

**TOWN OF ESOPUS PLANNING BOARD MINUTES**  
**March 21, 2022**

**PRESENT:** Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Mark Anderson, Sal Morello and Alternate Fred Zimmer for Member Greg McCord

**EXCUSED:** David Mastny, Greg McCord and Dan Michaud

**ALSO PRESENT:** Planning Board Consultant Tom Shepstone and Councilman Jared Geuss

Chairperson Pecora called the meeting to order at 7:35 p.m. with the Pledge of Allegiance.

**MINUTES:** Chairperson Pecora asked if the Board had read the minutes of the January 17, 2022 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all members, the motion passed 5-0-2.

**VOUCHERS:**

Shepstone Management Co. Services provided for January 2022	\$2,700.00
Administrative Assistant Lisa K. Mance	161 hours
Refund BQ Energy Escrow	\$3,668.75
Streamside Farms Site Plan Escrow to CHA	\$ 265.00
Lisa Mance (purchase equipment for older HP laptop)	\$ 34.66

**Chairperson Pecora called for a Motion to approve the submitted vouchers.** Upon Motion of Member Sal Morello, seconded by Member Mark Anderson and the affirmative vote of all members present, the Motion passed 5-0-2.

**NEW BUSINESS:**

**Port Ewen Corp. Site Plan (Bulkhead) – Case No. 2022-3; 15 North Broadway; SBL No. 56.44-1-1.100; Waterfront Zoning District**

Sarah Lipnick, Esq. was present as Agent for the applicant.

Planner Shepstone reviewed his comments and recommendations to the Planning Board. The use of the bulkhead is an allowed use in the Waterfront District, qualifies as a Type II action, no §239 County Review is necessary and issuance of a SEQRA Negative Declaration and approval was recommended.

Attorney Barnett inquired if the 1000' office space use was intended. Attorney Lipnick responded that the office space was an intended use for the separate proposed site plan for a commercial business. The applicant was asked to submit separate plans specific to each application to avoid confusion.

**Chairperson Pecora called for a Motion to establish escrow in the amount of \$2,000.00.**

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord by	
Fred Zimmer	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Dan Michaud	Excused

Chairperson Pecora asked for questions from the Board. Attorney Lipnick stated that the bulkhead was to be used for storage vessels from the Maritime Museum and that no service to the public was being provided. No trash, restrooms or parking was needed for this proposal. The plans needed to indicate that the soil excavation area had been refilled, remove the office space/storage labels and any parking spaces. There would be no employees that would be present on the site. The applicant was currently working with the Maritime Museum to draft a license agreement.

**Chairperson Pecora called for a Motion classify the action as a Type II action under SEQRA.**

Upon Motion of Vice-Chairman DeKoskie, seconded by Fred Zimmer, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord by	
Fred Zimmer	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Dan Michaud	Excused

**Chairperson Pecora called for a Motion to waive the requirement for a public hearing pursuant to §123-47 C (6).**

Upon Motion of Member Mark Anderson, seconded by Vice-Chairman DeKoskie, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
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Darin DeKoskie	Aye
Greg McCord by	
Fred Zimmer	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Dan Michaud	Excused

**Chairperson Pecora called for a Motion for approval conditioned upon submission of revised plans indicating office/storage and parking removed from plans and that soil excavation area has been filled with six (6) paper copies.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord by	
Fred Zimmer	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Dan Michaud	Excused

**OLD BUSINESS:**

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

Applicant Paul Page was present for the application review.

Planner Shepstone stated that the Applicant had submitted a grading, drainage and utility plan and Stormwater Pollution Prevention Plan which should be reviewed by the Planning Engineering Consultant and the Board should decide whether to hold discussion until comments from the Engineer had been received. Vice-Chairman DeKoskie stated that although referral to CHA could be made, a more detailed SWPPP including calculations for discharge from stormwater basins be prepared to submit

Various Members voiced concerns regarding the proposal.

Applicant Page stated that all property maintenance was performed in-house.

The Secretary was directed to provide all traffic studies conducted to Alternate Zimmer.

**Chairperson Pecora called for a Motion to schedule a public hearing for April 18, 2022 at 7:40 p.m.** Upon Motion of Member Anderson, seconded by Member Morello, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord by Fred Zimmer	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Dan Michaud	Excused

Mr. Page was going to e-mail Vice-chairman DeKoskie for a “punchlist” of what additional information should be provided in the SWPPP.

**WP Property Holdings, LLC (Lynn Pincus) Amended Site Plan – Case No. 2021-27; 9 Chambers Road; SBL No. 80.1-3-25; R-40 Zoning District**

Jillian Wermer was present as Agent.

**Chairperson Pecora called for a Motion for approval conditioned.** Upon Motion of Member Morello, seconded by Member Anderson, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord by Fred Zimmer	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Dan Michaud	Excused

**NEW BUSINESS:**

**Germano LLA – Case No. 2022-1; 8 & 10 Ulster Avenue, SBL Nos. 63.4-5-19&20; R-40 Zoning District**

Applicant Ernest Germano was present for the application review

Planner Shepstone provided an overview of his recommendations.

**Chairperson Pecora called for a Motion to waive the requirement of a public hearing pursuant to §107-16(a).** Upon Motion of Member Anderson, seconded by Alternate Zimmer, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye

Greg McCord by  
Fred Zimmer           Aye  
Mark Anderson        Aye  
David Mastny          Excused  
Sal Morello            Aye  
Dan Michaud           Excused

**Chairperson Pecora called for a Motion to grant approval upon with submission of a mylar and six paper copies for signature.** Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora        Aye  
Darin DeKoskie        Aye  
Greg McCord by  
Fred Zimmer           Aye  
Mark Anderson        Aye  
David Mastny          Excused  
Sal Morello            Aye

**Weidner Subdivision – (Heather Gabrielle of Medenbach & Eggers as Agent) – Case No. 2022-2; 90 Popletown Road, SBL No. 71.2-2-6; R40 Zoning District**

Heather Gabrielle of Medenbach & Eggers was present for the application review.

Planner Shepstone reviewed his memorandum, noting that a map note for bat protocol would be needed as well as Board of Health approval and a consideration to make access road doublewide may detail to be considered. A minimum 22' wide access would eliminate the need for a road maintenance agreement. Attorney Barnett cautioned to review setback requirements.

**Chairperson Pecora called for a Motion to schedule a public hearing for April 18, 2022 at 7:50 p.m.** Upon Motion of Vice-chairman DeKoskie, seconded by Member Anderson, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora        Aye  
Darin DeKoskie        Aye  
Greg McCord by  
Fred Zimmer           Aye  
Mark Anderson        Aye  
David Mastny          Excused  
Sal Morello            Aye  
Dan Michaud           Excused

There were no ZBA referrals

**Chairperson Pecora called for a Motion to adjourn the meeting.** Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie and the affirmative vote of all Members present, the meeting was adjourned at 8:55 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: April 4, 2022

Date Approved: April 18, 2022