

TOWN OF ESOPUS PLANNING BOARD MINUTES
June 21, 2021

PRESENT: Roxanne Pecora, Chairperson
Darin DeKoskie, Vice Chairperson
Dan Michaud
Greg McCord
Mark Anderson
David Mastny

EXCUSED: Sal Morello

ALSO PRESENT: Planning Consultant Tom Shepstone

The meeting of the Town of Esopus Planning Board was called to order at 7:47 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 17, 2021 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Dan Michaud, seconded by Member Darin DeKoskie and the affirmative vote of 6 members, the motion passed 6-0-1.

VOUCHERS:

Clough Harbour & Associates LLP – Escrow voucher for services rendered for Britt & Graff	\$ 513.75
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Refund portion of application fee – Cuney Ranch Holdings LLC	\$2,600.00
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Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of all members, the Motion passed 6-0-1.

PUBLIC HEARING:

BQ Energy Site Plan – Case No. 2021-15; 70 West Shore Road; SBL No. 71.4-4-28.200; R40 Zoning District

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Anderson, seconded by Member Michaud and the affirmative vote of all members, the Public Hearing commenced at 7:52.

The Public Hearing Notice was read into the record. Hearing no person present wishing to speak, **Chairperson Pecora entertained a Motion to close the Public Hearing.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all members, the Motion to close the Public Hearing at 7:56 p.m. passed 6-0-1.

OLD BUSINESS:

BQ Energy Site Plan – Case No. 2021-15; 70 West Shore Road; SBL No. 71.4-4-28.200; R40 Zoning District

Paul Curran of BQ Energy and Kaitlin Vigars of Phillips Lytle, LLP were present for the application review.

Planner Shepstone reviewed the content of his Memorandum and recommended approval of the Site Plan.

Member Mastny noted that there was a considerable number of methane vents on the site to which Mr. Curran responded that the solar installation would be 5 feet from any of the vents pursuant to New York State Department of Environmental Conservation regulations.

Planner Shepstone noted that the action qualified as a Type II action under SEQRA and no further review was necessary.

Chairperson Pecora read the proposed Resolution of approval and thereafter entertained a Motion to adopt said Resolution as amended. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members, and 1 Member being absent, the Motion passed with a vote of 6-0-1 as follows:

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

Cuney Subdivision – Case No. 2021-14; 290 New Salem Road; SBL No. 56.15-2-2.100; R-12 Zoning

Thomas Kentop of Medenbach & Eggers and Applicant George Cuney were present.

Based upon comments provided at the prior Planning Board meeting, the property line was now centered down the proposed driveway where it was previously shown as being shared.

Planner Shepstone reviewed the content of his Memorandum indicating that approvals would be needed from the Army Corp. of Engineers (ACOE, the Ulster County Board of Health (UCBOH) and a revised Short EAF Part I. Vice-Chairman DeKoskie indicated that more than an ACOE notification may be needed due to the limits of disturbance.

Chairperson Pecora entertained a Motion to schedule a Public Hearing for July 19, 2021 at 7:35 p.m. conditioned upon receipt of the revised EAF Part I. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members, and 1 Member being absent, the Motion passed with a vote of 6-0-1 as follows:

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

Lighthouse Village (George Cuney) – Case No. 2020 – 8; 364 Broadway & 159-189 Clay Road; SBL Nos. 56.83-4-10.123 & 124

Thomas Kentop of Medenbach & Eggers and Applicant George Cuney were present.

Planner Shepstone reviewed the content of his Memorandum indicating that a key issue with the proposed development would be stormwater runoff. Vice Chairman DeKoskie stated that it would be best to over-detain the stormwater at the top of the parcel. The Town of Esopus had previously identified this area as a “hot spot” for stormwater runoff. The Planning Board again stressed the focus would need to be on stormwater.

Mr. Cuney presented renderings that had not been physically provided to the Planning Board. It was determined that the renderings would not be needed until the Site Plan had been finalized. Applicant was notified that an easement would be needed as well.

Chairperson Pecora reflected that there were issues with the Plantasie. Vice-Chairman DeKoskie stated that over-retention of stormwater onsite would help the Plantasie. The Board also asked that the retention ponds be created to be aesthetically pleasing.

Scrub-A-Dub Car Wash Site Plan Amendment (Doug Kleeschulte) – Case No. 2021-12; 89 North Court; SBL No. 56.52-1-34.100; GC Zoning District

Owner Doug Kleeschulte was present.

Planner Shepstone provided a review of his Memorandum and recommended approval.

Chairperson Pecora entertained a Motion to grant amended Site Plan approval. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members, and 1 Member being absent, the Motion passed with a vote of 6-0-1 as follows:

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

ZBA Referral: No comment

There was no report from the Building Liaison to the Planning Board.

Upon Motion of Member Anderson, seconded by Member Mastny, and the affirmative vote of all members, the meeting was adjourned at 8:51 p.m.

NEXT MONTHLY MEETING: July 19, 2021
DEADLINE DATE: July 6, 2021
NEXT PRE-SUBMISSION: July 21, 2021

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: June 29, 2021
Date approved: July 19, 2021