

TOWN OF ESOPUS PLANNING BOARD MINUTES
April 17, 2023

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

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

Chairperson Pecora called the meeting to order at 7:36 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a Motion to approve the March 20, 2023 Minutes. Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie and the affirmative vote of all Members present, the Motion passed 7-0.

VOUCHERS:

Shepstone Management Co. - services provided for February 2023	\$2,700.00
VanDewater & VanDewater – services of Kyle Barnett, Esq. – Port Ewen Fire Department Site Plan	\$ 233.75
Shepstone Management Co. – Port Ewen Fire Department Site Plan	\$1,575.00
Administrative Assistant Lisa K. Mance	87.5 hours

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members present, the Motion passed 7-0.

PUBLIC HEARING:

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.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Mastny, seconded by Member Anderson and the affirmative vote of all members, the Public Hearing commenced at 7:47 p.m.

Chairperson Pecora read the Public Hearing Notice for the record.

Attorney Barnett provided the rules of conduct for the Public Hearings. Parameters included that the speakers stay on topic, each speaker would be given three (3) minutes to be timed by the

Administrative Assistant, limit repetitive comments, the Planning Board would not be answering questions and written comments could be submitted for the record.

Mr. Cuney provided an overview of the proposal which now was to erect four (4) units with a total of 71 units. A ZBA request for a variance to allow for 80 units had been withdrawn. Caleb Carr, P.E. of Medenbach & Eggers reviewed the proposed site and creation of a stormwater pollution prevention plan with locations of bioretention basins to control runoff on the site. Attorney Barnett stated that any questions that had not been specifically explained could be submitted for a more detailed response from the Applicant.

Dennis Suraci – Written comment in opposition to the development was read by Mr. Suraci and was part of the record. Included in the written comment were concerns relative to traffic and the character of the neighborhood. Mr. Suraci objected to not being able to complete reading his document. Individuals who had also signed up to speak requested that they be allowed to yield their time to Mr. Suraci to allow him an additional 15 minutes.

Steve Britton – Concerns relative to traffic impacts on Lindorf Street and Clay Road and would encourage through traffic to Salem Road. Mr. Britton didn't feel the project fit the character of the neighborhood, needed more vegetative buffering and project light pollution. He requested that the Public Hearing be held open. Letter had been submitted previously and was part of the record.

Ann Suraci – The proposed buildings were too high and massive in size and did not fit the character of the homes. She requested that the Public Hearing be held open and that balloons be utilized for height evaluation.

Bryanna Montpeirous – Concerned relative to impact on the school system with the potential increase of student enrollment and suggested a study be conducted. She was also concerned about the safety of students walking on Lindorf and the increase in traffic.

Robert Nelson – Did not believe the proposed structures fit into the character of the neighborhood. Water tables (which were already high in the vicinity) would be impacted. Nonpermeable surfaces would create additional runoff.

Tim Triscari – Written comment provided and on record. Removal of trees and the installation of blacktop would increase water runoff.

Kristy Nelson – Agreed with previous comments. Ms. Nelson was concerned with roads proposed to access the development and stated only one access should be provided from Route 9W. She remarked that the traffic study timeframe was not correct and asked if the Highway Superintendent had been contacted. Drainage was currently an issue and neighbors had sump pumps currently running. Ms. Nelson was additionally concerned about the impact upon the water and sewer capacities of the Town. Written comment was on record.

Linda Laestadius - Ms. Laestadius had been renovating a home adjacent to subject property. She was concerned that the additional tenants would detract from the "neighborhood" feel of the

community. An increase in trash, light and sound pollution would occur. She would not be able to enjoy the use of her property if she were to move to Esopus. She agreed with prior comments made. A parking lot would now wrap around her ½ acre of land. Agreed with all comments made by Dennis Suraci.

Bob Mitchell – Agreed with all comments made.

Karen Mitchell – Ms. Mitchell read her comments into the record and are on file with the Planning Board.

Kathy Langan – In agreement with all comments and requested meeting be held open.

Christina Sahloff – Agreed with all comments.

David Sahloff – Mr. Sahloff read comments which have been made part of the record and are on file. He inquired if appropriate funding was in place to complete the project in its entirety. Requested if the special use permit was granted, any new owner be required to return to the Planning Board if the property was to be sold. He inquired how long the SUP would be valid to complete construction. He asked that the Public Hearing remain open.

