

**PLANNING BOARD MEETING  
JANUARY 11, 2017**

**PRESENT:**           **Roxanne Pecora  
Mark Anderson  
Margaret Yost  
Darin Dekoskie  
Dan Michaud  
Fred Zimmer**

**ALSO PRESENT:**   **Myles Putman, Consultant**

Chairperson Pecora 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. Roxanne advised the public of the building's fire exits and roll call was taken.

**MINUTES:** Chairperson Pecora asked if the Board read the minutes from the Planning Board Meeting held on November 9, 2016 meeting and if there were any changes or corrections. There were no changes.

**MARGARET MADE A MOTION TO APPROVE THE NOVEMBER 9, 2016 MINUTES, SECONDED BY DAN. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Fred.....yes  
Roxanne.....yes

**VOUCHERS:**

NYS Planning Federation Annual Fee.....\$250.00  
April Oneto (secretarial services – November, 2016).....91 1/2 hours  
April Oneto (secretarial services – December, 2016).....84 hours

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

Chairperson Pecora reminded the Board that we do have a vacant seat on the Board and if anyone knows of someone who might be interested please let us know.

**NEW BUSINESS:**

**FEENEY SHIPYARD (Callanan): Case #2017-01 – Site Plan/Special Use Permit – 389 New Salem Rd. (Co. rd. 57), Kingston; SBL: 56.015-1-28**

Tim Feeney, Sean Feeney and Rodney Aldrich were present for this application.

Myles reviewed ML Putman Consulting Report dated 1/6/17 which included a copy of checklist of information that the Planning Board may require. Copy of report was given to applicants and copy placed in file.

This is a proposed re-use of a portion of the old Callanan quarry by establishing a barge construction yard. It is zoned Heavy Industrial (HI) and Waterfront (W) commercial zoning districts. The project has access to navigable waters. They are proposing to lease 11 acres and utilize 4.1 acres of this property as a ship building yard. There will be both temporary and permanent structures and improvements but no habitable buildings.

Myles stated that we received six maps: tax map, topo map dated 11/15/2004, topo map dated 5/6/2016, topo map dated 10/13/2016, site plan map (showing physical improvements and parking) and topo map dated 12/23/2016 (showing project site and proposed grades).

Myles stated that it would be helpful to show on the topo maps the mean high water line or even the property line which he believes runs right through the middle of the property. Physical improvements will include a 150 foot by 60 foot concrete slab; two sets on railroad tracks to support equipment, which includes a 230-ton crawler crane. Three barge construction areas are proposed along with a barge storage area. Applicant is proposing to build a boat ramp.

Myles stated that during the pre-submission meeting applicants submitted a really good photo submission of the actual work area which he feels would be helpful to present to the Board.

Sean stated that they brought some handouts with photos describing areas a, b, c, d and e. He stated that “a” is showing the concrete pad they are proposing to put down; “b” is showing the area for the crane; “c” is the building table area which they would erect the barges on; “d” is indicating the launch area and “e” is a rolling structure that they could pull the barge back into and finish welding or other activities. Tim stated that they do not plan sheet piling work, no concrete grading and there is a natural slope off of the property about three degrees that goes down and there might be some light grading but nothing into the water. Sean stated that this is new technology for launching the barge vessels. They are pneumatic air bags that are about 48 feet long and 5 foot in diameter. They are six layers and you pump them up with air. They are capable of dealing with about 250 ton. He stated that the barges they are building are about 300-500 ton. There

is very little impact to the shoreline. It is a really efficient new way of doing this without disturbing the shoreline at all. Dan asked if they will pop. Tim stated that they will but there are multiple layers and there are patch kits for them. They will slowly deflate.

Sean went through the pictures and explained what the areas shown would be used for and the process that will take place in these areas. He stated that they have no room left on their other site and this will allow them to operate their business more efficiently.

Mark questioned the restroom facilities for the employees. They stated that they would be providing "Johnny on the Spot" and they have access to the office property. Darin asked if the employees would be full time. He was told that they have 70 employees at their other site and plan on employing another 15 employees on this site and they will be full time. It was suggested that they contact the Health Department because this may not be adequate and a more permanent restroom situation may be required. They will follow through on this suggestion. They were asked about eye wash stations and they stated that they have 5 stations presently.

