

TOWN OF ESOPUS PLANNING BOARD MINUTES
June 12, 2023

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

ALSO PRESENT: Attorney Kyle Barnett and Town Board Liaison Jared Geuss

Chairperson Pecora called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a Motion to approve the May15, 2023 Minutes. Upon Motion of Member Michaud, seconded by Member Mastny and the affirmative vote of 6 Members, and the abstention of Vice-Chairman DeKoskie, the Motion passed 6-1-0.

VOUCHERS:

Refund remaining escrow for Port Ewen Fire Department Site Plan	\$5,188.12
VanDewater & VanDewater Voucher – Streamside Farms Site Plan/SUP	\$ 137.50
CHA Voucher – Streamside Farms Site Plan/SUP	\$ 1,310.00
Shepstone Management Voucher – May 2023	\$ 2,700.00
Shepstone Management Voucher – Lighthouse Village Site Plan/SUP	\$ 2,450.00
VanDewater & VanDewater Voucher – Lighthouse Village Site Plan/ SUP	\$ 412.50
CHA Voucher – Lighthouse Village Site Plan/SUP	\$ 200.00
CHA Voucher – Esopus Barns Site Plan/SUP	\$3,200.00

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

Chairperson Pecora made statement for the benefit of the public that no large projects were being reviewed due to the resignation of the Planning Consultant.

PUBLIC HEARING:

Lamb Subdivision – Case No. 2023-7; 98 Black Creek Road; SBL No. 71.4-4-60.200; R-40 Zoning District

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Mastny, seconded by Member Marta and the affirmative vote of all members, the Motion passed 7-0 and the Public Hearing commenced at 8:00 p.m.

Chairperson Pecora read the Public Hearing notice into the record.

Owner Jerry Lamb was present. Hearing no person wishing to speak, **Chairperson Pecora called for a Motion to close the Public Hearing.** Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and the affirmative vote of all members, the Motion passed 7-0 and the Public Hearing was closed at 8:02 p.m. by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Aye

New Member Chris Marta was introduced.

Mr. Lamb confirmed that Ulster County Board of Health approval had been obtained for the proposed new lot. Vice-Chairman DeKoskie inquired if there should be a discussion with the applicant relative to the setback, that the property line runs down the center of Black Creek Road and that there should be a right-of-way back to the Town. Member Michaud stated that the line should be moved back to the edge of the road. Vice-Chairman DeKoskie stated that there should be a road reservation note 25' from the center of the road for Town Road Maintenance. Member Mastny stated to the Applicant that the original survey needed to be adjusted. Vice-Chairman invited the Applicant to the table and provided a sketch to show the Applicant what needed to be adjusted.

Chairperson Pecora called for a Motion to grant approval conditioned upon submission of a mylar and six (6) copies, and payment of a \$2,000.00 recreation fee. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and the affirmative vote of all members, the Motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Aye

Mr. Lamb asked if a mylar and six (6) paper copies were required. The Planning Board responded that they were required, especially since the property line needed to be corrected.

SIGN: Red Maple Vineyard – Gary Stone

Mr. Stone had provided sign elevations and renderings. An existing sign had been damaged by an automobile accident. The proposed sign would be the same size but was being relocated approximately 30 yards to the South. A determination had been made that the sign location was the correct distance from the center of 9W. Lighting was proposed to be placed within the stone wall base face up toward the sign.

Chairperson Pecora called for a Motion to grant approval of the sign. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and the affirmative vote of all members, the Motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Aye

NEW BUSINESS:

Red Maple Vineyard Amended Site Plan (Gary Stone) – Case No. 2023-10; 112 Burroughs Drive; SBL No. 80.1-4-5.120; R40 Zoning District

Owner Gary Stone was present. A 30' x 40' pavilion was proposed to be erected on the existing site. Existing timber that had been harvested from the property was being utilized. Applicant noted that some lighting would be necessary.

Chairperson Pecora called for a Motion to waive the requirement for a Public Hearing pursuant to §123.47 (c) (6). Upon Motion of Member Mastny, seconded by Member Marta, and the affirmative vote of 4 members, the negative vote of 1 member, and 2 members abstaining, the Motion passed 4-1-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	No
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Abstain
Dan Michaud	Abstain
Chris Marta	Aye

Chairperson Pecora called for a Motion to classify the action as a Type II action under SEQRA. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie, and the

affirmative vote of 5 members, and 2 members abstaining, the Motion passed 4-2-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Abstain
Dan Michaud	Abstain
Chris Marta	Aye

Chairperson Pecora called for a Motion to approve the amended site plan. Upon Motion of Member Mastny, seconded by Member Marta, and the affirmative vote of 5 members, and 2 members abstaining, the Motion passed 5-2-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Abstain
Dan Michaud	Abstain
Chris Marta	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

Scott Ouimett, P.E. and Owner Alfred Sorbello were present. The Planning Board’s Engineering Consultant had provided comments and Vice-Chairman DeKoskie requested that Engineer Ouimett review the Applicant’s responses to those comments. Engineer Ouimett stated that Tony Stellato, P.E. felt the sound mitigation relative to the concerns of a neighbor had been addressed and were reasonable. Widening the top of the berm was depicted, ten (10) new evergreen plantings along berm was planned, and water flowing around the berm would flow into a flat area. The line of sight from the pool was blocked by the berm from adjoining neighbor and had been depicted. Vice-Chairman DeKoskie voiced concern that absent a Planner, he wished to confirm that any stormwater concerns had been adequately addressed and took time to review documentation in the file.