Robert Budreau – Was opposed to the development of the property citing traffic issues which currently exist and will increase. He also expressed concern regarding flooding stating that he currently pays for flood insurance and that water would not be contained on the site.

Dylan Lancombe – Agreed with all prior comments. Stated the project didn't fit the character of the neighborhood and asked if this was a "boiler plate" project to be sold off.

Paul Rubeo – Written comment on file.

Jean Winters – Requested the Public Hearing remain open.

George Post – Stated that water issues already existed, and the entire area needed to be evaluated. Mr. Post didn't believe the project fit in with the community and emergency services would be impacted.

Arlene Post – Agreed with all comments stating it would alter the character of the neighborhood.

Marguerita Martolla – Speeding existed currently on Clay Road. The water table was already high and addition of nonpermeable surfaces would create additional stormwater runoff.

Tim Triscari – Written comment on file. The removal of trees and installation of blacktop would increase water runoff.

Robert Haaland – Concerns had been addressed.

Jonathan Vincent – Agreed with previous comments.

Christine Paris – Agreed with previous comments.

Michael Wilkins – Agreed with previous comments.

Marguerita Martolla – Concerned with speeding on Clay Road.

Daniel Letteri – Agreed with previous comments and requested the Public Hearing be held open.

Justine Spotts - Agreed with previous comments. Traffic on Clay Road is an issue as well as water issues and flooding of his basement and yard.

Melissa Paradies – Provided photographs of the overgrown retention pond at Tuckers Pond (on file). Written comment on file. The application didn't meet the Comprehensive Plan nor the character of the neighborhood.

Meredith Hughes – Expressed concerns relative to water issues.

Charlie Graney – Provided photographs of water accumulating on the existing site and expressed concern relative to stormwater runoff.

Debra Johnson – Requested developer take concerns of the neighborhood into consideration.

Huynh Nguren – Agreed with previous comments.

George Lecheck – Expressed concerns relative to existing drainage issues stating that he lives at the bottom of Clay Road and requested that the project take place elsewhere.

Stephanie Ferraro – Expressed concerns regarding water issues and that it is adequately addressed to keep the water table from rising.

Charlie Graney – revised the Public Hearing to explain photographs provided and projected by the Administrative Assistant.

Sal Ferraro – Asked the Planning Board to consider if the proposal was wanted for the Town as a whole.

Chairperson Pecora called for a Motion to close the Public Hearing but keep it open until the next meeting for written public comment. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members, the Planning Board closed the Public Comment but left it open for written comment until the May 15, 2023 meeting 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye

David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye

PUBLIC HEARING:

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.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all members, the Motion to open the Public Hearing 7-0.

Chairperson Pecora read the Public Hearing Notice into the record.

John Wolfeil – Provided written comment on record in the file. Mr. Wolfeil stated that from noon until 10:00 p.m. music from the site generates a throbbing noise. His property is a few 100 feet from proposed pool location and requested that some type of acoustic buffering be provided to mitigate the sounds. Approved development but asked that a professional be consulted to mitigate the noise.

Brenda Wolfeil – Disagreed with her husband stating that being outside in the yard was horrible with the music and all the other noise.

Kathie Quick – Ms. Quick was an adjoining property owner who expressed concern relative to the noise and suggested extensive buffering.

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 all members, the Motion to close the Public Hearing at 9:51 p.m. passed 7-0 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye

OLD BUSINESS:

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

Planner Shepstone provided a review of his recommendations and comments to the Planning Board. Member Michaud suggested that walls be erected around the pool area on the side of the neighborhood to buffer noise.

Member Mastny stated that a berme could be created to provide natural buffering. The Planning Board requested the Applicant to have a conversation with Mr. Wolfeil relative to sound buffering alternatives and return at the next meeting.

Esopus Water & Sewer Superintendent Nick Bulter was present to address the Planning Board pertinent to his review of the Town's water and sewer capacities and its ability to process additional septic generated by the two current development proposals. Based upon his review, he could safely say that there was adequate room in the current system to handle growth. Generated waste was calculated upon the New York State Department of Environmental Conservation calculations based upon 126 gpd per bedroom per unit. Supt. Butler stated that infiltration was still an issue along the line in the project location and there were eight (8) additional manholes that would require attention. Member Michaud asked when the data had been collected and how the numbers impacted the existing contract with the City of Kingston.

