

**TOWN OF ESOPUS PLANNING BOARD MINUTES**  
**February 13, 2023**

**PRESENT:** Vice-Chairman Darin DeKoski, David Mastny, Sal Morello, and Dan Michaud

**EXCUSED:** Chairperson Roxanne Pecora, Mark Anderson and Alexis Breheny

**ALSO PRESENT:** Planning Board Consultant Tom Shepstone

Vice-Chairman DeKoskie called the meeting to order at 7:33 p.m. with the Pledge of Allegiance.

**Vice-Chairman DeKoskie called for a Motion to approve the January 16, 2023 Minutes.**

Upon Motion of Member Michaud, seconded by Member Mastny and the affirmative vote of all Members present, the Motion passed.

**VOUCHERS:**

Shepstone Management Co. Services provided for January 2023	\$2,700.00
Clough Harbour & Associates, LLP – January services of Tony Stellato, P.E. – Esopus Farms Site Plan	\$ 200.00
Clough Harbour & Associates, LLP – January services of Tony Stellato, P.E. – Lighthouse Village Site Plan	\$ 600.00
Clough Harbour & Associates, LLP – January services of Tony Stellato, P.E. – Port Ewen Fire Department Site Plan	\$3,560.00
Administrative Assistant Lisa K. Mance	78.5 hours

**Vice-Chairman DeKoskie called for a Motion to approve the submitted vouchers.** Upon Motion of Member Morello, seconded by Member Michaud and the affirmative vote of all members present, the Motion passed 4-0-3.

**PUBLIC HEARING:**

**Paola Gagliardi Dasilva 2-lot Subdivision (Patricia Brooks, L.S.) – Case No. 2023-2; 568 Lakeview Terrace; SBL No. 56.18-2-24.100; R-40 Zoning District**

Patricia Brooks, L.S. was present as agent for the Applicant.

**Vice-Chairman DeKoskie called for a Motion to open the Public Hearing.** Upon Motion of Member Mastny, seconded by Member Michaud and the affirmative vote of Members present, the motion passed 4-0-3 and the Public Hearing commenced at 7:35 p.m..

Resident Mary Murphy expressed concern that the large parcel could be used for a large commercial development. Surveyor Brooks obtained permission to respond, stating that the proposal was for a private sale for a proposed single-family residence.

**Vice-Chairman DeKoskie called for a Motion to close the Public Hearing.** Upon Motion of Member Mastny, seconded by Member Michaud and the affirmative vote of Members present, the motion passed 4-0-3 and the Public Hearing adjourned at 7:37 p.m.

**OLD BUSINESS:**

**Paola Gagliardi Dasilva 2-lot Subdivision (Patricia Brooks, L.S.) – Case No. 2023-2; 568 Lakeview Terrace; SBL No. 56.18-2-24.100; R-40 Zoning District**

Planner Shepstone provided a review of his recommendations to the Planning Board. The Applicant had requested a waiver of the Ulster County Board of Health (UCBOH) approval. Planner Shepstone suggested that the Planning Board require that conditions be placed on the map. The Planning Board had requested that it be demonstrated that a driveway could be constructed on the site and, if it was built, it would need to comply with the driveway standards of the Town. The road was not necessarily planned at this time. Surveyor Brooks read a note that had been placed on the maps stating “Lot 2 shall not receive a building permit until an engineered plan for driveway construction not to exceed 12% grade is submitted to the Building Department. Construction on Lot 2 shall be subject to compliance with all applicable Codes required by the Town of Esopus, County of Ulster and State of New York. The Planning Board agreed that the requirement for UCBOH approval would not be required due to the size of the lot being created (over 5 acres). Member Morello asked what would happen if the 12% grading of the driveway could not be met. Surveyor Brooks stated that it had been demonstrated that the 12% grading could be met and if there was a straight line from Lakeview Terrace and the elevation at the proposed house would be 11%. Member Morello calculated a portion appeared to be 20% grading. Surveyor Brooks responded that the difference in grading allowed for grading to meet the 12% from point A to point B if necessary but the grading had not been would need to be confirmed by a licensed engineer.

