

**PLANNING BOARD MEETING
JANUARY 10. 2018**

PRESENT: **Roxanne Pecora
Fred Zimmer
Melanie Marino
Darin Dekoskie
Dan Michaud**

EXCUSED: **Mark Anderson**

ALSO PRESENT: **Myles Putman, Consultant**

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:35 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 December 13, 2017 meeting and if there were any changes or corrections.

DAN MADE A MOTION TO APPROVE THE DECEMBER 13, 2017 MINUTES SECONDED BY MELANIE. MOTION PASSED WITH A VOTE OF 6-0.

VOUCHERS:

April Oneto (secretarial services).....83 hours

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

OLD BUSINESS:

KENNEDY: Case #2017-14 – Special Use Permit/Site Plan – 639 Third Ave., Sleightsburgh; SBL: 56.044-2-24.1

Applicant Paul Kennedy was present.

FRED MADE A MOTION TO APPROVE THE SPECIAL USE PERMIT/SITE PLAN FOR KENNEDY, CASE #2017-14, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes
Roxanne.....yes

Applicant was requested to submit 6 paper copies of the site plan signed by him for Board signatures.

MURPHY (Leprechaun Ventures): Case #2017-09 – Special Use Permit/Site Plan – 676 Broadway (US Route 9W; State Hwy 310), Ulster Park; SBL: 63.004-5-16-221

Steve Murphy (owner) and Charles Wesley were present.

Myles reviewed ML Putman Consulting Report dated 1/10/18. Copy was given to applicant and copy was placed in file.

Applicant contacted NYSDOT and has received paperwork to be completed for Highway Work Permit. Agricultural Data Statement has been completed and a copy has been placed in the file.

Chairperson Pecora read the Ulster County Planning Board Response dated 11/1/2017. There were two required modifications:

Access:

Required Modification: The applicant will need to contact NYSDOT to apply for permit to develop a commercial driveway/access permit. The adequacy of existing sight distances may also require verification.

Applicant has contacted NYSDOT and is in the process of completing paperwork for the permit.

Outdoor Storage:

Required Modification: If any storage of vehicles or materials is intended to occur outside of the proposed storage shed their locations will need to be indicated on the site plan and screened, if necessary, from their residential neighbors.

Roxanne asked the Board if they are happy with the applicant’s explanation of the use of this property. Dan asked if applicant was going to have equipment around the outside of the storage shed. Steve responded that the purpose of building the shed is to put the equipment inside. He stated that he is not proposing any outside storage. Applicant will meet County requirement.

FRED MADE A MOTION TO APPROVE THE SPECIAL USE PERMIT/SITE PLAN FOR MURPHY (LEPRECHAUN VENTURES), CASE #2017-09, SECONDED BY MELANIE. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:

Darin.....yes
Dan.....yes
Melanie.....yes
Fred.....yes
Roxanne.....yes

Applicant was requested to provide six (6) paper copies of the site plan signed by him for Board signatures.

P.Z.R. CONSTRUCTION, INC. (Ruggieri): Case #2017-16 – Subdivision – 360-370 Broadway (US Route 9W; State Highway 310), 159-189 Clay Rd. (Town Hwy 931), Port Ewen; SBL: 56.083-4-10.121

Applicant represented by Jeff Hogan, Praetorius and Conrad, P.C. and property owner Deborah Ruggieri.

Myles reviewed M.L. Putman Report dated 1/9/18. Copy was given to applicant and a copy was placed in the file.

Myles stated the applicant needs to contact the NYSDEC Natural Heritage Program in Albany for more information regarding the species that may exist on or near the site. Myles will contact State Historic Preservation Office (SHPO) in regards to a preliminary assessment of possible project related impacts upon cultural resources that may exist on or near the site, and subsequent actions, if any, to be taken. He will enter the project information into the SHPO’s on-line Cultural Resource Information System (CRIS).

We have received the letter from the Highway Superintendent and the Agricultural Statement Form has been completed.

Discussion took place regarding the wetland area shown on the topo maps. Myles requested that Jeff list the source map. Jeff asked if the Board wants this outlined on the subdivision map. It was agreed that this should be shown on the map.

STEVE MORRIS (“Caffeine”): Case #2017-15 – Special Use Permit/Site Plan (mixed use occupancy) 154 Broadway (US Rt. 9W; State Hwy 310) Port Ewen; SBL: 56.059-3-13

Applicant was represented by Steve Haberstroh. Steve submitted a letter giving him permission from Steve Morris to represent him.

Myles reviewed M.L. Putman Report dated 1/5/18. Copy was given to applicant and copy was placed in file.

Applicant was told that the Board would like a description of all the landscaping i.e. what will be in the planting boxes, possible lawn or ground cover adjacent to the parking area, etc. It would be helpful to spell some of this out. The Board would like a more accurate description of what the vegetation will be. Screening for the dumpster was suggested and the location of the dumpster was discussed. Small garage in the back was discussed and Steve said that they plan to leave it up and use it for storage for Steve Morris Design.

Myles stated that they will need nine (9) parking spaces for the coffee shop and two (2) for the rental unit. There will be handicapped spots and there will be a ramp in the back right by the handicapped spots.

Hours of operation were discussed. Steve stated that they were planning on doing breakfast, lunch, dinner and cocktails. Hours of operation would be 6:00 a.m. to 12:00 midnight. They are planning on offering spirits, beer and wine. Outside serving hours will close by 10:00 p.m.

Steve stated that Steve Morris owns both surrounding properties. Fred mentioned that the billco doors do not show on the plans and they are in the area of the courtyard. Steve stated that the plan is to relocate the doors into the actual back of the building.

They are planning on calling the establishment the Caffeine Café. The plan is to have a door coming out on the side and going into the gallery and a door coming out right onto the courtyard. He said that the art gallery will open for specific shows that will be open on specific days.

Surface of the parking area was discussed. Steve stated that they were not going to pave it right away. They are going to get some sort of dust free aggregate. Fred mentioned that the only thing they would be able to put down would be millings (recycled blacktop). There was some discussion about Item 4.

Applicant was told to revise the site plan to include the issues discussed tonight. He was told that he will need to provide lighting details and the lighting needs to be glare shielded. The signage should be shown with measurements and details. If they are planning on putting in a bicycle rack, this needs to be shown. Myles asked for a graphic scale and the Board is in agreement.

Steve was told that we need to have a proper site plan with everything on it and necessary notes should be on the plan i.e. hours of operation, signage details, lighting details, landscaping plan, etc.

ZBA REFERRALS

Gregory and Patricia Messina - 206 Tilden Street, Port Ewen

They are requesting an area variance to Article V, Section 123-21 to build a single family home (1,800 – 2,000 sq. ft.) on a property that formerly had a three bedroom trailer.

Planning Board reviewed the material submitted and the Board feels that the variance should be granted.

PLANNING BOARD LIAISON TO THE BUILDING DEPARTMENT:

Carfora – 50 Chambers Road, West Park

Fred had a brief discussion with the Building Inspector regarding this property. They are presently before the ZBA for an area variance. Applicant is having a Title Search done and when completed Building Inspector will contact Peter C. Graham, Esq. (Planning & Zoning Attorney) to review.

Star Vodka is on the agenda for an amendment to their application to their site plan. They have been scheduled for a pre-submission meeting.

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

NEXT MONTHLY MEETING: FEBRUARY 14, 2018

DEADLINE DATE: JANUARY 31, 2018

NEXT PRE-SUBMISSION: FEBRUARY 21, 2018

Respectfully submitted,

April Oneto
Planning Board Secretary

