

TOWN OF ESOPUS PLANNING BOARD MINUTES
September 19, 2022

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

EXCUSED: Mark Anderson and Greg McCord,

ALSO PRESENT: Planning Board Consultant Tom Shepstone and Councilman Jared Geuss

Chairperson Pecora called the meeting to order at 7:35 p.m. with the Pledge of Allegiance.

VOUCHERS:

Shepstone Management Co. Services provided for August 2022	\$2,700.00
Administrative Assistant Lisa K. Mance	101 hours
New York Planning Federation/Assn. of Towns Training For Chairperson Pecora and Administrative Asst.	\$180.00

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and the affirmative vote of all members present, the Motion passed 5-0-2.

PUBLIC HEARING (continuation):

Port Ewen Firehouse Site Plan (Delaware Engineering – Agent) – Case No. 2022-6; 288-290 Broadway; SBL No. 56.75-2-24; R-12 & GC Zoning Districts

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny, and the affirmative vote of all Members, the public hearing was opened at 7:45 p.m.

Chairperson Pecora read the Public Hearing Notice continuation into the record.

Mike Mulligan – Objected to the practice of having public comment prior to Planning Board discussion. Mr. Mulligan felt that the discussion to create a secondary ingress/egress was arbitrary and documentation had not been submitted supporting same when the application was submitted. Mr. Mulligan felt that the process could be shortened if the location of the secondary ingress/egress could be determined; whether it would be via Heavenly Valley or Bowne Street.

Chairperson Pecora called for a Motion to temporarily adjourn the Public Hearing to be continued on October 17, 2022 at 7:35 p.m. Upon Motion of Vice-Chairman DeKoskie,

seconded by Member Michaud, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

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

The Administrative Assistant was directed to inform the Applicant that the Public Hearing was being continued in October 2022 and that a complete application to include the Geotech Report, Easement and stormwater plans were necessary for the Planning Board to move forward.

Chairperson Pecora called for a Motion to set the Public Hearing to be continued on October 17, 2022 at 7:35 p.m. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

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

Chairperson Pecora called for a Motion to approve the August 15, 2022 Minutes. Upon Motion of Member Michaud, seconded by Vice-chairman DeKoskie and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

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

PUBLIC HEARING:

Red Maple Vineyard Site Plan/SUP (Gary Stone) – Case No. 2022-10; 112 Burroughs Drive, West Park; SBL No. 80.1-4-5.120; R40 Zoning District

Applicant/Owner Gary Stone was present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of all Members, the public hearing was opened at 7:50 p.m.

Chairperson Pecora read the Public Hearing Notice into the record.

Hearing no persons wishing to speak, **Chairperson Pecora called for a Motion to close the Public Hearing.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of all Members, the public hearing was closed at 7:52 p.m.

Chairperson Pecora read the content of the Ulster County Planning Board (UCPB) recommendations and required modifications into the record.

Planner Shepstone had provided his comments to the Planning Board and reviewed same. He agreed with the requirement for Ulster County Board of Health approval. He disagreed that pump testing be required, stating that was under the control of the UCBOH. Planner Shepstone did agree with the UCPB comment that the lighting plan was inadequate. Planner Shepstone also agreed with recommendation to add a note to the plans relative to preserving the vegetation on the East side. He felt that the recommendation to require the Applicant to demonstrate that NYS Stretch Energy Code requirements had been met was overreaching and that the Esopus Code encourages but does not require systems.

Member Michaud requested that the Applicant provide water usage calculations and production numbers. The Planning Board also requested that an acceptable lighting plan be provided for review at the October meeting. Planner Shepstone recommended that the Planning Board hold off voting until an adequate lighting plan and water usage calculations had been provided.

OLD BUSINESS:

Lighthouse Village (George Cuney) – Case No. 2020-8; 364 Broadway; SBL Nos. 56.83-4-10.123 & 124; R12 & GC 1 Zoning Districts

Applicant George Cuney and Barry Medenbach, P.E. were present. The plan had been revised to remove proposed senior housing and the number of units had been reduced to 71 units, all fair-market value. The plans were going to be revised to remove the clubhouse and pool and place a meeting room in the bottom of the units. The number of buildings and footprints were remaining the same. The Code Enforcement Office had provided a determination that the planned units now met the Code's density calculations. A reduction in parking spaces was also going to be made with additional landscaping. Engineer Medenbach stated that the Code did not allow parking in the front yard for apartments. As a solution to that requirement, a structure to serve as a bus shelter was being proposed on the entrance road, just beyond the setback.

