

TOWN OF ESOPUS PLANNING BOARD MINUTES
August 16, 2021

PRESENT: Chairperson Roxanne Pecora, Vice- Chairperson Darin DeKoskie, Mark Anderson, David Mastny, Dan Michaud, and Sal Morello

EXCUSED: Greg McCord

ALSO PRESENT: Planning Board Consultant Tom Shepstone Councilman Chris Farrell

Chairperson Pecora called the meeting to order at 7:31 p.m.

Chairperson Pecora commenced the meeting with the Pledge of Allegiance.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the July 19, 2021 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member David Mastny, seconded by Member Mark Anderson and the affirmative vote of all members, the motion passed 6-0.

VOUCHERS:

Shepstone Management Co. Services provided for July 2021	\$2,700.00
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Administrative Assistant Lisa K. Mance	66 hours
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Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Dan Michaud the affirmative vote of all members, the Motion passed 6-0.

NEW BUSINESS:

Hudson Valley Mobile Dumpsters, LLC (Anthony Castiglione) Site Plan – Case No. 2021-17; 327 New Salem Road; SBL No. 56.15-1-31; HI Zoning District

Anthony Castiglione was present for the application review Hudson Valley Mobile Dumpsters, LLC.

Planner Shepstone provided his review. The property is owned by Callanan and leases to Thomas J. Feeney Enterprises, Inc. who in turn has allowed Mr. Castiglione to store his mobile trailers on a portion of the property it leases. A letter in support of his operation from Feeney Enterprises was provided by Mr. Castiglione for the file. Planner Shepstone stated that a letter from the actual owner Callanan would be required.

The trailer on the site was new with no water or septic. The site was previously paved and no disturbance would be taking place.

Chairperson Pecora called for a Motion to grant a Negative Declaration under SEQRA.

Upon Motion of Vice Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of 6 Members and the abstention of 0 Members, the negative vote of 0 Members, the Motion passed by the following vote:

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

Chairperson Pecora called for a Motion to grant approval conditioned upon submission of an authorization letter from the property owner, revised maps with map notes specifying hours of operation (no evening hours), existing signage on fencing, no exterior lighting (spotlights), not for public access, maximum number of trailers to be stored on the location, property address with SBL number, signature block for owner’s endorsement and for Planning Board signatures, bulk table for the HI Zoning District and 6 copies. Upon Motion of Member David Mastny, seconded by Member Sal Morello and the affirmative vote of 6 Members and the abstention of 0 Members, the negative vote of 0 Members, the Motion passed by the following vote:

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

Mr. Castiglione was asked to have the letter from Callanan to confirm what land was being leased to Feeney Enterprises and that Callanan specifically refer to Mr. Castiglione’s plan and that it supports his operation.

Kaczorowski Subdivision ((Matthew Towne, P.E.) – Case No. 2021-18; 1545 Broadway; SBL No. 72.3-1-39.11; R-40 Zoning District

Planner Shepstone provided a review of his Memorandum and its recommendations to the Planning Board. The parcel is elongated with one existing house and the proposal was to create 3 additional lots. The switchback configuration of the driveway was necessary to comply with the 12% grading. Planner Shepstone noted that a basic SPEDES permit would be needed and an updated NYS DOT permit would be needed.

Engineer Towne stated the driveway was 12' wide for the last to lots and 20' wide fire apparatus road above those lots due to the requirements for fire access and was approximately 450' long with a turnaround. The guesthouse was classified as an accessory structure designed for temporary stay.

Planner Shepstone stated that there would be a need for cross easements as well as a maintenance agreement.

Engineer Towne had spoken to Esopus Fire Chief Freer who had requested access be provided down to within 15' to 20' of the Hudson River for a pumper truck but Engineer stated that there was no way to provide an International Fire Code compliant turnaround.

Chairperson Pecora noted that it seemed like a very long driveway not to be considered a road. The first 450' was being considered the road portion and the remainder was being considered a shared driveway. She was surprised that the Fire Department had no issue. Planner Shepstone reviewed the content of §88-6C[4]. Member Morello remarked that he felt it was a proposed easement rather than a shared driveway and would need to be very thoroughly drafted and reviewed by the Planning Board attorney. Planner Shepstone recommended sending the current plan to CHA to review the shared drive layout.

The Planning Board agreed that a referral to Clough Harbor Associates for a preliminary review of the erosion sediment control and driveway proposal was warranted.

Chairperson Pecora called for a Motion to establish escrow in the amount of \$7,500.00 and refer to CHA for a preliminary review of the erosion sediment control plan, driveway lengths and slopes. Upon Motion of Vice Chairman Darin DeKoskie, seconded by Member Dan Michaud and the affirmative vote of 6 Members and the abstention of 0 Members, the negative vote of 0 Members, the Motion passed 6-0 by the following vote:

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

Chairperson Pecora called for a Motion to circulate notice of intent for the Planning Board to serve as lead agency for the SEQRA review. Upon Motion of Member Dan Michaud, seconded by Vice Chairman Darin DeKoskie and the affirmative vote of 6 Members and the abstention of 0 Members, the negative vote of 0 Members, the Motion passed 6-0 by the following vote:

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

Planner Shepstone recommended that a draft of the Road Maintenance Agreement be prepared for initial review by the Planning Board attorney.

Old Business -

ZBA Referral – No applications

Upon motion of Member Mark Anderson, seconded by Member Dan Michaud, the meeting was adjourned at 8:20 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: August 26, 2021

Date approved: September 20, 2021