

PLANNING BOARD MINUTES

April 15, 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 Steve Bailer

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

The meeting commenced at 7:45 p.m. with the Pledge of Allegiance.

The Planning Board welcomed its new Member Steve Bailer.

Minutes: Chairperson Pecora called for a motion to approve the March 18, 2024 Minutes. Upon Motion of Vice Chairman DeKoskie, seconded by Member Marta and all present voting in favor, the Minutes were approved by a vote of 6-0.

Vouchers:

Nelson, Pope & Voorhis – February Services of Bonnie Franson, AICP	\$2,700.00
Nelson, Pope & Voorhis – January Services of Bonnie Franson, AICP	\$2,700.00
Nelson, Pope & Voorhis – Esopus Barns Escrow	\$ 310.00
Whiteman, Osterman & Hanna, LLC – Lighthouse Village Escrow	\$ 97.50
Whiteman, Osterman & Hanna LLC – Castlemore Holdings Escrow	\$ 32.50

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

Lighthouse Village Site Plan - Chairperson Pecora called for a motion to supplement escrow in the amount of \$7,500.00. 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:

K&Y Site Plan/SUP – Khattar Elmassalemah, P.E. Agent – Case No. 2024-1; SBL No. 63.2-3-8; 126 Ulster Avenue; LI & Route 9W Overlay District

Khattar Elmassalemah, P.E. and Ahmed Magdi were present. Planner Franson reviewed comments that had been provided to the Applicant. There were two items that needed input from the Code Enforcement Officer and Planner Franson would reach out to CEO Jaffee directly. There was a question as to which agency regulated the proposed access road and the Applicant

would reach out to confirm that the road was a County road (Old 9W). Given the nature of the use, the Planning Board may consider a review by an individual with firematic experience and typical standards for a propane storage facility. Additionally, the proposed use in relation to an adjoining residential property needed to be reviewed relative to screening and plantings. Circulation of vehicles and propane delivery trucks needed to be confirmed and that there was adequate maneuverability, specifically with proposed structure, vehicles on the site and the northwest corner. Engineer Elmassalemah stated that the New York State Department of Environmental Conservation was significantly involved in inspections and regulations. Planner Franson noted that although that may be the case, the Planning Board may wish to obtain direction from its engineering consultant. There were existing wetlands on the property and approximately 3,000 square feet were being proposed to be disturbed. The Applicant was requested to provide the limits of disturbance on the plan which the Engineer stated were less than one (1) acre.

Member Morello stated that although NYSDEC regulated the tanks, the Building Department regulated the suppression system. The entryway was proposed to be paved and the County would need to review and appropriate drainage would be required. Member Morello requested the Applicant provide a brief description of how the business would operate daily. Mr. Magdi stated that trucks would transport 700/1000 tanks at 11:00 p.m. to locations in the Burroughs and would return in the morning to unload and reload. Planner Franson stated operations could be indicated as map notes. Member Mastny confirmed with the Applicant that approximately 1700 cylinder tanks could be located on the site, with at least 700 on site continuously. The Planning Board requested business operation specifics, floor plan of the storage building, lighting plan with cutsheet (2700 kelvin or less shielded from neighbor), and landscaping plan.

Chairperson Pecora called for a motion to classify as a SEQR Unlisted Action and circulate notice of intent for the Planning Board to serve as lead agency for the SEQR review. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye

The Administrative Assistant was requested to provide the NOI to Planner Franson for review.

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.

A survey had been recently submitted for the site and Architect Mason stated he would need to review to confirm that all of the measurements were accurate. The metes and bounds from the survey needed to match the location of the house on the parcel.

Planner Franson reviewed her recommendations and comments. The Planning Board needed to determine whether the action was a Type II or Unlisted under SEQR.

Chairperson Pecora called for a motion to schedule a public hearing to be held May 20, 2024 at 7:35 p.m. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye

Chairperson Pecora stated that the public hearing required a payment of \$200.00.

Fitzhugh w/Schaeffer LLA (Mike Bruno, Esq. – Agent) – Case No. 2024-3; 121 & 145 Parsell Street; SBL Nos. 56.44-2-13.400 & 13.300; R12 Zoning

Mike Bruno, Esq. was present and provided an overview of the proposed lot-line adjustment to correct an existing encroachment. Planner Franson provided her recommendations and comments.

Chairperson Pecora called for a motion to waive the public hearing pursuant to §107-16A. Motion of Member Mastny, seconded by Vice Chairman DeKoskie and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye

Chairperson Pecora called for a motion to classify as a Type II action under SEQRA. Upon Motion of Member Mastny, seconded by Vice Chairman DeKoskie and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye

Maria Philippis was present for the sketch plan review. She informed the Planning Board that she had purchased the property in February 2024 with plans to operate an antique store throughout the existing building. The property had been cleared of extensive overgrowth and the plan for the year was to create a community area to host flea markets, farmers markets, etc. Any tents for events would be temporary with one food truck at any event possibly a few times per week. Stockade Tavern cocktail truck for events (which may stay on site but not open continuously) was proposed and an area would be clearly marked where liquor would be served. A kiosk within the building was proposed to serve coffee and pastries with a small window for pickup.

Planner Franson noted that there was no formal site plan and the current review was for the sketch plan. A floor plan was requested to be included with the submission of a site plan prepared by a licensed engineer or architect when the Applicant was prepared to submit. Chairman DeKoskie requested that a business plan, rather than a "project intent," which described all of the proposed events and specifications be provided. Planner Franson questioned if the operation would be better classified as an event venue which would allow accessory uses such as food trucks in the Code and which was one section of the Code that regulated food trucks and the Planning Board may want to get the Building Inspector's input.

Draft Design Guidelines – Members currently reviewing.

ZBA Referral – The Planning Board had no comment relative to the Fros Area Variance pending before the ZBA.

Planning Board Forms – Implement forms and share with Members.

Upon Motion of Member Marta, seconded by Member Mastny and all in favor, the meeting was adjourned by a vote of 6-0 at 9:54 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: April 29, 2024

Approved: May 20, 2024