

**TOWN OF ESOPUS PLANNING BOARD MINUTES
MARCH 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**
 Town Board Member Chris Farrell (8:10 p.m.)

The meeting of the Town of Esopus Planning Board was called to order at 7:35 P.M. Chairperson Pecora commenced the meeting with the Pledge of Allegiance and an emergency exit advisory.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the February 13, 2019 meeting and called for a Motion to approve the Minutes as presented. **Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Mark Anderson and the affirmative vote of all members, the motion passed 7-0.**

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for February 2019	\$2,300.00
Planning Consultant Alan Sorensen, Planit Main Street – Escrow Voucher for HSC Esopus, LLC Site Plan	\$ 385.00
Administrative Assistant, Lisa K. Mance	60.35 hours

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

OLD BUSINESS:

208 BROADWAY (Owner Ryan Jabs) by John Stinemire as Agent; Case #2018-14 –Site Plan – 208 Broadway, Port Ewen; SBL No. 56.67-5-9

John Stinemire as Agent was present for the application.

Planner Alan Sorensen wished to acknowledge with regard to his notes that the project fell within the BC Zoning District of the Town and was subject to Site Plan Review only (and subsequently, Planner’s notes were revised to reflect correct Zoning District). Subsequently, the

Board clarified that the Zoning Board of Appeals application had been referred to the Ulster County Planning Board which came back with “no County impact” in December, 2018 but the application currently pending before the Planning Board also required referral to the Ulster County Planning Board due to its location of being within 500’ of a State Highway. No exceptions were able to be found after a review of the Ulster County Planning Board referral matrix. Chairperson Pecora noted that the decision of the Ulster County Planning Board (UCPB) was needed for the Planning Board to have a complete record. The Planning Board needed to refer the application to the UCPB for review of the Site Plan proposal.

Applicant was also requested to place the approved ZBA 6’ southern side-yard variance onto the site plans so that they become a permanent part of the site plan.

Member Fred Zimmer noted that when the new curb cut was going to be put in, the electrical was in same trench. Mr. Stinemire noted that there were curbs cuts on both the North and South side of the site – that the North side was to remain and the South side was being removed and that DOT was requesting depressed curb be removed and a full curb inserted. Alternatives to removing the Southern curb cut were discussed and that the possibility existed that it may be able to remain with minor alterations and savings in the expense of removing. Mr. Stinemire was also requested to submit a lighting cut sheet. The applicant indicated that he would be moving forward with the demolition of the existing structure during the pendency of the application before the Planning Board.

Chairperson Pecora entertained a Motion to determine the application complete and refer to the Ulster County Planning Board. Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

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

Chairperson Pecora entertained a Motion to waive the Public Hearing pursuant to written request of the applicant submitted under §123.47 (c) (5). Upon Motion of Member Dan Michaud, 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 elected to take the Agenda out of order and asked that Firmbach/Scenic Hudson LLA be entertained by the Board.

New Business:

Firmbach with Scenic Hudson LLA Case No. 2019-2; Lot Line Adjustment; 560 Swartekill Road, New Paltz, SBL Nos. 71.4-4-35 & 71.4-4-36.211

Peter McGinnis, Esq. representing Rudy Firmbach, Mr. & Mrs. Firmbach, Emily Hague, Project Manager with Scenic Hudson and Surveyor Bill Eggers were present on the application.

Planner Sorensen provided overview of his written comments and recommendations that are made part of the record on file with the Planning Office and incorporated herein.

The Board requested that certain items were needed to be placed on the lot line revision maps including the highway reservation note (25' from center of road); depiction of well and septic and appropriate signature block reflecting signatures of two (2) Planning Board members rather than Chairman and member. Chairperson Pecora noted that the acreage on the sketch were not accurate. The Applicants were directed to submit a written request if it was their intent to ask the Board to waive the public hearing which was subsequently provided by Emily Hague.

Ms. Hague provided visual material generated from Department of Environmental Conservation records which delineated wetlands and marsh areas, commenting that what was being proposed to be transferred to Scenic Hudson was land that did not lend itself to development with the Arnica Preserve being adjacent to Mr. Firmbach's property and that it was comprised mainly of wetland. The stream flowing through the Firmbach's property was an important tributary to Black Creek and transferring same to Scenic Hudson allowed the agency to further protect the watershed. The plan was to transfer the unusable portion of Firmbach's lands to Scenic Hudson and to allow the Firmbachs to retain a residential parcel and buildable lot "1A" that were to remain on the tax rolls.

Chairperson Pecora entertained a Motion to grant sketch plan approval and classify the action as Type II under SEQRA. Upon Motion of Vice-Chairman Fred Zimmer, seconded by Member Darin DeKoskie 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 recounted content of presentation at the Ulster County Planning Board meeting relative to the County Executive's Hudson Valley Rail Trail Plan and that the plan currently completely circumvented the Town of Esopus. Chairperson inquired as to whether Scenic Hudson could be of assistance in involving the Town to be included in the plan. Ms. Hague was going to put Supervisor Harris in touch with Heather Blaikie of Scenic Hudson.

OLD BUSINESS

P.Z.R. Construction (Ruggieri) – Case No. 2018-4; 8-Lot Subdivision; Clay Road(Route 9W), Ulster Park, SBL NO. 56.83-4-10.121

Jeff Hogan, P.E. of Praetorius & Conrad was present for the application and provided an update to the Board as to what had transpired since the last appearance before the Board. The Plan had been reduced from nine (9) lots to eight (8). He had not submitted the stormwater calculations until he had an opportunity to appear before the Board. He was looking to do a basic SWPPP based upon the 4.3 acres of disturbance. A catch basin was being proposed on Lot No. 6 which didn't contribute to that lot being attractive to development. Presently, the owner was planning on building on Lots 7 and 8 and willing to take on the responsibility of Lot No. 6 but that was not something that could be guaranteed for the future. Mr. Hogan was directed to determine if the Town Board was willing to accept a drainage district being accepted or alternatively, who would be responsible for the maintenance and expense of the catch basin. The drainage issue remained the largest concern of the Board, especially with issues previously with Plantasoe Kill Stream. Vice-Chairman Zimmer preferred the drainage plan be changed for each lot with Darin DeKoskie noting each individual homeowner being responsible for the maintenance of the drainage plan would be preferred. Mr. Hogan was requested to indicate drainage easement on the plan.

ZBA REFERRALS

There were no comments with regard to the Hughes application for an area variance regarding the location of a shed on property located at 988 Cow Hough Road, New Paltz, SBL No. 71.3-2-16.

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 VICE-CHAIRMAN ZIMMER, AND THE AFFIRMATIVE VOTE OF ALL MEMBERS, THE MEETING WAS ADJOURNED AT 9:31 P.M.

NEXT MONTHLY MEETING: April 10, 2019

DEADLINE DATE: March 27, 2019

NEXT PRE-SUBMISSION: March 20, 2019

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: March 22, 2019

Date approved: April 10, 2019