Dan questions if the two operations would be separate. Tim stated that they will be combined. He stated that they will be building the 80 ton box or the panels for the 80 ton box on the Kingston side and transporting them by barge to the Callinan side where the large crane on the Callinan side will take them off. Margaret questioned the distance across the creek and was told that it was 500 feet. She asked about the hours of operation. They will be operating mainly from 7:00 am to 3:30 pm. They can work until 5:30 pm – 6:00pm and they do work on Saturdays. The number of employees on the Esopus side would be a minimum of 15. Margaret questioned when the gates would be closed. Tim stated that the gates will be closed when they are not on the property. They stated that they discussed emergency access. They were thinking about offering to the county the physical address that was being used for 911. He stated that there are two active gates right now. One is being used by Central Hudson and the second is by the scale house and it has its own designated address. They were going to post that and make sure that emergency responders know. Fred stated that they could put a lock on it. Margaret stated that in the summer there is a lot of dust. Sean stated that there will be very little truck traffic. They will have vehicular traffic in the morning and in the afternoon and for dust control on the Kingston side they wet the property and can do the same thing on this property. Margaret asked about effect on the river with barges going across. Sean stated that they have had an arrangement with Callinan's for 25 years and this will be no different. Margaret asked if they had plans for expansion in the future. They stated that they don't at this time and there are no plans for the upper side.

Mark questioned the 100 year flood plain. Tim stated that they were on the property during Sandy and Irene and they stood in water on the property and the elevation was 3 feet.

Fred directed his questions to Mike Vetere. He stated that we have a site plan and two topographic maps. We need the site plan put on the topography. Fred stated that the topo maps are not the same. Mike stated that one is an as-built. We need an outline and it

needs to be labeled. We need some kind of dimensions. Myles believes there is a property line running through the area. Myles stated that one of the maps needs the Planning Board approval block.

Fred stated that he thinks there are 6 parcels. Tim stated that according to the county there are no individual metes and bounds map. Fred stated that they can plat it from deeds. We need to see where your outside boundary is. Fred stated that if you are planning on buying or leasing a property you should know where your boundaries are.

Dan asked if they will be bringing raw materials over the roads or across the water. The bulk of steel will come in by water. There may be deliveries once or twice a week by truck. Dan asked if they were ever to expand the operation would it be covered under this special use permit. Myles stated that it could be but we were told tonight that they have no immediate plans for expansion. Mark questioned where the parking will be for the employees. They stated that it will be down at the bottom of the hill above where the underground tunnel is located. Dan questioned the lighting. They will have security lighting. There will be minimal lighting (4-5 poles). They do not work much past daylight hours. They do not have a second shift. If an emergency comes up on a rare occasion, they will be there. Roxanne stated that they will need to be glare shielded. Dan questioned the road from Salem down is an old quarry road. He questioned if they would be putting in guardrails. They do not think that there is a need for guardrails. They stated that they re-cut the road and re-leveled the road. Dan questioned if they would have any storage tanks for oil, diesel fuel, propane etc. They stated that they may have some bottles. They may have a 500 gallon fuel tank which they will add to their plans and the Stormwater Pollution Prevention Plan (SWPPP) and it will be used for equipment fuel. They may not even do that because a lot of times they have Heritage come down and fuel the equipment so that they don't have to store it on property. Propane may be there in the winter time. It would be set aside and kept on the Kingston side.

They stated that they are doing too much in the old facility (Kingston). They are stacking things up. They have panels coming in to the welding shop and they are trying to build boxes and the barge right next to it. They are hoping to build the boxes and transport them over and erect the barge on the Callinan property. He will be taking one crew over there and spreading out a little which will give them more room. They will have the option to build and do repairs at the Kingston site but not at the same level as they are now. Dan questioned electricity. They have already brought new electricity down there.

Myles stated that in the SWPPP there is documentation of things that have taken place in the past regarding some part of pollutant removal.

Darin questioned if they were going to be doing some welding on this site they need to look at the SWPP a little. He believes that the New York State Department of Environmental Conservation (NYSDEC) will be looking at this regarding soil pollution. They stated that the ground is covered so nothing will come into contact with the ground. Everything is covered on the Kingston side and the same thing will be done on the

Callinan side so that any paint that is applied does not come in contact with the ground. He stated that there are no heavy metals in the paints anymore. He stated that the welding and grinding will be done over the concrete pad.

