

PLANNING BOARD MINUTES

March 18, 2024
Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Member Chris Marta, Member David Mastny, Member Sal Morello and Alternate Fred Zimmer

Also present: Bonnie Franson, AICP and Dillon Harris, Esq.

The meeting commenced at 7:52 p.m. with the Pledge of Allegiance.

Minutes: Chairperson Pecora called for a motion to approve the February 22, 2024 Minutes. Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and all present voting in favor, the Minutes were approved by a vote of 6-0.

Vouchers:

Whiteman, Osterman & Hanna Escrow Voucher – Castlemore Holdings	\$ 32.50
Whiteman, Osterman & Hanna Escrow Voucher – Esopus Barns	\$ 65.00
Nelson, Pope & Voorhis – Escrow Voucher Esopus Barns Escrow	\$1,472.50

Chairperson Pecora called for a motion to approve the Vouchers. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed by a vote of 6-0.

OLD BUSINESS:

Castlemore Holdings Mima, LLC Site Plan/SUP - Case No. 2023-19; 38 Hudson Lane, Ulster Park; SBL No. 64.3-5-2.320; R40 Zoning District

Matt Towne, P.E., Derek Leung and John Cappello, Esq. were present.

Engineer Towne addressed the Planning Board to provide an update on the status of the application. Previous comments received from the Planning Board's Engineer and Planner relative to lighting and the maintenance building had been addressed. The Applicant Derek Leung noted that comments from the Esopus Waterfront Advisory Board, Environmental Board and the Ulster County Planning Board had been received and an updated Business Plan had been included with the most recent submission.

Alternate Zimmer raised questions relative to supplies and amenities noting that partnering with local businesses for services to the location could reduce the traffic to and from the location.

Member Mastny noted comments provided by the Environmental Board which included concerns about smoke emissions and water supply.

Engineer Towne stated that water and sewer systems were currently proposed conceptually and would be developed in detail when submissions to the Ulster County Department of Health and the New York State Department of Environmental Conservation submissions were made. Vice-Chairman DeKoskie inquired if soil testing had taken place. Engineer Towne stated that testing had occurred and was favorable but that no soil testing had taken place in the location of the cabins which were intended to be placed on helical piles.

Attorney Cappello stated that an engineer could review and address any road grading. He encouraged scheduling a public hearing to facilitate receiving comments from the public.

Planner Franson provided a review of her Memorandum with recommendations and observations. A ZBA determination was pending regarding the definitions of “seasonal” and “ridgeline.” Included in the comments was that the Planning Board needed to determine the off-street parking requirements and sufficient guest parking throughout the site. The surface of the driveway would be affected by use and seasonality. The matters of an ecological survey, noise and enforcement, traffic and sign details were noted. Individual firepits were currently proposed and the Applicant stated that communal activities defeated the purpose of the project. An alternative to wood burning that utilized pellets was mentioned. Attorney Capello indicated that he understood what the Planning Board was requesting in terms of outstanding items and that specific responses would be provided

Relative to the discussion with the proposed wetlands law, Attorney Cappello stated that the applicant was not required to comply with a law that would be taking effect the future.

Member Marta requested a wayfinding plan and the Applicant was directed to provide written comment from the Esopus Fire Department. A written analysis of all outstanding items needed to be provided to support the appropriateness of scheduling a public hearing.

Hill Site Plan – Case No. 2024-2; 230 Broadway; SBL No. 56.67-5-16; NC/R12 Zoning District

Applicant Chris Hill and Architect Matt Mason were present. Architect Mason provided details relative to the proposed accessory dwelling unit. The County had provided funding for the proposed ADU which was intended to accommodate a family member of the Applicant. The lot was a pre-existing non-conforming lot which required site plan review by the Planning Board pursuant to the Code. The plan submitted had been based upon the Ulster County tax map and the boundaries were not accurate. Architect Mason requested clarification relative to measuring the maximum allowed height of 15’. The proposed ADU would not exceed the allowed 750 sf. There had been an error in the calculations for the lot coverage which was 12.7% not 8%. It was noted that if the metes and bounds were corrected to be accurate, it would be in favor of the Applicant.

Planner Franson’s comments had been provided to the Applicant.

Vice-Chairman DeKoskie and Attorney Harris stated that a survey should be provided and the Planning Board concurred.

Planner Franson asked the Planning Board that, given the property location within the Route 9W Overlay District, was the proposed design of the structure was acceptable. Planner Franson stated that a narrative specifying the size of the ADU, building materials, elevations and floor plans be provided to clarify items that had been noted as “not exact” or not provided, so that the Planning Board had adequate information when reviewing.

Ms. Hill was directed to obtain written approval from the Port Ewen Fire Department that access to the ADU was adequate. Confirmation from the Port Ewen Water & Sewer Department that water supply and sewer capacity was acceptable was needed as well.

The Planning Board would review the survey when submitted to determine if any variances may be required.

Hardenburgh Subdivision (Matthew Towne, P.E.) – Case No. 2021-9; 171 Hardenburgh Road; SBL No. 71.1-3-31.100; R-40 Zoning District

Matt Towne, P.E. was present. The Planning Board had previously extended the timeframe within which to issue final approval three (3) times. Engineer Towne stated that a condition of final approval was for the Applicant to obtain bonding which had proven to be a challenge and Engineer Towne had written information from an underwriter that the bond application was being processed.

Chairperson Pecora called for a motion to grant an extension to September 16, 2024.

Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie, the motion passed by a vote of 5-0-1 by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Fred Zimmer	Excused

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

Engineer Ablen Amrod of Delaware Engineering and Chief Scott Sammons were present.

Engineer Amrod stated that the SWPPP NOI would be provided to the MS4 Officer and the acceptance form for signature had been provided. Once signed, the Applicant could proceed with the permitting process from the NYS DEC. A list of conditions needing compliance from March 5, 2024 had been provided to the Applicant. Member Morello noted that the conditions of

approval needed to be met and the Planning Board confirmed that final approval had not been granted. Chairperson Pecora stated that a complete set of plans was needed and the Planning Board would review and compare the plans to the Resolution.

Chairperson Pecora called for a motion to grant an extension to September 16, 2024.

Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie, the motion passed by a vote of 5-0-1 by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Fred Zimmer	Excused

Chairperson Pecora noted that there was a comment that the vintage bay was to be removed and if the plans were modified, would result in a modification which would require an additional review of the Planning Board. The plans conditionally approved included the vintage bay.

DISCUSSION:

Planner Franson had drafted new Planning Board applications which were acceptable to the Board to implement.

Additionally, Planner Franson would draft a checklist to identify the minimum requirements for submission at workshop meetings.

Comments relative to the draft Design Guidelines submitted to the Town were pending. The Board would review its comments on April 15, 2024.

Upon Motion of Member Marta, seconded by Vice-chairman DeKoskie and all in favor, the meeting was adjourned by a vote of 5-0-1 at 9:47 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: April 1, 2024

Approved: April 16, 2024