

**PLANNING BOARD MEETING**  
**April 11, 2018**

**PRESENT:**           **Roxanne Pecora**  
                          **Fred Zimmer**  
                          **Melanie Marino**  
                          **Mark Anderson**  
                          **Dan Michaud**  
                          **Darin DeKoskie**  
                          **Greg McCord**

**ALSO PRESENT:**   **Myles Putman, Consultant**

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:35 P.M. beginning with the Pledge of Allegiance to the Flag. Roxanne advised the public of the building's fire exits and roll call was taken.

Chairperson Pecora welcomed new Planning Board Member Greg McCord. Board members introduced themselves to Greg.

**MINUTES:** Chairperson Pecora asked if the Board read the minutes from the Planning Board Meeting held on March 14, 2018 and if there were any changes or corrections.

**MELANIE MADE A MOTION TO APPROVE THE MARCH 14, 2018 MINUTES SECONDED BY FRED. MOTION PASSED WITH A VOTE OF 7-0.**

**VOUCHERS:**

M.L. Putman Consulting (March, 2018).....\$2,500.00  
April Oneto (secretarial services )..... 84 hours

**DAN MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.**

**OLD BUSINESS:**

**STAR ESTATES DEVELOPMENT GROUP LLC: Case #2018-01 – Site Plan Amendment**  
**1835 Broadway (U.S. Route 9W; State Hwy 5508), West Park;**  
**SBL: 80.001-4-5.2**

Applicant was represented by Alan Dumas, Engineer and Neil Alexander, Attorney.

Myles reviewed ML Putman Consulting Report dated 4/6/18. Copy given to applicant and copy placed in file.

Lead Agency paperwork was mailed out 3/2/18. Thirty date timeframe was up 4/1/18. No responses received.

Fred raised his concern about entering the property and going down to the hotel to empty your car and then in order to get back to the parking lot you have to cross traffic and drive down Route 9W and cross traffic again and enter to go to the parking lot. He questioned whether they were going to run a valet service. He suggested that they create a parking lot at the bottom for a few cars. He feels that economically looking at the plans he thinks the applicants may be further ahead to widen the exit road and make it two ways. It would save going back and forth on Route 9W and he thinks it might be cheaper. He said that they might have a wall but he does not think that it will be very high. Dan stated that then they could drive down, turn around and go back up to the lot. Fred stated for a small event like a wine tasting, distillery tasting, etc. a small lot would work. Neil stated that this is an interesting suggestion. Discussion continued regarding several possibilities mentioned by Board members. Myles stated that he was trying to recall if Paul said that they were going to have some sort of valet service which would be something to control the traffic.

Alan stated that they did provide 6 spots for handicapped parking. First reason is that it was an existing one-way and they kind of wanted to keep it that way and secondly they could not go back out to Route 9W that way because when you look at what is required for grades for Route 9W it is a very sudden drop when you come on the site. DOT was not that concerned because basically you come in and you are heading down; but in order to get their grades (2 ½%) 30-40 feet out going back up was basically impossible. They had looked at it. Fred stated that he does not care how the applicant does this but he feels that it would be a lot cheaper and easier to widen the area out and meet the grades than what they are proposing. Alan said that they have looked at it and the client decided to go the route they are proposing. He further stated that there is a valet plan for events that will probably carry over for the hotel use.

Mark stated that with the valet parking the valet will drive the vehicle out, cross Route 9W heading south and back down into the parking lot. Dan stated that it makes the whole process spill out onto Route 9W. Dan does not feel that this is good planning. Discussion continued regarding the change. Roxanne also felt it was not good planning and presents a safety issue with traffic spilling out onto Route 9W and then back into the property. Planning Board stated that it is totally up to the applicant on how they choose to do this as long as DOT is in agreement.

Neil mentioned that he has a concern regarding the amount of disturbance. At this point, they are right up against an acre and they need to keep this in mind. He is afraid that if they change the plan to head in the direction Fred is talking about they may be over an acre and then all of the savings they were supposed to have by doing this new plan will be gone. Fred thinks it will be less.

He is wondering if they could try to squeeze in one or two more parking spaces below and if they get the approval for the plan as submitted and they find that they are spilling out onto Route

9W and it is causing an intersectional problem for the community then the Planning Board brings them back and they amend it. At that point, you have a basis for doing that. Darin stated that he thinks this is a smarter move. He thinks when they get out there and start driving they may realize that it would make sense to do it the other way.

