

TOWN OF ESOPUS PLANNING BOARD MINUTES
September 20, 2021

PRESENT: Chairperson Roxanne Pecora, Vice- Chairperson Darin DeKoskie (7:44 p.m.), Mark Anderson, David Mastny, Greg McCord, and Sal Morello

EXCUSED: Dan Michaud

ALSO PRESENT: Planning Board Consultant Tom Shepstone and Councilman Chris Farrell
Chairperson Pecora called the meeting to order at 7:37 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 August 16, 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 5-0.

VOUCHERS:

Shepstone Management Co.	\$2,700.00
Services provided for August 2021	

Administrative Assistant Lisa K. Mance	74.5 hours
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Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Greg McCord, seconded by Member Mark Anderson the affirmative vote of all members, the Motion passed 5-0.

NEW BUSINESS:

Brisbois Special Use Permit – 15 Rifton Terrace, Rifton; SBL No. 71.30-2-25.200

The review involved a Special Use Permit that had initially been granted in 2015 with a condition for the Applicant to return in one (1) year to provide an update and thereafter, was approved in 2016 for the Applicant to return to the Planning Board in 2021. Member Morello stated the only complaint periodically received by the Building Department pertained to garbage removal. Ms. Brisbois stated that the facility has Waste Management and she takes refuse when necessary to the transfer station if needed.

Chairman Pecora entertained a Motion to grant approval without any further requirements to return for review with the condition that if the property was ever sold, the new property owner would have to return to the Planning Board for a Special Use Permit review. Upon Motion of Member McCord, seconded by Member Anderson and the affirmative vote of all Members, the Motion passed 7-0-1 by the following vote:

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

OLD BUSINESS:

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

Matt Towne, P.C. of Willingham Engineering was present. ‘

Planner Shepstone noted that the Plans had been revised to reflect two (2) driveways.

Engineer Towne addressed the Planning Board stating that John Reilly of the New York State Department of Transportation was amenable to the separation between the driveways and the site distance. A proposed detached garage on Lot 4 may need a variance and was still shown on the map. The Planning Board town designated engineer Tony Stellato, P.E. had provided comments to Engineer Towne which had included a request for a full Stormwater Pollution Prevention Plan (SWPPP) which Engineer Towne disagreed with (less than 5 acres of disturbance). Vice-chairman DeKoskie indicated a letter to that effect may be provided for the record and provided to Engineer Stellato. The Planning Board requested that the Applicant complete a drainage study (not a full SWPPP) with runoff calculations, drainage ditch and culverts sizing for the entire driveway. Results of that information may require additional pre and post runoff calculations. Planner Shepstone suggested that the proposed detached garage on Lot 4 be left off the plans to help the application move through the Planning process and a request could be made to the ZBA for a variance for the garage.

Member Morello inquired if a paved apron at the driveway may be preferred which would help mitigate “spin outs” onto Route 9W.

Chairperson Pecora called for a Motion to declare the Planning Board as lead agency for the SEQRA review. Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 6-0-1 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
Greg McCord Aye

Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Dan Michaud Excused

Chairperson Pecora called for a Motion to schedule a Public Hearing for October 18, 2021.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the motion to schedule the Public Hearing for October 18, 2021 at 7:35 p.m. passed 6-0-1 by the following vote:

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

Hardenburgh Subdivision ((Matthew Towne, P.E.) – Case No. 2021-9; 171 Hardenburgh Road; SBL No. 71.1-3-31.100; R-40 Zoning District

Matt Towne, P.E., Nathan Kamp and Marisa Weiss Esq. were present.

Planner Shepstone provide an overview of his review notes. Engineer Towne had revised the plans to now propose an 8-lot subdivision and provided a revised EAF Part I. Comments had been provided by the TDE Tony Stellato, P.E. and Engineer Towne had addressed some comments and would have a discussion with the TDE relative to the grading suggestions. Engineer Towne stated that easements relative to the rain gardens and water retention for each lot was to be written into the deed descriptions. Vice-Chairman DeKoskie stated that the Planning Board was not in favor of rain gardens since over time, they could inadvertently be filled in by future land owners. Engineer Towne would be continuing conversation with the TDE Stellato.