Roxanne questioned the signage. Myles stated a small sign like a shingle for emergency access and hours of operation. If they are putting up a sign, we need to see a copy of it. She stated that we need an authorization letter from the land owner in order for them to proceed before this Board. They stated that they presently have a lease for two years. Their goal is to purchase the property in the future. Callinan currently has some quarry related remediation issues. They are working with NYSDEC for this. Hopefully this will be completed in two years.

Myles stated that they need to provide maps showing everything discussed tonight. They need to obtain an authorization letter from the owner. They should submit the graphic photos from the pre-submission meeting. They need to show the bulk standards chart, signage information, trash disposal area, flood hazard – high water mark and a signature block for the Planning Board. Myles requested that the Board and applicant look at the checklist that was provided to see if there is anything else we may want.

Roxanne suggested they schedule a Gateway Meeting with the Ulster County Planning Board as soon as possible.

**FRED MADE A MOTION TO CLASSIFY THIS AS AN UNLISTED ACTION, NEGATIVE DECLARATION PURSUANT TO SEQR FOR FEENEY, CASE #2017-01, SPECIAL USE PERMIT/SITE PLAN, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

**DARIN MADE A MOTION TO GRANT SKETCH PLAN APPROVAL FOR FEENEY, CASE #2017-01, SPECIAL USE PERMIT/SITE PLAN, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

**ZBA REFERRALS**

No ZBA referrals.

**MISCELLANEOUS:**

**OLD STOCKADE DEVELOPMENT: Case #2016-02 – Special Use Permit/Site Plan – 546 Broadway (U.S. Route 9W; State Hwy 310) @110-114 Ulster Ave. & Cross St., Ulster Park; SBL: 63.002-3-10**

Applicants requested to be placed on the agenda for the February meeting. All Board members were in agreement to listen to their progress but requested that they bring plans and have the engineer they hired attend the meeting.

**PRE-SUBMISSION:**

**WHITTAKER:** Susan and Rodney Whittaker – 15 Florence Street – Lot Line Adjustment

Myles asked the applicants to come this evening since they will be out of town at the time of the next pre-submission.

The Whittakers discovered that a portion of their driveway is on the lot next door. The lot next door is owned by their family and they are in the process of trying to sell that lot. This is how they discovered the problem.

The Board members looked at the maps presented by the Whittakers and agree that this can be corrected by a lot line adjustment. Applicants were told to complete the application, pay the fee for a lot line adjustment, submit maps and submit a letter requesting waiver of the public hearing per section 107.16.A.

**MISCELLANEOUS:**

Fred and Myles attended a joint meeting Monday evening of the Comprehensive Plan Committee and the Economic Development Committee. Economic Development Committee will be leading the effort to get a community survey, questionnaire going and an open forum for people to have a chance to talk to Town officials about what they see are development issues. The Economic Development Committee is creating a flyer that will be circulated.

Fred stated that there is a perception out there that the Planning Board can help bring business to the community. Fred stated that it is not like there is business that has been discouraged by the Planning Board. He feels that we are one of the easier Planning

Boards to get through. Economic Development Committee's job is to try to get business to come to the Town.

Myles stated that he hopes that the meeting that may transpire in the next few months does not turn into a session where everybody beats up on the Planning Board. Anyone appointed to a Planning Board knows that they have certain responsibilities under State Law and the Town Code and you have to look at the big picture in order to do your SEQR process. He thinks that some applicants or business sponsors are not aware of the process and when we do our review they may think that we are being redundant when we do our review and double check to see that other State agencies get involved when necessary. Sometimes the projects get held up and not because of something we are doing but because they are going to a State agency for review.

Fred stated that if a business is going to move into a store and maybe the use has changed but if they are not going to change anything physically on the property and it is a permitted use they should not need to come to the Planning Board. This can be dealt with by the Building Inspector.

Roxanne stated that the Ulster County Planning Board is planning on going completely electronic for submission of materials. They hope to have this accomplished by 2018. The consultants could submit this way and the paperwork that comes to us will need to be scanned and sent to them digitally. They still want one hard copy for their file. They want to put the electronic application out on their website for everyone to review.

The new Building Inspector, Sal Morello, was introduced to the Planning Board.

**MARGARET MADE A MOTION TO ADJOURN, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. MEETING ADJOURNED AT 9:00 PM.**

**NEXT MONTHLY MEETING: FEBRUARY 8, 2017**

**DEADLINE DATE: JANUARY 25, 2017**

**NEXT PRE-SUBMISSION: FEBRUARY 15, 2017**

Respectfully submitted by:

April Oneto  
Planning Board Secretary

