

**PLANNING BOARD MEETING
AUGUST 9, 2017**

PRESENT: **Roxanne Pecora
Melanie Marino
Darin Dekoskie
Dan Michaud
Fred Zimmer
Margaret Yost
Mark Anderson**

ALSO PRESENT: **Myles Putman, Consultant**

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:30 P.M. beginning with the Pledge of Allegiance to the Flag. Roxanne advised the public of the building's fire exits and roll call was taken.

MINUTES: Chairperson Pecora asked if the Board read the minutes from the Planning Board Meeting held on July 12, 2017 meeting and if there were any changes or corrections. Fred made one change.

MARGARET MADE A MOTION TO APPROVE THE JULY 12, 2017 MINUTES AS AMENDED, SECONDED BY DAN. MOTION PASSED WITH A VOTE OF 7-0.

VOUCHERS:

M.L.Putman Consulting (Month of July).....\$2,500.00
April Oneto (secretarial services).....84 hours

DAN MADE A MOTION TO APPROVE THE VOUCHERS AS READ, SECONDED BY MARGARET. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0.

OLD BUSINESS:

**LALLI: Case #2017-08 – Site Plan/Special Use Permit – 209 & 211 Broadway
(US Rt. 9W; State Hwy 310), Port Ewen; SBL: 56.060-5-15**

Applicant Simon Lalli and Carissa Lalli were present along with property owner Marietta Pentz.

Myles reviewed ML Putman Consulting Report dated 8/4/17. Copy of report given to applicant and copy placed in file.

Simon stated that after the pre-submission meeting last month they did go back and rescale everything. He has updated site plans that are full to scale and he will email. He was informed that he can send in PDF to Myles but he will have to make 9 full size copies for the Board and the file.

Simon stated that they did not put on the plans where the signage, lighting and landscaping would be because they were told to get the site plan together and to the Board as soon as possible. He stated that they are more than willing to do whatever the Town is happy with regarding signage and landscaping. They will not have a display in front of the residence. The residence will be residence only. The display will be off to the side on the grass by the parking area.

Darin asked about the hours of operation. Simon stated it would be 11:00 AM – 7:00 PM, Tuesday thru Saturday. He is willing to change the hours if the Board feels that 7:00 PM is too late to be open. Darin questioned the lighting and the two lights that they have on the residence. Simon stated that they have not been on for a while. Darin stated that they can be switched out. They just cannot shine on the road and be such a bright light. They need to be glare shielded. Darin questioned if he was going to have maintenance on the site as well as sales. Simon stated that there will be maintenance. Darin questioned the sound regarding the ATVs being started. Simon stated that they are very quiet and when they start them up it is only to start them up to see that they are working. They do not go out whip them around the yard or the parking lot or make any type of loud noises. They are very mindful that there are residents around them.

Darin questioned the signage details. Simon stated that the object is to have the majority of the signage on the commercial building and one out by the curbside. Margaret asked if it was going to be lit. Simon stated that preferably it would be. Carissa stated that it would be a regular sign just like the other businesses in the Town. Darin stated that something small and front lit and nothing back lit would be fine with him and when they close at night they shut the light off. Fred stated that something that is similar to the one that is for the Town Hall. Simon stated that the light would be on a timer and that at 7:00 PM the light would shut off. Roxanne mentioned that it should be monument style like the Town Hall or like the one MHV Credit Union has.

Dan questioned the red flags in front of the property. Simon stated that the red flags were to deter customers from going out from the front by the office that they closed off since it is part of the residential area. The flags were just to direct traffic. He stated that they will be pulled out of there. Simon stated that he lives on the property in the house. Dan questioned that there is a house and then a building in the back. At this time, property owner Marietta Pentz introduced herself. Margaret questioned if Simon lived in the apartment in the back and he stated that they live in the house. Marietta stated that her son lives in the apartment and it has a Certificate of Occupancy (C/O) from the Building Department.

Fred questioned where the apartment was. They stated that it is on the first floor of the commercial building in the back. Carissa stated that the building is flush with the parking lot. There is a door that leads into the apartment. There is also a door on the front of that building that leads down into the warehouse.

Mark questioned that when she obtained the C/O he assumes that there was fire separation between the apartment and the commercial space. Marietta stated that the C/O was obtained just a couple of years ago and she does not remember the details. She said that they have a legal C/O and the plans should be filed in the Building Department. Dan questioned what the building was when they obtained the C/O. Marietta stated that the building was empty at the time. Previously they ran a commercial carpet business there and there was an archery business and there have been a lot of businesses in there. Dan stated that with a C/O with automotive and residential from a safety perspective it might require something different. Dan stated that we might need to ask our Building Inspector to comment on this. Simon stated that he looked into it himself and he stated that there is actually fireproof sheetrock to a certain rate. He stated that if something else is required he will see that it is done. Fred stated that after they get through the Planning Board process they will see the Building Inspector and he will make the determination at that time.

