

**TOWN OF ESOPUS PLANNING BOARD MINUTES
MEETING CONDUCTED VIA ZOOM
September 9, 2020**

PRESENT: Chairperson Roxanne Pecora, Vice- Chairperson Darin DeKoskie, Mark Anderson, Greg McCord and David Mastny (weak internet connection – kept losing service and was not included in the votes).

EXCUSED: Dan Michaud

ALSO PRESENT: Planning Board Consultant Tom Shepstone and Councilman Chris Farrell (8:19 p.m.)

Chairperson Pecora called the meeting to order at 7:50 p.m.

MINUTES:

Chairperson Pecora entertained a Motion to approve the August 12, 2020 Minutes. Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and affirmative vote of all Members, the motion passed 4-0.

PUBLIC HEARING:

Cuney Ranch Holdings LLC Site Plan – Case No. 2020- 4; SBL No. 56.2-2-34.200; GC Zoning District

Chairperson Pecora entertained a Motion to open the Public Hearing. Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of Members present, the motion passed 4-0 and the Public Hearing commenced at 7:57 p.m.

Chairperson Pecora read the Public Hearing Notice into the record.

Dylan Lacombe – Adjacent property owner and does not support the current proposal.

Linda Laestadius – Ms. Laestadius doesn't currently live at the property but had concerns with traffic, speeding and littering and a business across the street would add to the issues. Ms. Laestadius was also concerned with aesthetics of having a commercial business across the street from her property.

Derin Tanyol – Ms. Tanyol owned property north of the subject site. She supported the project but had concerns relative to landscaping and privacy fence and wished site plans to be revised to reflect the same as well as stormwater runoff, parking layout and location and dumpster location. Proposed development makes the pre-existing nonconformance greater. Ms. Tanyol requested that the Public Hearing be held open.

Marcel Nagel – A resident of Woodstock, New York but wished to speak in support of Derin Tanyol. Mr. Nagel requested proposed seating capacity of the bakery and outdoor area would be. He also inquired as to what the second floor and basement usage would be and what the total square footage of the structure would actually be. He stated that there was no allowance for snow clearing/removal and that delivery vehicles could pose a problem with maneuverability on the site. Mr. Nagel also questioned stormwater runoff calculations. Hours of operation should also be specified. Mr. Nagel stated that it was complete over-development of an undersized lot.

Chairperson Pecora entertained a Motion to hold the Public Hearing open. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion to hold the Public Hearing open to take place at the next Planning Board meeting at 7:35 p.m. passed 4 – 0.

OLD BUSINESS:

Cuney Ranch Holdings LLC Site Plan – Case No. 2020- 4; SBL No. 56.2-2-34.200; GC Zoning District

Owner George Cuney, Barry Medenbach, P.E. and Tom Kentop, Project Manager was present.

Planner Shepstone provided a review of his recommendations and comments to the Planning Board. Planner Shepstone stated that two parking spots to the North could be eliminated and substitute those spaces with screening. Planner Shepstone noted that the Stormwater Prevention Plan be reviewed by the Planning Board’s engineering consultant. The exact details for the fencing as well as landscaping along the Northern border were also requested. A note relative to the endangered species was recommended to be placed on the plans.

Chairperson Pecora read referral response received from State Historic Parks Preservation Office (SHPPPO) indicating that there no SEQRA concerns.

Chairperson Pecora read the September 2, 2020 comments received from the Ulster County Planning Board.

Engineer Medenbach responded to the comments of the County relative to the location of the building stating that the site doesn’t lend itself at all to place parking on the side or rear of the building. Planner Shepstone agreed, indicating that meeting setbacks and layout would be difficult to achieve if UCPB recommendation was adopted. The Applicant was asked to provide an approval letter regarding the curb cut from the New York State Department of Transportation. The Applicant was also asked to provide (set aside space) on the plans to accommodate future installation of a sidewalk.

Vice-Chairman DeKoskie requested that the hours of operation be indicated on the plans. He also had reviewed the current drainage report and requested that the runoff calculations be based on 25 and 100 year calculations and be referred to the Town Designated Engineer. Additional detail requested relative to the sign and Vice-Chairman DeKoskie provided some existing signage in the Town that the Applicant could use as guidance.

Chairperson Pecora entertained a Motion to establish escrow in the amount of \$3,000.00. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 4-0.

Chairperson Pecora entertained a Motion to confirm agreement with the UCPB required modification to obtain NYSDOT final approval. Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed 4-0.

Chairperson Pecora entertained a Motion to confirm agreement with the UCPB required modification to set aside or easement for the development of a sidewalk at a later date in conjunction with the southward extension of the Town's existing system. Upon Motion of Member Greg McCord, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 4-0.

The Planning Board held off making any decisions relative to the last two (2) items ("buffer" and "alternative plans").

Chairperson Pecora entertained a Motion to forward the drainage report to TDE Peter Lillholt, P.E. for review. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 4-0.

Chairperson Pecora entertained a Motion to pay Planit Main Street's outstanding voucher. Upon Motion of Member Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed 4-0.

NEW BUSINESS:

Zaborski, Ball & Cross LLA (Tracy Kellogg – Agent) – Case No. 2020 – 8; 163-164 New Salem Road; SBL Nos. 56.18-1-12.110 & 11.111; R40 & R12 Zoning Districts

The maps previously approved in 2019 were not filed within the required time with the County Clerk and required approval.

Chairperson Pecora entertained a Motion to waive the requirement to hold a Public Hearing. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed 4-0.

Chairperson Pecora entertained a Motion to classify as a Type II action under SEQRA. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 4-0

Chairperson Pecora entertained a Motion to grant final approval upon submission of a mylar and six (6) copies of the map. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed 4-0.

Pittner Subdivision – Case No. 2020-9; 20 William White Road; SBL No. 63.1-2-2.100; R40 Zoning District

Owner Hank Pittner was present for the application review.

Planner Shepstone reviewed content of his recommendations. The location of the proposed house on Lot #3 was located between wetland buffer and existing Lot #2 and the proposed house site is situated on moderately steep slopes. Planner Shepstone suggested that the house site orientation should be shown with the slope rather than perpendicular to the slopes. Clarification was needed relative to curbcut approval provided and that it was in relation to the proposed Lot #3. Mr. Pittner stated that the driveway permit obtained served Lot#3. Mr. Pittner needed to provide Health Department Approval for Lot #3 and Administrative Assistant confirmed that it was in the Planning Board file. Vice-Chairman DeKoskie inquired as to the ability to relocate the driveway to avoid disturbance of the wetland buffer to which Mr. Pittner responded that it would be about 20 feet from the buffer zone. A letter from the St. Remy Fire Department would be needed.

Chairperson Pecora entertained a Motion to schedule a Public Hearing for the next monthly Planning Board meeting to commence at 7:45 p.m. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Greg McCord and the affirmative vote of all members, the Motion passed 4-0.

Chairperson Pecora entertained a Motion to adjourn. Upon Motion of Vice-Chairman Darin DeKoskie, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 4-0.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: October 5, 2020

Date approved: October 19, 2020