

TOWN OF ESOPUS PLANNING BOARD MINUTES
June 12, 2019

PRESENT: **Roxanne Pecora, Chairperson**
 Fred Zimmer, Vice Chairperson
 Greg McCord
 Darin DeKoskie
 Melanie Marino
 Dan Michaud

EXCUSED: **Mark Anderson**

ALSO PRESENT: **Alan Sorensen, Consultant, Supervisor Shannon Harris,**
 Town Board Member Chris Farrell – Liaison to the Planning Board

The meeting of the Town of Esopus Planning Board was called to order at 7:30 P.M. Chairperson Pecora commenced the meeting with the Pledge of Allegiance and the emergency exit advisory.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the May 8, 2019 meeting and called for a Motion to approve the Minutes as presented. **Upon Motion of Member Greg McCord, seconded by Member Darin DeKoskie and the affirmative vote of all members, the motion passed 6-0.**

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for April 2019	\$2,300.00
Kyle Barnett, Esq. – Services rendered in April 2019 Pre-submission meeting	\$ 585.00
Administrative Assistant, Lisa K. Mance	89.5 hours

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Dan Michaud, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of all members, the Motion passed with a vote of 6-0.

OLD BUSINESS:

At the discretion of Chairperson Pecora, the Agenda was taken out of order and the application represented by Jeff Hogan, L.S. as agent was reviewed. Property owner Paul Ruggieri was also present.

P.Z.R. Construction (Ruggieri) – (Praetorius & Conrad, P.C. by Jeff Hogan as agent) –

Case No. 2018-4 8-Lot Subdivision; Clay Road (Route 9W), Ulster Park; SBL No. 56.83-4-10.121

The Planning Board had previously requested the applicant to discuss the possible creation of a drainage district with the Town Board and the feasibility of same. The Planning Board was reviewing drainage from the proposed lots to insure no net increase in the flow to the Town's infrastructure would occur. Surveyor Hogan thereafter provided an overview of the most recent configuration of the 7 lots with a stormwater lot area proposed to be created between proposed Lot Nos. 6 and 7 to control runoff.

Vice Chairman Zimmer provided possible scenarios with regard to regulating stormwater runoff and who/or what entity would bear the responsibility. The creation of a drainage district with one lot within the subdivision being designated to manage stormwater with each property owner within the drainage district being taxed for the maintenance, or the drainage being configured on each lot with the property owner being responsible or finally, the creation of a homeowners association (which had proven to be disastrous in the past) were three possible options to consider.

Town Board liaison Chris Farrell indicated that his understanding of the concerns of the Town Board were not so much whether one plan was desired over another, but what would actually work. There was already a concern with the flooding issues in that area and the Town Board needed the assurance that there would be no net increase offsite making an already sensitive area worse. The Town Board desired to involve expert opinion to make that determination. Chairperson Pecora noted that applicants were required to manage the stormwater within the site so that there was no net increase to the Town infrastructure and the current proposal was a way in which to accomplish that. The plans would be forwarded to the Planning Board consulting engineer Pete Lilholt for review.

Supervisor Harris stated that the second question raised by the Board was, given this was adjacent to a high priority troublesome spot that currently exists, was the drainage from the property through the existing culvert able to be guaranteed not to add to an already saturated area. Although the Planning Board would have the guidance of Planning Board and Town Engineer Peter Lilholt, the engineers (Tighe & Bond) contracted by the Town Board, were currently assessing the stormwater infrastructure and drainage issues within the Town and were asked to be included.

In considering the creation of a drainage district, Planner Sorensen stated that costs for bookkeeping expenses should also be taken into consideration when determining the maintenance fees.

Member Dan Michaud felt the current plan with the stormwater being maintained on one lot rather than each individual lot was a better plan. Supervisor Harris remarked that when Surveyor Hogan had approached the Town Board, he had expressed a desire to keep maintenance of the reserved retention area with a deed covenant on that one lot private rather than creating a homeowners' association. Mr. Ruggieri's daughter intended on building and was willing to take on the responsibility of the maintenance. The consensus of the Planning Board indicated that it

preferred the creation of a drainage district. Chairperson Pecora recommended having the consulting engineers weigh in on private maintenance versus the creation of a drainage district as well as confirming net runoff. The applicant was directed to provide the Stormwater Pollution Prevention Plan (SWPPP) so that the referral could be made to the engineers. Referral to Consultant Lilholt would be made at the July meeting pending the receipt of the SWPPP.

Discussion:

Supervisor Harris wished to address the Board with regard to upcoming events of interest.