Dan questioned the display area. He is concerned that it does not become 30 machines displayed everywhere on the property. He would like to see it marked on the site plan and that they stick to the footprint on the plans.

Carissa asked if she is going to be able to put signage a mile up the road just like other businesses and what they do in Kingston. The Board stated that this is not allowed. They will need to restrict their signage to their own property. It was explained that real estate signs and political signs are a different thing and are placed in a location and removed after a short period of time.

Margaret questioned how long the apartment has been in that building. Marietta said maybe 9-10 years. Margaret asked when the C/O was issued. She does not remember but the Building Department should have a copy. Dan stated that he becomes concerned when there are automotive chemicals and residential occupancy in the same building. Simon stated that even though this seems to fall under the automotive spectrum the only thing they will have on site is oil and gasoline. They do not plan on disposing of it on site. They have somewhere in Kingston that will actually take all of their old oil and any contaminated gas free of charge. Dan asked if there was going to be any bulk storage. Simon stated that there will be no bulk storage only 5 gallon containers as needed. He said the machines only take .75 liters at a time.

Margaret asked if they would be working on the machines underneath the apartment. He said that once they are inside that is where the servicing would be. He stated the assembling would be under there but the actual servicing would not be under there. Margaret asked if there was ventilation. There is no ventilation but once they come to that point this is something that will be installed according to what they are told they need. Simon stated that there are huge windows in that area but there are not actually any fans. He said that they will install whatever the Town requires.

Dan asked about deliveries. Simon stated that a delivery truck backs in off of Route 9W and they have a drop gate. Marietta stated that when she had the carpet store there they had 18 wheelers coming on site and they never had a problem. Simon stated that he would have deliveries usually once a month during the day between the hours of 9:00 AM to 5:00 PM.

Dan asked about a forklift on site. Simon stated that they do not have one and they are trying to work their way around a forklift. Margaret asked about the parking. Simon stated that it has been changed and they have a new draft that is to scale. Fred stated that they have been running this business for approximately 6 months or so and parking has not been an issue. Fred stated that this business does not fit the parking regulations at this time. This business is more like Stewarts next door which is a drop off and leave. Fred stated that there is parking on the street at that location.

Simon wanted the Board to be aware that they have customers that come from out of state. He stated that a lot of his customer base is from Newburgh, Poughkeepsie and out of town. He stated that he is a multi-brand dealer. Dan stated that he thinks that we do not want to see tractor trailers stop in the road, drop the tailgate and unload the vehicles and have them drive on the road for a short distance to your location.

Myles stated that he and the Building Inspector have discussed applying a lower standard for parking so that the requirement under zoning is not as much. Myles suggested that the building plan be amended to show the entrance into the apartment and where the staircase goes down. Myles stated that Simon mentioned in his November, 2016 business plan developing an academic program allowing students to learn the essential fundamentals on all facets of managing a small locally owned business. Myles asked if this is going to be an individual goal or collaboration with BOCES? Simon stated that it is going to be collaboration with BOCES and he has already spoken to them regarding this. It will be a program that is during school hours where they come transported by a voc-tech bus and dropped off at his business. They are taught the fundamentals of owning and operating a small business and in addition to that they will be taught some technical skills.

Fred stated that we need lot dimensions on the plan. Myles stated that we are hoping that the line along the sidewalk is in conformance with the New York State Department of Transportation lines. Simon reviewed the plans that he brought with Fred, Margaret and Mark.

Dan asked how many employees he will have. Simon stated that he will have two youth assembly techs (from permitted age up until 20+). The plan is to have someone youthful doing the assembly part and one master technician and one youthful person under that technician. The total will be four employees, two of which will be part time. Dan asked how many machines, max capacity, will be on site. Simon said quite a few. The machines are very small and there will be anywhere from 15-20 machines at any given time. They plan on having one display model and one that is available for purchase. They will be operating all year long and they will not be selling snowmobiles. Simon stated that this business is based on being able to provide a product to the low average to the average income family.

Simon was told that he needs to provide revised plans. He will be scheduled for another pre-submission meeting. The clerk will schedule him and contact him regarding the date and time of the meeting.

Marietta asked if she had to be present at all of these meetings since she is the owner of record. She was told that all she has to do is sign an authorization letter so that Simon can represent her. She signed a letter presented to her this evening and the original is in the file. She also signed the application originally. She was told to leave her email with the Planning Board secretary and we can send her a draft copy of the minutes from the meeting. She provided her email address.

ZBA REFERRALS:

None

MARGARET MADE A MOTION TO ADJOURN, SECONDED BY FRED. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 7-0. MEETING WAS ADJOURNED AT 8:30 PM.

NEXT MONTHLY MEETING: SEPTEMBER 13, 2017

DEADLINE DATE: AUGUST 30, 2017

NEXT PRE-SUBMISSION: SEPTEMBER 20, 2017

Respectfully submitted:

April Oneto
Planning Board Secretary