**Vice-Chairman DeKoskie called for a Motion to grant approval conditioned upon the appropriate note being place on the maps, submission of a mylar and 6 copies and payment of a \$2,000.00 recreational fee.** Upon Motion of Member Mastny, seconded by Member Michaud and the affirmative vote of Members present, the motion passed by the following vote:

Roxanne Pecora	Excused
Darin DeKoskie	Aye
Mark Anderson	Excused
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Excused
Dan Michaud	Aye

**West Shore Solar LLC (BO Energy) now Clean Capital Site Plan/SUP – Case No. 2021-15; SBL No. 71.4-4-28.200; R-40 Zoning District**

Planner Shepstone stated that the request before the Planning Board was simple. Approval of a Site Plan for the installation of a solar field had been granted in July of 2022 and the Applicant requested an extension of the approval to July 21, 2023.

**Vice-Chairman DeKoskie called for a Motion to grant extension of the prior approval until July 21, 2023.** Upon Motion of Member Michaud, seconded by Member Mastny and the affirmative vote of Members present, the motion passed by the following vote:

Roxanne Pecora	Excused
Darin DeKoskie	Aye
Mark Anderson	Excused
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Excused
Dan Michaud	Aye

**Lighthouse Village (George Cuney) – Case No. 2020-8; 364 Broadway; SBL Nos. 56.83-4-10.123 & 124; R12 & GC 1 Zoning Districts**

Applicant George Cuney and Caleb Carr of Medenbach & Eggers were present.

Mr. Cuney referenced receipt of Planning Board’s Engineer Tony Stellato’s 7-page report, the Applicant’s response to same, and comment letters from Planner Shepstone. Caleb Carr had reviewed Creighton Manning’s Traffic Study from August 10, 2022 which had been based upon proposed 80 units for senior housing and the proposal had been revised to 71 units. The Members and Planner Shepstone had not received the traffic study and the Administrative Assistant would provide to everyone. The Ulster County Planning Board comments were wanted by the Planning Board prior to a public hearing being scheduled.

**Vice-Chairman DeKoskie called for a Motion to refer the application to the Ulster County Planning Board (UCPB).** Upon Motion of Member Mastny, seconded by Member Michaud and the affirmative vote of Members present, the motion passed by the following vote:

Roxanne Pecora	Excused
Darin DeKoskie	Aye
Mark Anderson	Excused
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Excused
Dan Michaud	Aye

The Esopus Water Board Superintendent would be requested to attend a future Planning Board meeting to provide his evaluation of the impact of the development on the ability of the infrastructure to adequately handle the additions to the sewer capacity.

**Streamside Farms Site Plan/SUP – Case No. 2021-16; 263 Mountainview Avenue; SBL No. 56.75-1-56.11; R12 Zoning District**

Owner Paul Page and Terry Hahn of LAPD Engineering were present.

Planner Shepstone recommended that the application be referred to the UCPB.

He stated that a thorough SEQRA Part II should be conducted after comments had been received from the UCPB. Ms. Hahn noted that the detention basins had been revised pursuant to the Board’s engineering CHA comments. The secondary access had been removed based upon the Esopus CEO’s determination relative to the requirement of a secondary access under the Code and the presence of requisite sprinkler system throughout the structures. A water line would need to be installed via Agnes Street that would create a loop to the proposed development but the emergency access had been eliminated from the plans. Member Mastny raised the concern with the infiltrated interceptors for the sewer system in the area and the ability for the infrastructure to support additional connections. The Applicant was provided (at the meeting) with the initial November 2022 opinion of the Esopus Water & Sewer Superintendent. Member Michaud asked that access from Agnes Street be protected from the public entering into the property and provide privacy to the neighbors. The Planning Board again wanted input from the Esopus Water and Superintendent to provide his opinion regarding the ability of the sewer capacities and the ability of the infrastructure to support development.

**Vice-Chairman DeKoskie called for a Motion to refer the application to the Ulster County Planning Board (UCPB).** Upon Motion of Member Mastny, seconded by Member Michaud and the affirmative vote of Members present, the motion passed by the following vote:

Roxanne Pecora	Excused
Darin DeKoskie	Aye
Mark Anderson	Excused
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Excused
Dan Michaud	Aye

There were no ZBA referrals.

Upon Motion of Member Mastny, seconded by Member Michaud, the meeting was adjourned at 8:15 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant  
Date prepared: February 27, 2023  
Date Approved: March 20, 2023