Alan said that he contacted DOT. He stated that he modeled the plans for cars, fire trucks and a semi so that they could make the turn.

Alan reviewed the changes made to the plans. They submitted the architects new landscape plan. They provide the architects building elevations. They provided the additional correspondence from the DOT. They have the preliminary road design for both the exit and the entrance. Alan stated that the sum total of the disturbance between sheets 2, 3 and 4 is .95 acres. They tightened up the disturbance on the site utilities. On sheet 1 of 1, they showed the grading and a profile of the exit driveway.

Darin questioned the reason for the deer fencing. Alan stated that it was basically to stop the clientele from walking across the railroad tracks. Alan stated that right now they are not doing much down by the river area. They may set up a picnic area but they do not want clientele walking across the railroad tracks.

Darin suggested they put up DO NOT Enter signs to make the left out of the parking lot. He asked how they are going to control the runoff from the parking lot. Right now it is headed in one direction. Darin suggested that they could squeeze a small ditch in that area. Alan asked if it could be 4-5 inches wide, single discharge. Darin said he just does not want to make it one single discharge.

Roxanne questioned the stone wall. She said that they talk about sections of the stone wall being repaired for signage and wonders why not repair the entire wall. She said that we did this with Mount St. Alphonsius property and she thinks that we need to be consistent. She said that it is not something they have to do right away but it can be done over time. She would like to see a commitment from the applicant.

Greg stated that listening to Fred’s idea he does not know if architecturally it will work. The north side of the building appears to be the maintenance side of the building. He cannot see the design team ever agreeing to make that the entrance. Alan stated that there was a certain aesthetic they were trying to create. Alan and Neil will be discussing the points raised by the Board with the applicants.

**FRED MADE A MOTION TO WAIVE THE PUBLIC HEARING AS PER SECTION 107.16.A FOR STAR ESTATES DEVELOPMENT GROUP, LLC, CASE #2018-01, SITE PLAN AMENDMENT, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:**

Darin.....yes  
Dan.....yes

Melanie.....yes  
Mark.....yes  
Fred.....yes  
Greg.....yes  
Roxanne.....yes

**MELANIE MADE A MOTION TO DECLARE PLANNING BOARD AS LEAD AGENCY FOR STAR ESTATES DEVELOPMENT GROUP, LLC, CASE #2018-01, SECONDED BY DARIN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Fred.....yes  
Greg.....yes  
Darin.....yes  
Dan.....yes  
Melanie.....yes  
Roxanne.....yes

**FRED MADE A MOTION TO REFER STAR ESTATES DEVELOPMENT GROUP, LLC, CASE #2018-01 TO ULSTER COUNTY PLANNING BOARD AND WATERFRONT ADVISORY BOARD, SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. VOTE WAS AS FOLLOWS:**

Darin.....yes  
Dan.....yes  
Melanie.....yes  
Mark.....yes  
Fred.....yes  
Greg.....yes  
Roxanne.....yes

**BUILDING DEPARTMENT LIAISON: Fred Zimmer**

Fred stated that the Building Department had a request regarding putting a solar farm on top of Iron Mountain. Roxanne stated that there are a couple of towns who have written laws regarding solar farms.

Carfora – Fred stated that he spent a considerable amount of time reviewing Carfora, Chambers Road. He says that the lot down on the river has always been a separate lot included in the same deed as the lot on Route 9W. Fred stated that the lot down on the river has a deeded 30 foot right-of-way. He says that the question is if the deeded right-of-way constituted frontage. Fred feels that this is up to the Zoning Board.

Fred disagrees with Peter C. Graham’s decision that this requires a subdivision.

Roxanne read the e-mail decision from Peter C. Graham, Esq. to the Building Inspector. Fred stated that he spent a considerable amount of time reading the Title Search and they are two separate lots and always have been. Roxanne suggested that Fred speak to Peter C. Graham, Esq. since he has done the research. It was agreed that Fred will contact Peter C. Graham, Esq. to discuss Carfora.

**DAN MADE A MOTION TO ADJOURN SECONDED BY GREG. ALL MEMBERS WERE IN FAVOR. MEETING ADJOURNED AT 8:50 PM.**

**NEXT MONTHLY MEETING:                    MAY 9, 2018**

**DEADLINE DATE:                            APRIL 25, 2018**

**NEXT PRE-SUBMISSION:                    MAY 23, 2018**

Respectfully submitted:

April Oneto  
Planning Board Secretary