

PLANNING BOARD MINUTES

January 20, 2025

Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Member Christina Hill, Member Sal Morello (7:30 p.m.), Member David Mastny, Member Ephie Trataros (6:47 p.m.) and Member Steve Bailer

Also present: Dylan Harris, Esq. and Alternate Jarad Keplinger

The meeting commenced at 6:40 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a motion to enter into an executive session to discuss litigation. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and all members present voting in favor, the Motion to enter into an executive session at 6:41 p.m. passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Absent (joined executive session at 7:30 p.m.)
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Absent (joined executive session at 6:47 p.m.)

Chairperson Pecora called for a motion to come out of executive session. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and all members present voting in favor, the Motion to come out of executive session at 7:35 p.m. passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

Chairperson Pecora announced that two new members, Christina Hill and Ephie Trataros, had been appointed to the Planning Board. Each Member introduced themselves. Past Member Chris Marta was thanked for his service as a Planning Board Member. Newly appointed Alternate Member Jarad Kiplinger was in attendance and welcomed.

Chairperson Pecora called for a motion to approve the December 16, 2024 Minutes. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and all present voting in favor, the Minutes were approved by a vote of 7-0.

Vouchers:

Nelson, Pope & Voorhis – Castlemore Holdings Escrow	\$ 620.00
Whiteman, Osterman & Hanna, LLC – Legal Services to Planning Board	\$ 965.00
Whiteman, Osterman & Hanna, LLC – K&Y Escrow	\$ 162.50
Nelson, Pope & Voorhis – December 2024 Planner Services	\$ 2,700.00
Nelson, Pope & Voorhis – November 2024 Planner Services	\$ 2,700.00
New York Planning Federation – 2025 Dues	\$ 295.00

Chairperson Pecora called for a motion to approve the vouchers. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and all present voting in favor, the Vouchers were approved by a vote of 7-0.

PUBLIC HEARING:

K&Y Site Plan/SUP – Khattar Elmassalemah, P.E. Agent – Case No. 2024-1; SBL No. 63.2-3-8; 126 Ulster Avenue; LI & Route 9W Overlay District

Chairperson Pecora entertained a motion to open the Public Hearing. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and all present voting in favor, the motion passed 7-0 to open the Public Hearing at 7:40 p.m. by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

Chairperson Pecora read the Public Hearing Notice for the record. Khattar Elmassalemah, P.E. and owner Ahmed Magdi were present.

Russell Shultis – 15 Anna Lane – Stated the the Public Hearing Notice was dated January 13th and he had not received it until Saturday, January 18, 2025 and requested that the Public Hearing remain open to provide the public the opportunity to review the application.

It was noted that the Town Code required public hearing notices to be mailed five (5) days prior to a public hearing.

Daniel Almasi – 145 Ulster Avenue – Directly impacted himself and his neighbors and had concerns. Would like the opportunity to review the file and supported the public hearing be held open.

Thomas Killeen – 134 Ulster Avenue – Inquired if the swamp was filled in, where would the water go.

Brian Pece – 124 Ulster Avenue – His property was adjacent to the subject property and he also received the Notice on the Saturday prior to the meeting. He had received documents from the Administrative Assistant to review but would like more time to review. Mr. Pece had concerns relative to conducting neighborhood impact studies ie., noise, safety, traffic, aesthetics in relation to the surrounding properties and the effect on property values. He was looking for safety and emergency plans as well as addressing the sight distance being met relative to the entrance and the use of a flagger. He extended an invitation for the Members to visit his property to observe how the proposal would impact his property. Lastly, he questioned the history of the company, was it familiar with the type of business and what its qualifications were to operate the business.

Vincent Nelson – Britt & Graff Employee – Concerned with safety relative to the number of trucks and service trucks going in and out of Ulster Avenue, the number of employees and what procedures would be to close down business in an emergency.

Pat O'Brien – 127 Ulster Avenue – Supported comments of Mr. Nelson and asked if the Fire Department was aware of the proposal and was it able to handle hazardous materials.

Ray Navarra – Britt & Graff – Stated a class was required to obtain required certifications to handle propane.

Chairperson Pecora entertained a motion to continue the Public Hearing at 7:35 p.m. on February 17, 2025. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Bailer and all present voting in favor, the motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

OLD BUSINESS:

Chilcott Sign - Case No. 2024-8; SBL No. 70.4-1-16.200; 621 Route 32, New Paltz; R40 Zoning District

Todd Coutant and Alexander Chilcott were present.

The Applicant had been referred to the ZBA for an area variance to allow a 3' x 18' exterior sign. The Decision of the ZBA had been provided to the Planning Board.

Chairperson Pecora entertained a motion to approve the sign. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and all present voting in favor, the motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

The Administrative Assistant was directed to provide a copy of the Application with the ZBA Decision to the Town Assessor for the property records. Member Morello noted that the Municipality program included the Assessor and was also available to the public for Planning Board, ZBA, and Building Department records.

K&Y Site Plan/SUP – Khattar Elmassalemah, P.E. Agent – Case No. 2024-1; SBL No. 63.2-3-8; 126 Ulster Avenue; LI & Route 9W Overlay District

Engineer Elmassalemah stated that Vice-Chairman DeKoskie had conducted a site visit with him. He stated that, although the sight distance did not meet standards, there was a couple of hundred feet for visibility. He had spoken to the Ulster County Highway Department which indicated that any signage could be addressed during the permitting process for a curb cut. The proposed driveway had been moved as far north as possible with clear cutting at the edge of the property to be maintained. Addressing two additional comments, more trees were proposed to shield the site line to property and the security lights were specified to be no more than 27K. Less than a tenth of an acre was proposed to be disturbed and the wetlands were not being filled in. Engineer Elmassalemah stated that everything on the plan reflected recommendations of the Planning Board and he felt all comments had been addressed.

