

TOWN OF ESOPUS PLANNING BOARD
SPECIAL MEETING MINUTES & REGULAR MEETING MNUTES
April 18, 2022

PRESENT: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Mark Anderson, Sal Morello, David Mastny and Dan Michaud

EXCUSED: Greg McCord

ALSO PRESENT: Planning Board Consultant Tom Shepstone and Water & Sewer Superintendent Nick Butler

The meeting commenced at 7:00 p.m.

Superintendent Butler was not aware of any previous water/sewer studies that had been conducted. Members noted that the current concern with new development was not if the water plant had capacity but rather, would tying into existing infrastructure and what impact increased water and sewer demand would have. The plant has the compacity to produce 1,000,000 gallons per day but whether the existing infrastructure could support large additional draw on the water supply. Superintendent indicated flow testing should be undertaken. Vice-Chairman DeKoskie noted that the Planning Board have the ability to request developers to conduct studies when there are existing inflow and infiltration issues that could help support future development.

Vice-chairman DeKoskie stated that flow studies for large building sites could be conducted and reviewed by the applicants' engineer and the Planning Board Engineer. Member Michaud stated that the Water Superintendent could ask the Planning Board to request that flow testing be conducted by an applicant. Chairperson Pecora indicated that the Planning Board could request a study (if deemed necessary) and have the applicant's engineer communicate with the Superintendent with the results of a study.

Member Michaud noted that New York State DEC grants are available and could possibly be utilized to repair compromised interceptors. Chairperson Pecora stated there should be mapping of the existing manholes. Member Morello noted that Dennis Larios of Brinnier and Larios may have information from mapping that had been conducted.

The Planning Board noted that the Superintendent could address concerns during a project review and recommend to the Planning Board when he felt that a study was necessary for areas of concern.

The regular meeting of the Planning Board commenced at 7:45 with the Pledge of Allegiance.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the March 21, 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 6-0-1.

VOUCHERS:

Shepstone Management Co. Services provided for March 2022 services	\$2,700.00
Administrative Assistant Lisa K. Mance	85 hours
Voucher to refund (HSC) Dollar General Escrow	\$ 333.75

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all members present, the Motion passed 6-0-1.

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

Heather Gabrielle of Medenbach & Eggers was present.

Chairperson Pecora entertained a Motion to open the Public Hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of Members present, the Motion to open the Public Hearing at 7:47 p.m. passed 6-0-1 by the following vote:

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

Chris Maffeo – Expressed concern regarding the possible use of the proposed residence as a rental property.

Chairperson Pecora responded that the application currently before the Planning Board was for a subdivision and that any future plan and use, if it were to become a rental property, would need to be reviewed by the Building Department.

There being no additional persons present wishing to speak, **Chairperson Pecora called for a Motion to close the Public Hearing.** Upon Motion of Member Mastny, seconded by Member Anderson, and the affirmative vote of Members present, the Motion to close the Public Hearing at 7:52 p.m. passed 6-0-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Greg McCord	Excused

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

The Applicant wished to pursue the driveway maintenance agreement rather than widening the driveway (entrance would be widened from 12' to 16').

Chairperson Pecora called for a Motion classify as an Unlisted Action under SEQRA and issue a Negative Declaration. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, 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 Excused
Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Dan Michaud Aye

Chairperson Pecora called for a Motion to grant approval conditioned upon correction of the title block, bat protocol map note, provide driveway maintenance agreement, \$2,000.00 recreational fee, Ulster County Board of Health approval and submission of a mylar and 6 copies for signature. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, 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 Excused
Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Dan Michaud Aye

End Cut/West Park Holding Group LLC– Case No. 2021-13; 1746 Route 9W; SBL No. 80.1-3-17; GC-2 Zoning District

Stefan Sanzi and James Lamb were present. Revised maps were provided but not timely submitted for adequate review and would be reviewed at the next scheduled meeting.

Planner Shepstone provided comments and recommendations, noting that a more complete site plan needed to be submitted which included lighting, landscaping, etc. Chairperson and Vice-Chairperson agreed that lack of signature and seal for sketch plan review was acceptable but, if approved, signed and sealed plans would be required.

Mr. Lamb stated that seating would be arranged so that shift of indoor seating to the outside would take place with no additional seating or required parking spaces required. Mr. Sanzi remarked that the kitchen was only equipped to serve up to 100-120 dinners per evening.

Member Morello asked if parking on the south side was being reconfigured stating maneuvering vehicles out of the spaces with only 20' to the building was almost impossible. Placing lines on for parking would help guide traffic.

The encroachment of the neighboring trailer would be dealt with separately by the Applicant.

Upon review of the sketch plan, the Planning Board requested that full cut-off lighting cut sheets, notated ADA compliant sidewalk on plans, landscaping, hours of operation and correct bulk table be provided.

Chairperson Pecora called for a Motion to schedule a public hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of Members present, the Motion to hold a Public Hearing on May 16, 2022 at 7:35 p.m. passed 6-0-1 by the following vote:

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

The Applicant was requested to remit the \$200.00 fee for the Public Hearing upon submission.

HOPF Realty LLC Site Plan/SUP – Case No. 2022-4; 611-621 Route 32 North; SBL No. 70.4-1-15; R40 Zoning District

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

Planner Shepstone provided a review of his comments and recommendations noting that the project was a SEQRA Type II action, GML referral to the Ulster County Planning Board and a Public Hearing would be required.

Engineer Towne stated that the Applicant proposed 10 events per year with maximum number of event participants of 150 with hours of operation between 9:00 a.m. and 11:00 p.m. with temporary catering, tent and restroom facilities. The only permanent improvement would be the widening of a dirt road which would be graveled and would loop around to better accommodate emergency vehicles.

Vice-Chairman DeKoskie asked that flood plain mapping and soil types be noted in parking area of the site plan.

Chairperson Pecora called for a Motion to refer the application to the Towns of Rosendale and New Paltz pursuant to §GML 239-nn. Upon Motion of Member Anderson, seconded by Member Michaud, and the affirmative vote of Members present, the Motion passed 6-0-1 by the following vote:

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

Chairperson Pecora called for a Motion to schedule a public hearing on May 16, 2022 at 7:45 p.m. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of Members present, the Motion passed 6-0-1 by the following vote:

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

ZBA Referral – Pending use variance application for Port Ewen Corp. – No comment.

The Planning Board Members discussed draft Local Law #1 of 2022 with recommendation to the Town Board that the law be tabled. Chairperson Pecora stated that Attorney Barnett would be requested to draft the letter from the Planning Board to the Town Board.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, the meeting was adjourned at 9:15 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: May 1, 2022
Date Approved: May 23, 2022