The Supervisor stated that upon adoption of the Comprehensive Plan, the Town would be pursuing revisions to zoning. A task force was being created to kickoff this initiative to update the land use table and clean up zoning issues and was requesting input from any of the Planning Board members. Member Darin DeKoskie personally agreed to be a member of the task for (pre-zoning) task force.

Engineers Tighe & Bond would be giving a presentation (date to be determined) relative to water infrastructure and what their findings are along with recommendations relative to stormwater hotspots and funding.

There was also to be two public hearings regarding Dyno Nobel from 2-4 p.m. and 6-8 p.m. on June 27, 2019 and July 18th at the same times noting that all, including members of the audience, were invited to attend.

Old Stockade Development - Case #2016-12–Site Plan & SUP (Storage); 564 Broadway, Ulster Park; SBL No. 63.2-3-10

Architect Ciro Interrante, Stephan Sanzi and Greg Berardi were present. If disturbance was less than one acre, a SWPPP was not required. The applicant was asked to provide 10 complete packets including elevations, drainage plans, lighting plan, site plan, etc. and that upon receipt, the application could be referred to the Planning Board’s Engineer Pete Lilholt upon receipt. Architect Interrante was informed that the sooner he could put the materials together and provide to the Planning Board, the sooner it could be forwarded for the drainage review.

Chairperson Pecora entertained a motion to refer to Engineering Consultant Pete Lilholt for drainage review upon receipt of complete plan sets. Upon Motion of Member Dan Michaud, seconded by Member Greg McCord and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Aye

Pittner Subdivision – Case No. 2019-6; Minor Subdivision; 18 William White Road, Ulster Park; SBL No. 63.1-2-2.100

Owner Henry Pittner was present. Planner Sorensen reviewed contents of his notes relative to the application for a proposed 2-lot subdivision. At the pre-submission meeting, Vice-Chairman Zimmer had requested that an easement be shown to the lands of Hoffman and that the Right of Way to the Town of Esopus for highway use be shown on the map and the current submission now did reflect that.

Mr. Pittner provided Ulster County Board of Health approvals and curb cut approvals from the Town of Esopus Highway Superintendent.

Chairperson Pecora entertained a motion for the Planning Board to declare its intent to serve as Lead Agency in the coordinated review of this Unlisted action and to circulate the notice of intent to serve as Lead Agency to all interested and involved parties. Upon Motion of Vice-Chairman Zimmer, seconded by Member Darin DeKoskie and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Aye

Chairperson Pecora entertained a motion to grant sketch plan approval. Upon Motion of Vice-Chairman Zimmer, seconded by Member Dan Michaud and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Excused
Dan Michaud	Aye
Darin DeKoskie	Aye
Greg McCord	Aye
Melanie Marino	Aye

Chairperson Pecora called for a Motion to waive the filing of the preliminary plat, waive the requirement to hold a public hearing on the preliminary plat and schedule a Public Hearing on the final plat for July 10, 2019. Upon Motion of Vice-Chairman Zimmer, seconded by Member Dan Michaud and the affirmative vote of all Members, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Fred Zimmer	Aye

Mark Anderson Excused
Dan Michaud Aye
Darin DeKoskie Aye
Greg McCord Aye
Melanie Marino Aye

ZBA REFERRALS

There were no comments for the ZBA applications referred this month. There was no comment regarding the Town of Hyde Park Planning Board’s Staatsburg referral to the Esopus Planning Board regarding installation of a communication tower by Verizon.

DISCUSSION:

Chairperson Pecora read content of proposed language for an amendment to LU45 and LU46 of the proposed Comprehensive Plan which had been provided to the Secretary by Supervisor Harris and asked for comments from the Board. **Upon Motion of Member Darin DeKoskie, seconded by Member Dan Michaud and all members in favor, it was determined that Planner Sorensen would prepare a response on behalf of the Planning Board to submit to the Supervisor.** Planner Sorensen had already prepared a draft Local Law relative to commercial events.

PLANNING BOARD LIAISON TO BUILDING DEPARTMENT REPORT –

Proposal to convert the previous Riverview Restaurant to convert to a multi-family dwelling would have to come before the Planning Board for a change of use.

The situation with the Murphy site was still a concern and the Board was going to request Code Enforcement Officer to investigate activities on the property.

Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie, and the affirmative vote of all members, the meeting was adjourned at 9:03 p.m.

NEXT MONTHLY MEETING: July 10, 2019

DEADLINE DATE: June 26, 2019

NEXT PRE-SUBMISSION: July 17, 2019

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: June 19, 2019
Date approved: July 10, 2019