

TOWN OF ESOPUS PLANNING BOARD MINUTES
March 20, 2023

PRESENT: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Sal Morello, Mark Anderson and Alternate Fred Zimmer (left meeting at 9:00 p.m.)

EXCUSED: Alexis Breheny, Dan Michaud and David Mastny

ALSO PRESENT: Planning Board Consultant Tom Shepstone, Attorney Kyle Barnett and Town Board Liaison Jared Geuss

Chairperson Pecora called the meeting to order at 7:42 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a Motion to approve the February 13, 2023 Minutes as amended. Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie and the affirmative vote of all Members present, the Motion passed.

VOUCHERS:

Shepstone Management Co. - services provided for February 2023	\$2,700.00
Clough Harbour & Associates, LLP –services of Tony Stellato, P.E. – Streamside Farms Site Plans Escrow	\$ 920.00
Clough Harbour & Associates, LLP –services of Tony Stellato, P.E. – Site Plan/SUP Esopus Barns Escrow	\$ 200.00
Clough Harbour & Associates, LLP – January services of Tony Stellato, P.E. – Wood N Wheels Amended Site Plan Escrow	\$3,355.08
Clough Harbour & Associates, LLP – January services of Tony Stellato, P.E. – Port Ewen Fire Department Site Plan/SUP Escrow	\$1,120.00
Clough Harbour & Associates, LLP – January services of Tony Stellato, P.E. – Lighthouse Village Site Plan/SUP Escrow	\$2,350.00
Administrative Assistant Lisa K. Mance	79.5 hours

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

Chairperson Pecora called for a Motion to enter into attorney/client meeting. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members, the Planning Board entered executive session at 7:35 p.m.

Chairperson Pecora called for a Motion to come out of the executive session. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members, the Planning Board came out of executive session at 8:00 p.m.

OLD BUSINESS:

Withall Lot Line Adjustment – Case No. 2022-15; 1688 & 1690 Route 213 and 154, 152 & 144 Carney Road; SBL Nos. 63.3-3-13.20, 63.3-3-14, 63.3-3-15, 63.3-3-16 and 63.3-3-13.1, R-40 & GC-2 Zoning Districts

Michael Withall was present to request an extension on the lot-line adjustment maps to meet the 62-day filing deadline requirement to file with the Ulster County Clerk.

Chairperson Pecora called for a Motion to grant an extension of the Planning Board approval granted November 21, 2022. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members, the Planning Board came out of granted the extension 4-1-3 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Alexis Breheny	Excused
Fred Zimmer	Abstained

Port Ewen Firehouse Site Plan – Case No. 2022-6; 288-290 Broadway; SBL No. 56.75-2-24; R-12 & GC Zoning Districts

Engineer Adam Yablonski of Delaware Engineering and Terry Hannigan, Esq. were present for the Application review. Engineer Yablonski indicated that he wanted to address the most recent recommendations made by Planner Shepstone as well as that the Resolution reference that there was a Special Use Permit, as well as a Site Plan. The Planning Board informed Engineer Yablonski that the proposed Resolution had been significantly changed from what had been provided by Planner Shepstone and that the documentation would reflect site plan and special use permit.

Planner Shepstone reviewed his recommendations stating that a Long EAF Part II had been prepared and that the prior SEQRA review conducted by the Fire District be attached to the SEQRA Resolution. Planner Shepstone read the SEQRA Resolution into the record.

Chairperson Pecora called for a Motion to issue a SEQRA non-significance Negative Declaration. Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie and the affirmative vote of all members present, the Motion passed 5-0-3 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Alexis Breheny	Excused
Fred Zimmer	Aye

The proposed Resolution relative to the Site Plan and Special Use Permit was read by Chairperson Pecora.

Engineer Yablonski stated that any alterations to the stormwater plans would be addressed in an amended site plan application if necessary.

Chairperson Pecora called for a Motion to grant Site Plan and Special Permit conditional approval. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members present, the Motion passed 5-0-3 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Alexis Breheny	Excused
Fred Zimmer	Aye

The Administrative Assistant was directed to file the Resolutions with the Esopus Town Clerk.

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, P.E. of Medenbach & Eggers were present.

Planner Shepstone provided his review comments, responses to the Ulster County Planning Board (UCPB) referral response that had been provided and recommended that the matter be scheduled for a Public Hearing. There were seven (7) required modifications that would need to be addressed by the Planning Board. Mr. Cuney stated that Creighton Manning was providing an updated traffic study.