Vice-Chairman DeKoskie stated the largest item of concern he had was to put a flagger out. The Applicant couldn't move forward without getting approval from the County and may be able to be a condition of approval.

In response to a question from Member Hill, Engineer Elmassalemah stated that the business was a private family business with no proposed public with the trucks coming into the site would be one in the evening and one in the morning. Mr. Magdi had owned the business for years.

Member Mastny was still concerned regarding access and site distance and referenced comments provided by the Town Designated Engineer. The County could not deny the Applicant access to his property. Chairperson Pecora read the email provided by Brendan Masterson, Commissioner of Ulster County Public Works. The Planning Board was taking a hard look under SEQRA relative to the traffic and safety of the County Road. Attorney Harris stated that it was a County road and issue. Member Morello was concerned about the safety issue and felt a right turn only

could mitigate the safety concerns. The issue then trucks would be entering into the traffic intersection which raised additional safety concerns.

Member Mastny read the September 12, 2024 letter from Town Engineer. Chairperson Pecora read email from October 14, 2024 (noting that comments were preferred on CHA letterhead).

Vice-Chairman DeKoskie would work with Engineer Elmassalemah to conduct another site plan in relation to the neighboring properties and visual impacts.

Castlemore Holdings, LLC Site Plan/SUP – Matt Towne, P.E. Agent- Case No. 2023-19; 38 Hudson Lane, Ulster Park; SBL No. 64.3-5-2.320; R40 Zoning District

Tommy Yan was present for the Application review.

The Site Plan had been revised to include a Phase 2 plan. The current review provided by Planner Franson had comments that needed to be addressed in writing, specifically a response from the NYS DEC regarding the wetland regulations and wetland delineation. The Applicant had contacted the NYS DEC for a jurisdictional determination.

The Applicant attended two workshops in November and December 2024. As a result, the number of cabins had been reduced in a first phase but for the purpose of SEQRA, the current review was 24 cabins proposed with 8 additional proposed for Phase II. With regard to amenities, previously 36 cedar soaking hot tubs and solo stoves had been proposed and had been reduced to 16 cabins with hot tubs and solo stoves and cold plunge with electric cedar sauna barrels were proposed for remaining 8 cabins. The Applicant had consulted a Hudson Valley Hospitality Services for overall feasibility. The present submission was to obtain input from the Planning Board. Originally an 1800 sf employee's facility had been proposed but would be revised to include a coworking area for guests.

Member Morello confirmed that the Applicant had contacted the NYS DEC jurisdictional determination to which Mr. Yan responded that he had and the response may take up to 90 days. Member Morello suggested that information should be provided and sent to the CHA since new buffer zones may be required. Attorney Harris remarked that the project was required to be reviewed as a whole for the purposes of SEQRA (Phase I and II). The Applicant could return in the future indicating if the plan was good, or that changes were necessary and reopen the review for Phase II.

Well testing had been conducted and the Planner had been requesting the results. The well tested did not provide sufficient water and the Applicant was consulting with its hydrogeologist for a second well drilling test. Once sufficient water was available, the hydrogeologist suggested that the water testing results be provided simultaneously. The second well location was potentially near the proposed maintenance building.

Chairperson Pecora suggested delineating phase II layout in color to contrast from Phase I.

Member Mastny questioned the need to have amenities at all cabins. Mr. Yan responded that having less to offer defeated the ethos of upscaling the offering. Attorney Harris stated a positive of having amenities at the cabins reduced the number of people congregating and keeping the neighborhood quieter which promotes the quiet nature of the plan.

Vice-Chairman DeKoskie had concern regarding additional traffic on Hudson Lane, getting into and out of the site safely and wanted to refer to the matter to the Town Board/Highway Department for suggestions on what scenarios could take place, ie. reduced 35 mph speed.

Member Bailer commended the Applicant for addressing the requests made.

Member Morello didn't see sufficient parking for 80 guests. Mr. Yan responded that there was parking for each cabin and were designed to accommodate large groups. All parking had been calculated on prior submittals. Traffic monitoring was not proposed but all traffic would be passing by the maintenance building and registrants would receive a touch-free code to access cabin. Persons accessing the site would not have access to facilities.

Hendrick LLA – Case No. 2025-1; SBL Nos. 56.60-1-4 & 42; 137-143 Broadway; BC Zoning District

Agent Don Brewer was not in attendance and the review was tabled. Chairperson Pecora stated that the pending Site Plan/SUP application and the lot-line adjustment needed to be reviewed to avoid segmentation.

Contracts -

Chairperson Pecora entertained a motion to approve execution for 2025 Contract of Bonnie Frason, AICP of Nelson, Pope and Voorhis for planning services. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and all present voting in favor, the motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

Chairperson Pecora entertained a motion to approve execution for 2025 Contract of Whiteman, Hanna & Osterman, Dylan Harris, Esq. for legal services. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Bailer and all present voting in favor, the motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye

Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

Chairperson Pecora entertained a motion to approve execution for 2025 Contract of CHA Consulting Inc. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Morello and all present voting in favor, the motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Christina Hill	Aye
Ephie Trataros	Aye

Previous Member Chris Marta had been presiding over workshop meetings and would no longer be able to participate. Discussion ensued regarding the feasibility of each Member attending two occurrences per year, Planner Franson hosted via ZOOM and events could be scheduled to accommodate participants.

Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and all Members in favor, the meeting was adjourned at 9:48 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: February 3, 2025
Approved: February 17, 2025