Planner Shepstone reviewed his recommendations to the Planning Board which included that the Applicant now provide detailed plans and Stormwater Prevention Plan. It was recommended

that the dumpster locations be move further from Clay Road, fire hydrant locations and reconfigured parking be provided.

Vice-Chairman DeKoskie recommended that where parking was being reduced, the Applicant should consider reducing parking where it affected neighboring properties, particularly in relation to proposed Building #2.

Sewage capacity was still a concern and the impact the development would have on the existing infrastructure and its capacity to handle the additional discharges. Repairs had been made to two of the worst infiltrated interceptors in the area but the Water Superintendent had not provided updated information. The Applicant was aware that the proposed development was contingent upon the ability for the sewage system to adequately handle the discharges and that additional interceptors were going to be repaired in the future.

Chairperson Pecora entertained a Motion for the Planning Board to declare intent to serve as Lead Agency. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

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

NEW BUSINESS:

Hogan Subdivision – Case No. 2022-12; 39 Loughran Lane; SBL No. 71.4-1-16.210; R40 Zoning District

Applicant Dennis Hogan was present.

Planner Shepstone provided a review of his recommendations to the Planning Board closing with it was his recommendation that the application was sufficient to schedule for a public hearing.

Chairperson Pecora called for a Motion to schedule a Public Hearing for October 17, 2022 at 7:40 p.m. and that the Applicant remit the \$200.00 fee. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Excused

Greg McCord Excused
Sal Morello Aye

Esopus Barns Resort Hotel Site Plan/SUP (Bohler Engineering – Agent) – Case No. 2022-11; 1398 & 1466 Route 9W; SBL Nos. 71.4-4-26 & 31.11; R40 Zoning District

Applicant Jordan Goldberg, T.R. Hall (family friend), Anthony Morando, Esq. of Cuddy Feder and Steve Wilson, P.E. of Bohler Engineering were present.

Planner Shepstone provided a review of his recommendations to the Planning Board, noting that the current proposal had a significantly reduced impact as compared to a project proposed in 2013. He recommended that the Planning Board establish a record to that effect and digitized copies of the 2013 project to be provided to all the Members for proper comparison and conducted a “hard look.”

Owner Jordan Goldberg addressed the Planning Board noting that the 2013 documents had been reviewed as a basis for this similar project which proposed less impact. The previous submission proposed 90 rooms with yurts. The current proposal was for the development of 60 rooms with cabins to be used season round. Mr. Goldberg wanted to incorporate the John Burroughs’ philosophy, maintaining and utilizing the existing structures with their historical integrity. The plan was to create craft spaces for the guests in addition to regular hospitality amenities. Two locations of concern to the State Historic Park Preservation Office was a cemetery and a prehistoric lotus plant.

The Planning Board requested a letter from the Esopus Fire Department. The Applicant was working with the New York State Department of Transportation (NYSDOT) for appropriate grading for a secondary access. Access via the Black Creek Road provided challenge attributable to the extensive existing wetlands.

Vice-Chairman DeKoskie requested that the design of the wastewater treatment plant blend in architecturally.

The appropriate documentation had been provided requesting a lot-line adjustment.

Chairperson Pecora called for a motion to waive the requirement to hold a public hearing and grant the lot-line adjustment conditioned upon the submission of a mylar and six (6) paper copies of the maps for signature. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud, and the affirmative vote of all Members present, the Motion passed 5-0-2 by the following vote:

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

Sal Morello Aye

A letter had been prepared by counsel to the ZBA from the Planning Board which all Members reviewed and consented to the Chairperson executing on behalf of the Board and providing to the ZBA.

There were no ZBA referrals.

Upon Motion of Member Michaud, seconded by Vice-Chairman DeKoskie, the meeting was adjourned at 9:15 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant

Date prepared: October 2, 2022

Date Approved: October 17, 2022