Chairperson Pecora called for a Motion to schedule a Public Hearing to be held on April 17, 2023 at 7:35 p.m. Upon Motion of Vice-Chairman DeKoskie, seconded by Member

Anderson and the affirmative vote of all members present, the Motion passed 5-0-3 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Alexis Breheny	Excused
Fred Zimmer	Excused

Wood N Wheels Amended Site Plan (Scott Ouimet, P.E.) – Case No. 2023-3; 365 Route 9W, SBL Nos. 56.76-2-25 & 24; GC-1 & MFZ Zoning Districts

Scott Ouimet, P.E. of Kaaterskill, Associates and owner Albert Sorbello were present.

Planner Shepstone provided a review of his recommendations and responses to the UCPB comments. Engineer Ouimet expressed concern relative to the request to install sidewalks at the site given the grading at the entrance and ability to be ADA compliant.

Chairperson Pecora called for a Motion to schedule a Public Hearing to be held on April 17, 2023 at 7:45 p.m. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members present, the Motion passed 5-0-3 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye
Alexis Breheny	Excused
Fred Zimmer	Excused

Esopus Barns Resort Hotel Site Plan/SUP – Case No. 2022-11; 1398 & 1466 Rte. 9W; SBL #71.4-4-31.11 & 26; R40 Zoning District

Steve Wilson of Bohler Engineering, Antony Morando, Esq., Architect James Garrison and applicant Jordan Goldberg were present. Attorney Morando stated that a full set of revised plans, revised EAF Part I, and a determination from the State Historic preservation had been provided. Engineer Wilson provided overview of the proposed site plan layout. A change had been made so that the proposed cabins would no longer encroach on the flood plains. Renderings were provided of the cabin units, renovated greenhouse with pool and existing barn were provided. Architect Garrison stated new amenities were being tucked into the existing landscape to the extent possible. The Applicant desired to officially commence the SEQRA review, circulation of Lead Agency, referral to the UCPB and refer to the Planning Board’s Engineering Consultant.

Vice-Chairman DeKoskie had temporarily left the meeting and no actions could be taken until he returned.

Yan Site Plan/SUP – Case No. 2023-3; 38 Hudson Lane, Ulster Park; SBL No. 64.3-5-2.320; R40 Zoning District

Matt Towne, P.E. of Willingham Engineering was present and provided a project overview. Engineer Towne stated that the property previously had been subject to a subdivision proposal that had never materialized. The project had been classified to meet the Code definition as a campground. Owner Tommy Yan proposed development of a 39-acre parcel with 60 cabin units (54 one bedroom and 6 two bedroom) for short term rentals. The sides are primarily wooded. The wetlands were Federal wetlands. There were existing gravel roadways on the property which would be utilized but would one needed to be graded to meet 12% grading. Proposed walking trails and communal firepits were planned but not shown on current plans. All units were to have electric. The Code allowed for 15 campsites per acre for density but the proposal was for 1.5 cabins per acre. A one hundred foot buffer around the property from any infrastructure where the property abuts residential zones with additional vegetation as necessary. A boulevard entrance with two drives has been depicted. Member Morello inquired if the fire department had been contacted relative to the proposed boulevard and accessibility and the Port Ewen Fire Department should review.

There would be one-two employees on the site with a 1–2-bedroom apartment as well as a refuse storage building and a maintenance building set back from existing homes and cabins.

Planner Shepstone recommended that the Planning Board declare notice of intent to serve as Lead Agency for SEQRA review. It was determined that the Application wasn't sufficient to provide to the UCPB for review; architectural renderings and additional detailed site plans were needed as well comments from the Fire Department, landscaping, lighting details, signage and stormwater.

Esopus Barns Resort Hotel Site Plan/SUP – Case No. 2022-11; 1398 & 1466 Rte. 9W; SBL #71.4-4-31.11 & 26; R40 Zoning District

A quorum of the Planning Board being present, the Planning Board revisited the application.

Chairperson Pecora called for a Motion to circulate Planning Board intent to serve as Lead Agency on the SEQRA review. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members present, the Motion passed 4-0-3 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Excused
Sal Morello	Aye

Alexis Breheny Excused
Fred Zimmer Excused

Vice-Chairman DeKoskie recommended that a gateway meeting with the UCPB be considered.

Vice-Chairman DeKoskie motioned to refer the application for review by the Planning Board Engineer Stellato of stormwater, limits of disturbance, and wastewater treatment.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members present, the Motion passed 4-0-3 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
Mark Anderson Aye
David Mastny Excused
Sal Morello Aye
Alexis Breheny Excused
Fred Zimmer Excused

There was no response to the ZBA referral relative to the Rieker Use Variance.

Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie, the meeting was adjourned at 9:42 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: April 3, 2023
Date Approved: April 17, 2023