehicle and that document was in the file. Lighting for safety was to be provided but as little lighting as possible with low voltage was being proposed. Chairperson Pecora directed that the ZBA variance needed to be added to the map notes.

Chairperson called for a Motion to classify as a Type II action under SEQRA. **UPON MOTION OF VICE-CHAIRMAN FRED ZIMMER, SECONDED BY MEMBER MARK ANDERSON AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

Chairperson called for a Motion for the Board to accept the sketch plan. **UPON MOTION OF VICE-CHAIRMAN FRED ZIMMER, SECONDED BY MEMBER MARK ANDERSON AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

Chairperson Pecora called for a Motion to refer the application to the Ulster County Planning Board contingent on revised plans with requisite changes noted on the sketch plan and certain necessary items being provided pursuant to the December 9, 2018 review of Planner Sorensen's recommendations being submitted by December 26, 2018 and that the Public Hearing be scheduled for January 9, 2018 at 7:40 p.m. **UPON MOTION OF VICE-CHAIRMAN FRED ZIMMER, SECONDED BY MEMBER GREG MCCORD AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

OLD BUSINESS:

Lettieri with T/O Esopus LLA - Case #2018-13 – Lot Line Adjustment, Bowne Street, West Stout Avenue/Bayard Street; SBL No. 56.67-3-10.100 & 56.67-3-20

Chris Farrell was present to represent the Town of Esopus as well as Stephanie Lettieri. The proposed maps were distributed for review by the Board Members.

Planner Sorensen provided an overview of his comments and recommendations to the Planning Board.

Chairperson Pecora called for comments and hearing none, called for a Motion to Classify the action as Unlisted under SEQRA. **UPON MOTION OF MEMBER DARIN DEKOSKIE, SECONDED BY MEMBER FRED ZIMMER AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION TO CLASSIFY AS AN UNLISTED ACTION UNDER SEQRA PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

Chairperson Pecora called for a Motion to waive a public hearing pursuant to §107-16(a). **UPON MOTION OF MEMBER MARK ANDERSON, SECONDED BY MEMBER GREG MCCORD AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

Chairperson Pecora called for a Motion to issue a Negative Declaration. **UPON MOTION OF MEMBER DARIN DEKOSKIE, SECONDED BY MEMBER GREG MCCORD AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

Chairperson Pecora called for a Motion to approve the proposed Lot Line Adjustment with the condition that the reproducible master (mylar) and six (6) paper copies be provided for signature. **UPON MOTION OF MEMBER DARIN DEKOSKIE, SECONDED BY VICE-CHAIRMAN FRED ZIMMER AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

Ms. Lettieri was requested to have surveyor affix signature blocks for the Planning Board signatures and owners' signatures as well as provide the appropriate number of paper copies with the mylar for signatures.

ZBA REFERRALS

There were no comments relative to the ZBA referral for the application of 208 Broadway (John Stinemire) area variance.

MISCELLANEOUS

The Planning Board had a brief discussion with regard to the 2019 Clough Harbour & Associates, LLP (CHA) Contract. Member Dan Michaud remarked that the agency (Pete Lilholt, Jr., P.E.) provided good product. Chairperson Pecora noted that Engineer Lilholt's team reviews SWPPP & sediment erosion control; anything else for review is sent out to other teams and took more time. The quality of the work provided to him for review also affected the amount of time needed for a review. The Board was in agreement that the services of CHA should be continued as well as services of Planit Main Street through Alan Sorenson.

Chairperson Pecora called for a Motion to confirm that the services for CHA by Peter Lilholt, Jr. as well as those of Planit Main Street through Alan Sorensen be continued and recommend the 2019 Contracts for both be signed.

Member Mark Anderson notified the Board that he would not be present at the January 2019 meeting. **UPON MOTION OF MEMBER DARIN DEKOSKIE, SECONDED BY MEMBER MARK ANDERSON AND THE AFFIRMATIVE VOTE OF 7 MEMBERS, THE NEGATIVE VOTE OF 0 MEMBERS, THE ABSTENTION OF 0 MEMBERS AND 0 MEMBERS BEING ABSENT, THE MOTION PASSED WITH THE FOLLOWING VOTE:**

Roxanne Pecora	Yes
Fred Zimmer	Yes
Melanie Marino	Yes
Mark Anderson	Yes
Dan Michaud	Yes
Darin DeKoskie	Yes
Greg McCord	Yes

UPON MOTION OF MEMBER MELANIE MARINO, SECONDED BY MEMBER DAN MICHAUD, AND THE AFFIRMATIVE VOTE OF ALL MEMBERS, THE MEETING WAS ADJOURNED AT 9:18 P.M.

NEXT MONTHLY MEETING: JANUARY 9, 2019

DEADLINE DATE: DECEMBER 26, 2018

NEXT PRE-SUBMISSION: JANUARY 16, 2019

Respectfully submitted:
Lisa K. Mance, Administrative Assistant
Date prepared: December 20, 2018
Date approved: January 9, 2019