

TOWN OF ESOPUS PLANNING BOARD MINUTES
MEETING CONDUCTED VIA ZOOM
April 19, 2021

PRESENT: Chairperson Roxanne Pecora, Vice- Chairperson Darin DeKoskie, Mark Anderson, David Mastny, Greg McCord (8:10 p.m.), and Sal Morello

EXCUSED: Dan Michaud

ALSO PRESENT: Planning Board Consultant Tom Shepstone, Kyle Barnett, Esq. (8:44 p.m.) and Councilman Chris Farrell,

Chairperson Pecora called the meeting to order at 7:30 p.m.

Minutes :

Chairperson Pecora entertained a Motion to approve the March 15, 2021 Minutes. Upon Motion of Vice Chairman Darin DeKoskie, seconded by Member Mark Anderson, and the affirmative vote of all Members, the motion passed 5-0-2.

Britt & Graff Amended Site Plan –9 Liese Lane; Case No. 2020-7; 603 Old Post Road; SBL No. 63.2-2-2.100; LI Zoning District

Raymond Navarra and Philip Schaefer were present.

Tom Shepstone provided an update relative to his review notes. Planner Shepstone recommended approval be granted conditioned upon confirmation of vegetative screening and approval of the access for fire apparatus. Mr. Navarra confirmed that there was no additional exterior lighting proposed. Planner confirmed with Vice-Chairman DeKoskie that the Planning Board found the Stormwater Pollution Protection Plan sufficient and that no additional disturbance was taking place (the area was already paved).

Applicant indicated that no outside lighting was being proposed. The Administrative Assistant confirmed that a landscaping plan with an invoice for plantings had been provided and should have been forwarded to the Ulster County Planning Board. Mr. Navarra further stated that the existing tanks were enclosed (Member Sal Morello confirmed).

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

Upon Motion of Member David Mastny, seconded by Mark Anderson and the affirmative vote of all members, the Motion passed 5-0-2.

Roxanne Pecora

Aye

Darin DeKoskie	Aye
Greg McCord	Excused
Mark Anderson	Aye
David Mastny	Aye
Sal Morello	Aye
Dan Michaud	Excused

(Planning Board agreed to move motion to have taken place prior to the following Motions relative to UCPB comments).

Chairperson Pecora called for a Motion to override the Ulster County Planning Board's (UCPB) required modifications to provide lighting details and provide existing tank protection. 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.

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

Chairperson Pecora called for a Motion confirming the Planning Boards' agreement with the UCPB required modifications verification that there was adequate access for fire apparatus. Upon Motion of Vice-Chairman Darin Dekoskie, seconded by Member Sal Morello Chairman Darin DeKoskie and the affirmative vote of all members, the Motion passed 5-0-2.

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

Chairperson Pecora called for a Motion to grant approval conditioned upon the Applicant obtaining written confirmation that there was adequate fire access from the Port Ewen Fire Department. Upon Motion of Vice-Chairman Darin Dekoskie, seconded by Member Sal Morello Chairman Darin DeKoskie and the affirmative vote of all members, the Motion passed 5-0-2.

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

WP Holdings, LLC Special Use Permit – Case No. 2019- 12; 9 Chambers Road, West Park; SBL No. 80.1-3-25; R-40 Zoning

Jillian Wiemer and John Kalin, P.E. were present. The conditions for the Special Use Permit had not been previously determined by the Planning Board during its Site Plan review in 2020.

WP Holdings, LLC has previously, as part of Case No. 2019-12, received Site Plan Review approval for a conference center and separate salon with an apartment above at 9 Chambers Road (S.B.L. No. 80.1-3-25). Planner Shepstone read content of draft Resolution that he had prepared.

Chairperson Pecora called for a Motion to re-open Case No. 2019-12 to address the Special Use Permit (SUP) and that it was consistent with the terms of the Site Plan Review approval previously granted. Upon Motion of Member Sal Morello, seconded by Member Vice-Chairman DeKoskie and the affirmative vote of all members, the Motion to grant the SUP passed 5-0-2.

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

WP Holdings, LLC Amended Site Plan – Case No. 2019-12; 9 Chambers Road, West Park; SBL No. 80.1-3-25; R-40 Zoning

Planner Shepstone provided a review of his comments and recommendations to the Planning Board. He noted that the dimensions of the pool didn't appear to be accurate on the plans and requested that the plans be revised to be scaled correctly and that the dimensions of the pool be indicated.

Member Morello raised question of whether Ulster County Board of Health approval was required since the pool was not for private use. Engineer Kalin stated that the pool was going to be lit internally and that there would be some lighting along the retaining wall. Vice-Chairman DeKoskie asked that the limits of disturbance be recalculated to confirm that it was still less than one acre.