The Administrative Assistant was requested to draft a memo to the Town Board from the Planning Board pertinent to the intent to dedicate the private driveway to the Town.

Chairperson Pecora called for a Motion to declare the Planning Board as lead agency for the SEQRA review. Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 6-0-1 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
Greg McCord Aye
Mark Anderson Aye

David Mastny Aye
Sal Morello Aye
Dan Michaud Excused

Engineer Towne clarified that a full SWPPP had been prepared and forwarded to the TDE for review and initial comments had been provided by Engineer Stellato.

Chairperson Pecora called for a Motion to refer the application to the Ulster County Planning Board. Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 6-0-1 by the following vote:

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

Streamside Farms Site Plan/Special Use Permit - Case No. 2021-16; 263 Mountainview Avenue, Esopus; SBL No. 56.75-1-56.11; R-12 Zoning District

Applicant consultant Terry Hahn, LADA, PC and owner Paul Page were present.

Planner Shepstone reiterated that he recommended aspects of the parking layout be addressed relative to concerns backing out into a thoroughfare at the main entrance.

Planner Terry Hahn addressed the Board. Although the wetlands were not regulated by the Department of Environmental Conservation, the Applicant had chosen to treat as a DEC regulated wetland and the Applicant is keeping with that protocol. The buildings were being shifted on the site to allow for privacy (sketch was provided at the meeting) and would take all parking spaces out of the area of concern. The Applicant was currently working on the SWPPP.

AT&T easement would appear on the plans as a note.

Planner Shepstone had drafted an EAF Part II and wanted issues contained to be addressed and asked for a narrative from the Applicant to address concerns. The SWPPP needed to be completed prior to referral to the UCPB.

Chairperson Pecora called for a Motion to declare the Planning Board as lead agency for the SEQRA review. Upon Motion of Member McCord, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 6-0-1 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye

Greg McCord Aye
Mark Anderson Aye
David Mastny Aye
Sal Morello Aye
Dan Michaud Excused

Chairperson Pecora called for a Motion to establish \$15,000.00 escrow encompass CHA for review of the traffic study. Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 6-0-1 by the following vote:

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

Headless Horseman Site Plan (Andrew Willingham, P.E.) – Case No. 2021-19; 778 Route 9W; SBL No. 64.3-6-20; GC & R-40 Zoning Districts

Matt Towne, P.E. represented the Applicant.

Planner Shepstone reviewed recommendations to the Planning Board noting that this property fell within the new Zoning Code District GC-2. A license would be required by the Town Board and would require UCPB approval due to its proximity to a county road. The Planning Board requested a basic landscaping plan, elevations with proposed building colorings, building design and lighting. Engineer Towne was asked to confirm that no public access would take place.

Hermance Site Plan – Case No. 2021-20; 763 Broadway, Ulster Park; SBL No. 64.3-5-22.120; GC Zoning District

Bruce Cohen, future tenant was present.

Planner Shepstone reviewed recommendations and asked for confirmation of well-head on the plans. An interior floorplan was provided which was acceptable, it was a Type II action under SEQRA and no UCPB referral was required. Planner Shepstone would reach out to clarify access and existing driveway with John O'Reilly with the NYS DOT.

Chairperson Pecora called for a Motion to schedule a Public Hearing for October 18, 2021 conditioned upon receipt of NYS DOT approval confirmation of the existing driveway, ingress and egress as depicted. Upon Motion of Vice-Chairman DeKoskie, seconded by

Member Mastny and the affirmative vote of all Members present, the motion to schedule the Public Hearing for October 18, 2021 at 7:40 p.m. passed 6-0-1 by the following vote:

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

Town Board liaison Chris Farrell discussed the circumstances involving a waterfront application.

Chairperson Pecora called for a Motion to adjourn the meeting. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the meeting was adjourned at 9:15 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: October 3, 2021
Date Approved: October 18, 2021