The numbers were showing between the Connelly and North Broadway pump stations, that there was room for growth with the Lighthouse Village and Streamside Farms additions. An engineering planning grant had been obtained for a specific sewer study and would be used to conduct a sewer study to identify additional issues.

Streamside Farms Site Plan (owner Paul Page) – Case No. 2021-16; 263 Mountainview Avenue; SBL No. 56.75-1-56.11; R-12 Zoning District

Owner Paul Page, Steve Sparaco, P.E., Terry Hahn of LAPD Engineering and Joshua Mackey, Esq. were present. Planner Shepstone noted that a provision in the Code for a required secondary access for developments over 50 multi-family units had been located. Planner Shepstone noted there were three (3) possible approaches – exercise possible discretionary authority provided by the Code, apply for a variance or create an open development area. Planner Shepstone deferred to Council Barnett.

Attorney Barnett stated that Section 123-24(h)(3) was within the intentions of what was necessary to solve the issue and the Town Board would make the ultimate determination to create an ODA. Attorney Mackey countered that his reading of the Code Section 274A (5) authorized the Planning Board to waive the requirement of secondary access with authorization from the Town Board. Chairperson Pecora asked the Planning Board to provide input relative to the ingresses and egresses and consistency. Chairperson Pecora was not in favor of a boulevard and opined that at least two (2) ingresses/egresses were needed. Member Michaud stated that he was not in favor of a secondary emergency access via Agnes Street. Vice-Chairman DeKoskie noted that since the boulevard didn't carry through to the unit "4" and "10", secondary access via Agnes would be needed. Owner Paul Page inquired if secondary access via Mountainview was possible.

Planner Hahn stated that the boulevard could be extended beyond building “3.” The extension of the boulevard had previously been discussed and Engineer Hahn wished to pursue an extension of the boulevard. The Planning Board Members were polled if a secondary access would be required. By a vote of 5 to 2, the Members desired to pursue a secondary access proposal. Upon a vote of 6 – 1, a majority of the Planning Board voted to designate Agnes Street for emergency access only.

Chairperson Pecora called for a Motion to schedule a Public Hearing to be held on May 15, 2023 at 7:35 p.m. or as soon thereafter as may be held, conditioned upon submission of revised maps. Upon Motion of Member Mastny, seconded by Member Anderson and the affirmative vote of all members, the Motion to schedule the Public Hearing passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye

NEW BUSINESS:

Bunten/Spinnenweber LLA – Case No. 2023-4; 101 & 103 River Road; SBL Nos. 56.20-3-14, 15 & 16; R40 Zoning District

Mike Vetere, L.S. was present as Agent for the Applicants.

Chairperson Pecora called for a motion to waive the requirement of a Public Hearing pursuant to Subdivision §107-16A. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members, the Motion to schedule the Public Hearing passed 7-0.

The Administrative Assistant was asked to provide agent authorizations for both Applicants. The review was suspended pending production of the documentation.

Mainetti Subdivision – Case No. 2023-5; 212 Alda Drive; SBL No. 63.6-1-1; R-12 Zoning District

Walter Eckert, L.S. of Brinnier & Larios was present.

Chairperson Pecora called for a Motion to schedule a Public Hearing to be held on May 15, 2023 at 7:45 p.m. or as soon thereafter as may be held. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all members, the Motion to schedule the Public Hearing passed 7-0 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye

Bunten/Spinnenweber LLA – Case No. 2023-4; 101 & 103 River Road; SBL Nos. 56.20-3-14, 15 & 16; R40 Zoning District

The Planning Board returned to the review of the Application.

Chairperson Pecora called for a motion to approve the Lot-line Adjustment upon submission of a mylar and 5 paper copies. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and the affirmative vote of all members, the Motion passed 7-0 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye

Upon Motion of Member Anderson, seconded by Vice-Chairman DeKoskie, the meeting was adjourned at 11:30 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: May 1, 2023
Date Approved: May 15, 2023