Written confirmation that the site was accessible for the Esopus Fire Department was needed and Member Morello was going to reach out to the Fire Department.

Chairperson Pecora called for a Motion to refer to the Ulster County Planning Board upon submission of revised plans and classify as an Unlisted action under SEQRA. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 5-0-2.

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

Mount Community Animal Barn Amended Site Plan – Case No. 2021-6; 825 Broadway, Esopus; SBL No. 72.1-2-13.100 RF-1 Zoning

Martin Barth was present representing the application. (Was asked to provide an authorization to act as agent from Mount Community).

Planner Shepstone provided recap of his recommendations and comments to the Planning Board.

Chairperson Pecora called for a Motion classify as a Type II action under SEQR and waive the requirement for a public hearing. Upon Motion of Member David Mastny, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 6-0-1.

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

Chairperson Pecora called for a Motion to grant approval, conditioned upon submission of authorization to act as agent and six (6) copies. Upon Motion of Member Sal Morello, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all members, the Motion passed 6-0-1.

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

Administrative Assistant was asked to provide sample signature blocks to Mr. Barth.

Church Communities NY Gate House Site Plan – Case No. 2021-5; 10 Hellbrook Lane, Ulster Park; SBL No. 63.4-3-33.111; R 40 Zoning

Martin Barth was present on this application.

Planner Shepstone reviewed comments and recommendations to the Planning Board. Vice-Chairman DeKoskie asked that a basic erosion and sediment control plan be shown on the plans but he didn't see a need for a stormwater control plan.

Chairperson Pecora called for a Motion to classify as a Type II action under SEQR and waive the requirement for a public hearing. Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all members, the Motion passed 6-0-1.

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Mark Anderson	Aye
David Mastny	Aye

Sal Morello	Aye
Dan Michaud	Excused

Chairperson Pecora called for a Motion to grant approval conditioned upon submission of six (6) copies of revised maps indicating sediment and erosion control plan and agent’s authorization. Upon Motion of Member David Mastny, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 6-0-1.

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

Kamp Subdivision – Case No. 2021-7; 10 171 Hardenburgh Road, Ulster Park; SBL No. 71.1-3-.100; R 40 Zoning

Matt Towne, P.E. of Willingham Engineering was present.

Planner Shepstone provided a review of his comments and recommendations to the Planning Board. Plan should be revised to reflect that it is a preliminary plat. The bat protocol map note should be a condition of approval if granted. The Town Code requires wooded area delineation as well as a large tree identification. Planner Shepstone recommended that noting all large trees would not be practical but did recommend the wooded area be delineated.

Chairperson Pecora called for a Motion to classify as an Unlisted action under SEQR and waive the requirement for a public hearing. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member David Mastny and the affirmative vote of all members, the Motion passed 6-0-1.

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

Chairperson Pecora called for a Motion to establish escrow in the amount of \$10,000.00.

Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 6-0-1.

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

Engineer Towne responded that the tree lines were noted on SP2 and SP3. With regard to the short portion of the access that was greater than 12% grade, it was located from Hardenburgh Road and measures were being taken to reduce the steep grade. The Applicant was proposing a private road to be utilized by six (6) of the lots. Engineer Towne had spoken to Superintendent Cafaldo. Chairperson Pecora stated that the requirements of Chapter 88-4 applied, which required paving, and that requirement could not be waived. The private road needed to built to Town Highway specs.

Written approvals relative to accessibility from the Rifton Fire Department and Esopus Ambulance Squad were requested as well as a letter from the Highway Superintendent approving access from Hardenburgh Road.

Kyle Barnett, Esq. joined the meeting and Planner Shepstone asked that he comment on the proposed dead end private road

§107.21(D) was discussed. Planner Shepstone noted that it referenced 1,200' private road with 20 lots and that this application proposed six (60) lots. Attorney Barnett stated that the Town Board should discuss with the Applicant the proposal for a dead end private road and the Applicant's intent to dedicate to the Town. Written comment from the Town Board for the Planning Board's record would be needed.

Discussion – Draft Local Laws:

Chairperson Pecora called for a Motion to provide written comments from the Planning Board to the Town Board. Upon Motion of Member David Mastny, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all members, the Motion passed 6-0-1.

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord	Aye

Mark Anderson	Aye
David Mastny	Aye
Sal Morello	Aye
Dan Michaud	Excused

The meeting was adjourned at 9:15 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: May 3, 2021

Date approved: May 17, 2021