

**TOWN BOARD WORKSHOP MEETING
DECEMBER 5, 2016**

A regularly scheduled Town Board Workshop Meeting was held on Monday, December 5, 2016 in the Town Hall 284 Broadway Ulster Park, New York at 7:30 PM with the following persons in attendance:

**Supervisor Diane McCord
Councilperson Gloria Van Vliet
Councilperson Wayne Freer
Councilperson Kyle Barnett - Absent
Councilperson Leslie Kalmus**

Administrative Recorder: Holly A. Netter, Town Clerk

Supervisor Diane McCord called the meeting to order at 7:30 PM.

PUBLIC COMMENT – NONE

ZONING CHANGE REQUEST NEIGHBORHOOD COMMERCIAL TO GENERAL COMMERCIAL

Scott Dutton, Architect, attended the meeting to discuss a parcel of land located at 56 Main Street Esopus, currently being used by Captain Vantastic owned by Arthur Lane. He is currently in contract to purchase the property. The contract is contingent on zoning changes to utilize the garage space. It is currently zoned as Neighborhood Commercial. Scott currently owns several buildings, however, he has never sold nor does he flip the properties. He invests and uses them to provide for his family. He currently has renovated the building known as the former Canfields Supply Company in Kingston. Mr. Dutton said he is aware it takes months to go through the process of having the zoning changed. He offered any of the Board members or residents to tour his other properties to see that he is a good neighbor and keeps things neat. Letters were sent to all neighboring property owners. Notices were also placed in the Post Office and at the Firehouse, to get feedback from the neighbors in an effort to see how they felt about Mr. Dutton's proposal.

Comments were taken from the public. Linda Breithaupt recalled when the Lanes got permission to utilize their property to operate their Captain Vantastic business from this location. The property has always been kept neat and properly maintained. Linda said from what Scott is proposing, she did not think it would be much different but the options are so limited under the current zoning, she understands the request. She was in favor of Mr. Dutton being a new neighbor. She did not feel it would be much of a change.

Mr. Dutton intends to use 2 bays of the garage to store his vintage autos and the other bay perhaps could be utilized for a woodworking tenant or small plumber or electrical contractor's

dispatch area. He said he is a good neighbor and offers anyone to come to his current sites for an open house.

Councilperson Gloria Van Vliet asked why he couldn't go to the ZBA to obtain a non conforming use permit. Myles Putman, Town Consultant, offered another option to "tweak" the allowable uses in the Neighborhood Commercial Area. Mr. Dutton was interested in that idea. If Mr. Dutton is not capable of having a trade's contractor utilize the third bay, it is cost prohibitive. Myles will review the list to work out what will or will not be acceptable to allow more flexibility while protecting the neighbors. They will review the list at the next meeting. This option would be a text amendment to the existing code verses a change in zoning map. Michael Creeden asked what would happen if the zoning was changed to General Commercial? Some of the existing properties would then be non- conforming. Myles said they would be grandfathered in. There are children in the area and he would not want to see more traffic due to commercializing the area.

The town's people also asked to look into making the intersection a four way stop. Wayne will call the County and will talk to her about placing the stop signs on the other corners. Signs already exist on the Town of Esopus roads.

Options to change the code will run parallel with the tweaking of the uses.

Myles gave the Board a list on permitted uses and currently there are some non conforming uses presently on variance. He reviewed an older zoning map to show the history in that area. A Public Hearing will need to be held if the Board decides on a zoning change.

Mr. Dutton thanked the Board for their time.

COMPREHENSIVE PLAN PPA – MYLES PUTMAN

TABLED TO NEXT WORKSHOP DECEMBER 20, 2016

DISCUSSION LOCAL LAW TO APPOINT ALTERNATE MEMBERS TO PLANNING OR ZONING

A sample of the Local Law to appoint Alternate Planning Board and Zoning Board of Appeals Members to serve in the Town of Esopus was given to the Board. Supervisor McCord will email a copy of the Local Law to Myles for review.

TRANSFER STATION ROOF

Lenny took the roof off of the old Dog Kennel and moved it to the entrance of the trailer. Councilperson Wayne Freer suggested installing rubberized traction or thin grating to give patrons traction. Councilperson Freer will talk to Lenny.

2017 ORGANIZATIONAL MEETING DATE

A discussion took place regarding when the organizational meeting will be held. Board members will review the options. A tentative date of January 3, 2017 at 7 PM was discussed.

EXECUTIVE SESSION – SAL MORELLO

A MOTION WAS MADE BY SUPERVISOR DIANE MCCORD AT 8:18 PM TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING EMPLOYMENT HISTORY OF A PARTICULAR PERSON. THE MOTION WAS SECONDED BY COUNCILPERSON WAYNE FREER. BUILDING INSPECTOR SAL MORELLO WAS INVITED INTO THE SESSION. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

A MOTION WAS MADE BY COUNCILPERSON WAYNE FREER AT 9:03 PM TO COME OUT OF EXECUTIVE SESSION. THE MOTION WAS SECONDED BY COUNCILPERSON LESLIE KALMUS. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

NO ACTION TAKEN.

MISCELLANEOUS

The Winter Wonderland Parade is Saturday night. Supervisor McCord asked if she could reach out to the Highway Dept. to help since additional personnel is needed for traffic control. The Board was in agreement.

Kyle Barnett sent an email to the Town Clerk, Holly Netter, changing his date of resignation to December 16, 2016. The Town Board will appoint a member to fill his position at a future meeting.

ADJOURNMENT

A MOTION TO ADJOURN WAS MADE BY COUNCILPERSON WAYNE FREER AT 9:05 PM AND SECONDED BY LES KALMUS. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

Respectively submitted,

Holly A. Netter
Town Clerk, RMC