

**TOWN OF ESOPUS PLANNING BOARD MINUTES  
FEBRUARY 13, 2019**

**PRESENT:**           **Roxanne Pecora, Chairperson**  
                          **Fred Zimmer, Vice Chairperson**  
                          **Dan Michaud**  
                          **Darin Dekoskie**  
                          **Greg McCord**  
                          **Melanie Marino**  
                          **Mark Anderson**

**ALSO PRESENT:**   **Alan Sorensen, Consultant, Town Board Member Gloria VanVliet**

The meeting of the Town of Esopus Planning Board was called to order at 7:40 P.M. Chairperson Pecora commenced roll call and upon determining that a quorum was present, continued with the Pledge of Allegiance.

**MINUTES:** Chairperson Pecora asked if the Board had read the minutes of the January 9, 2018 meeting and called for a Motion to approve the Minutes as presented.. **Upon Motion of Member Fred Zimmer, seconded by Member Mark Anderson and the affirmative vote of all members, the motion passed 7-0.**

**VOUCHERS:**

Voucher from HSC Esopus, LLC to T/O Esopus for Public Hearing Fee	\$ 200.00
Planning Consultant Alan Sorensen, Planit Main Street - Services provided for the Month January 2019	\$2,300.00
Planning Consultant Alan Sorensen, Planit Main Street – Escrow Voucher for HSC Esopus, LLC Site Plan	\$ 455.00
CHA Engineering Review Escrow Voucher for HSC Esopus, LLC Site Plan	\$2,985.00
Administrative Assistant, Lisa K. Mance	103 hours

**Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Dan Michaud, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed with a vote of 7-0.**

**Chairperson Pecora called for a Motion for the Board to enter into executive session for a legal matter. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all Members, the Board entered into executive session at 7:40 p.m.**

**Chairperson Pecora called for a Motion for the Board to come out of executive session. Upon Motion of Member Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all Members, the Board entered into executive session at 7:45 p.m.**

**PUBLIC HEARING:**

**HSC ESOPUS LLC (Owner, VENDITTI): Case #2018-11 – Subdivision and Site Plan – 1182 Broadway, 174 Hudson Lane, Ulster Park; SBL No. 64.3-3-15**

Caryn Mlodzianowski of Boehler Engineering and Bridget Madison, Development Coordinator for Hix Snedeker Companies were present.

**Chairperson Pecora entertained a Motion to Open the Public Hearing. Upon motion of Member Mark Anderson, seconded by Member Melanie Marino, and the affirmative vote of all members, the Motion passed 7-0 and Chairperson Pecora thereafter read the Public Hearing Notice into the record at 7:47 p.m.**

There being no persons present to address the Board, **Chairperson Pecora called for a motion to close the Public Hearing. Upon Motion of Member Mark Anderson, seconded by Vice Chairman Fred Zimmer and the affirmative vote of all Members, the motion passed 7- 0.**

Chairperson Pecora noted that letters from the New York State Department of Environmental Conservation Natural Heritage Program dated February 12, 2019 and the United States Department of the Interior Fish & Wildlife Service dated January 31, 2019 raised no major concerns with regard to threatened or endangered species. The Ulster County Planning Board (hereinafter referred to as UCPB) Referral Response of February 6, 2019 had been provided and Chairperson Pecora read the comments contained therein.

Planner Alan Sorensen reviewed the content of his project notes, indicating that the proposed Subdivision was straight forward and recommended approval. With respect to the Site Plan, he had noted that the Applicant had adequately addressed the comments of Clough Harbour's Engineer as well as the comments of the Planning Board, and with regard to the UCPB's required modification pursuant to §123-17C and compliance with the design standards of the Route 9W Overlay District, it was Mr. Sorensen's opinion that each of the 4 points had been met and there was no need to address this further.

The Board collaboratively reviewed each of the recommendations with required modifications with the following statements:

- Requirement to obtain Ulster County Board of Health Department approval was normally a condition of approval for all applications.
- The cross access had been provided and would be shown on the site plan although the likelihood of it ever being utilized was not anticipated.

- Discussion ensued with regard to the parking lot truck route (delivery). Ms. Mlodzianowski noted that the trucks normally were on the location for a minimal amount of time and even though some parking may be blocked, there was adequate parking elsewhere. Member DeKoskie noted that requiring a larger parking area with additional pavement was not desirable. The number of collisions was questionable and most likely, not a common occurrence as it was the job of the driver to avoid such collisions.
- Ms. Mlodzianowski noted that one (1) 24’ pole light had been provided so as not to have to place poles everywhere.