Member Michaud voiced concern relative to the response from Tony Stellato, P.E. on noise buffering.

Chairman Pecora noted than an outstanding required modification of the Ulster County Planning Board (UCPB) to provide architectural details still needed to be addressed. Engineer Ouimette stated that the building was 680’ from 9W and there was a row of trees along the front that obscured the current building from the view.

Chairperson Pecora called for a Motion to concur with the UCPB required modification to provide elevations (had been provided by the Applicant). Upon Motion of Vice Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of 7 members, the Motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Aye

Chairperson Pecora called for a Motion to issue a SEQRA Negative Declaration. Upon Motion of Vice Chairman DeKoskie, seconded by Member Marta and the affirmative vote of 7 members, the Motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Aye

Chairperson Pecora called for a Motion to grant approval conditioned upon presentation of written confirmation that water and septic connections were acceptable from the Superintendent, provide six (6) copies of the plans for signature and that the Applicant return within 1 year after the completion of the pool to revisit the Special Use Permit. Upon Motion of Vice Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of 7 members, the Motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Aye

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, Joshua Mackey, Esq. and Terry Hahn of LAPD Engineering.

The Public Hearing had been left open for written comment. Noting that there had been individuals wishing to speak, individuals were invited to address the Planning Board.

Stephanie Lettieri – expressed concerns relative to the traffic.

Tim Triscari – Written comment on file which included concerns relative to traffic and preservation of wildlife.

Chairperson Pecora entertained a Motion to continue a public hearing for the July 2023 Planning Board meeting. Upon Motion of Member Michaud, seconded by Member Breheny, and the affirmative vote of 4 members, the negative vote of 0 member, and 3 members abstaining, the Motion passed 4-0-3 by the following vote:

Roxanne Pecora	Abstain
Darin DeKoskie	Aye
David Mastny	Abstain
Sal Morello	Aye
Alexis Breheny	Aye
Dan Michaud	Aye
Chris Marta	Abstain

Chairperson Pecora commended responses provided by LADA Terry Hahn addressing the previous public comments. Secondary access had been discussed and a determination had been provided by CEO Jaffee in May of 2023 pursuant to §123-12 E(3)(c). Attorneys requested the determinations issued (pursuant to the NYS Fire Code and the Town Code) and would review.

Chairperson Pecora read the Recommendations provided by the UCPB.

- EV Charging Stations and Sustainability – The location of charging stations had been depicted on the plans.

Chairperson Pecora entertained a Motion to accept the UCPB required modification.

Upon Motion of Vice Chairman DeKoskie, seconded by Member Mastny, and the affirmative vote of 7 members, the negative vote of 0 member, and 0 members abstaining, the Motion passed 7-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Aye

Dan Michaud Aye
Chris Marta Aye

- NY Stretch Energy Code – Ways proposal meets the NYS Stretch Energy Code.....”as well as the inclusion geothermal heating and/or use of heat pumps.”

Chairperson Pecora entertained a Motion to concur with the UCPB required modification.
Upon Motion of Vice Chairman DeKoskie, seconded by Member Mastny, and the affirmative vote of 6 members, the negative vote of 1 member, and 0 members abstaining, the Motion passed with the exception to include the geothermal requirement, 6-1 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud No
Chris Marta Aye

- On site recreation - Terri Hahn stated recreational amenities had been included on the plans which included trail loops, barbecue stations and dog friendly development.

Chairperson Pecora entertained a Motion to concur with the UCPB required modification.
Upon Motion of Vice Chairman DeKoskie, seconded by Member Morello, and the affirmative vote of 6 members, the negative vote of 1 member, and 0 members abstaining, the Motion passed with the exception to include the geothermal requirement, 6-1 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye
Chris Marta No

- Affordability – The Planning Board opined that this requirement was not a Planning Board issued and should be addressed by the Town Board
- Landscaping & Existing Beautification

Chairperson Pecora entertained a Motion to concur with the UCPB required modification.
Upon Motion of Member Morello, seconded by Member Marta, and the affirmative vote of 7 members, the negative vote of 0 members, and 0 members abstaining, the Motion passed with the exception to include the geothermal requirement, 7-0 by the following vote:

Roxanne Pecora Aye

Darin DeKoskie Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye
Chris Marta Aye

- Signage

Chairperson Pecora entertained a Motion to concur with the UCPB required modification.

Upon Motion of Vice Chairman DeKoskie, seconded by Member Marta, and the affirmative vote of 7 members, the negative vote of member, and 0 members abstaining, the Motion passed with the exception to include the geothermal requirement, 7-0 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Aye
Dan Michaud Aye
Chris Marta Aye

Upon Motion of Member Michaud, seconded by Member Marta, the meeting was adjourned at 9:40 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: June 26, 2023

Date Approved: July 17, 2023