Chairperson Pecora called for a motion to accept the recommendations of the UCPB relative to the UCDOH approval , NYS DOT approval of the driveway and compliance with requirements pursuant to §123-17C as it relates to Route 9W Overlay District; waiving the requirements pertinent to the cross access and lighting (there is one 24’ light indicated on the plans) and noting that there were no required modifications relative to the truck turning movements but the Board did review and found it to be acceptable. **Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the affirmative vote of all Members, the motion to override the required modifications of the UCPB, as noted above, passed 7-0 by the following vote:**

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

**Chairperson Pecora called for a Motion to issue a SEQRA Negative Declaration for both the Site Plan (File No. 2018-12) and Subdivision (File No. 2018-11) applications. Upon Motion of Member Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of all Members, the motion passed 7-0 by the following vote:**

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

**Chairperson Pecora called for a Motion to approve the proposed subdivision, conditioned upon submission of a Mylar and six (6) paper copies and payment of a \$2,000.00 Recreation Fee. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all Members, the motion passed 7-0 by the following vote:**

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

**Chairperson Pecora called for a Motion to issue site plan approval, conditioned upon submission of UCDOH approval and submission of a final Site Plan with corrected boundary lines indicated. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all Members, the motion passed 7-0 by the following vote:**

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

**OLD BUSINESS:**

**OLD STOCKADE DEVELOPMENT - Case #2016-12–Site Plan & SUP (Storage) 564 Broadway, Ulster Park; SBL No. 63.2-3-10**

Architect Ciro Interrante was present as well as Greg Berardi, and Stephan Sanzi.

Planner Sorensen provided synopsis of his project review notes. Recommendations included possible lighting hours curfew and Ulster County Department of Transportation approval of the curb-cut. The Board requested that Mr. Interrante provide sign location and dimensions.

Photographs of sign renderings were submitted as examples. Planner Sorensen noted that the actual size and dimensions of the proposed sign for the site plan would be required.

It was noted that inlet and outlet elevation details for the inversion pipe needed to be reviewed by the New York State Department of Transportation (hereinafter referred to as NYSDOT). Vice-Chairman Zimmer requested that the information be provided to the Planning Board prior to forwarding to NYSDOT.

Chairperson Pecora requested a note be placed on the plans that one (1) lane was to remain open on Cross Street during construction for TEVAS (Town of Esopus Volunteer Ambulance Squad). The drainage study needed to include the limits of disturbance for the pipe. Since NYS DOT approval was required, it was determined to be best if that approval was obtained prior to the

drainage study being referred to the Town's Engineer in the event the NYS DOT required modifications or denied the approval.

Vice-Chairman Zimmer stated for the record that he preferred the storage area be paved given its location along Route 9W which reduced the need for maintenance and weed removal. Gregg Berardi indicated that the possibility of obtaining a bond to pave within (2) two years could be considered as part of the final conditions of approval. Mr. Berardi noted that he had been in contact with Dave Corrigan of NYS DOT and would be providing the plans to him for review.

Another condition to be placed on the site was that there would be no outdoor storage of equipment and materials on the project site. The suggested time to institute the lighting curfew was 9:00 p.m., with the suggestion that timing half of the lights to turn off at that time of the evening may be the most effective. The applicants were using Timely Signs and would be providing the specs for signs.

### **ZBA REFERRALS**

There were no comments with regard to the Nichols referral for an area variance for a two-family residence located at 138 Second Street, Connelly, NY; SBL No. 56.50-3-38.

**PLANNING BOARD LIAISON TO BUILDING DEPARTMENT: REPORT – FRED ZIMMER** had no new information to provide to the Board this month.

**UPON MOTION OF MEMBER DAN MICHAUD, SECONDED BY MEMBER DARIN DEKOSKIE, AND THE AFFIRMATIVE VOTE OF ALL MEMBERS, THE MEETING WAS ADJOURNED AT 9:37 P.M.**

**NEXT MONTHLY MEETING: March 13, 2019**

**DEADLINE DATE: February 27, 2019**

**NEXT PRE-SUBMISSION: March 20, 2019**

Respectfully submitted:  
Lisa K. Mance, Administrative Assistant  
Date prepared: February 21, 2019  
Date approved: March 13, 2019