

TOWN OF ESOPUS PLANNING BOARD MINUTES
September 18, 2023

PRESENT: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Sal Morello, David Mastny, Chris Marta and Alternate Mark Anderson for Dan Michaud

EXCUSED: Alexis Breheny and Dan Michaud

ALSO PRESENT: Bonnie Franson, AICP, CEP, Partner of Nelson, Pope & Voorhis, LLC

Chairperson Pecora called the meeting to order at 7:41 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a Motion to approve the August 21, 2023 Minutes. Upon Motion of Vice Chairman DeKoskie, seconded by Member Mastny, the affirmative vote of 5 Members, the abstention of 1 Member (Mark Anderson), and 1 Member being absent, the Motion passed 5-1-1.

VOUCHERS:

New York Planning Federation 2023 Fall Training – 4 Members	\$ 420.00
Bonnie Franson, AICP – Contractual Services for July 2023	\$ 1,900.00
Whiteman, Osterman & Hanna – Streamside Farms Site Plan/SUP	\$ 87.00
Whiteman, Osterman & Hanna – Lighthouse Village Site Plan/SUP	\$ 585.00
Whiteman, Osterman & Hanna – Lighthouse Village Site Plan/SUP	\$ 357.50
Whiteman, Osterman & Hanna – Castlemore Holdings Site Plan/SUP	\$ 487.50
Whiteman, Osterman & Hanna – 355 Broadway Site Plan/SUP	\$ 292.50
Whiteman, Osterman & Hanna – Bridgeview Site Plan/SUP	\$ 292.50

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Vice Chairman DeKoskie, seconded by Member Marta and the affirmative vote of all members present, the Motion passed 6-0-1.

Chairperson Pecora called for a Motion to establish \$500.00 escrow for the 355 Broadway Site Plan/SUP application. Upon Motion of Vice Chairman DeKoskie, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 6-0-1.

PUBLIC HEARING:

355 Broadway Site Plan/SUP (Matt Gray) – Case No. 2023-9; 355 Broadway, SBL No. 56.76-2-27; GC-1 Zoning

Matt Gray and Tiel Reardon were present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Morello, seconded by Member Marta and the affirmative vote of all members present, the Motion passed 6-0-1 and Public Hearing was opened at 7:46 p.m. by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Absent
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye

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 Anderson and the affirmative vote of all members present, the Motion passed 6-0-1 and Public Hearing was closed at 7:48 p.m. by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Absent
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye

OLD BUSINESS:

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

The extension request was tabled for further review of the file.

355 Broadway Site Plan/SUP (Matt Gray) – Case No. 2023-9; 355 Broadway, SBL No. 56.76-2-27; GC-1 Zoning

Matt Gray addressed the Planning Board to provide an update as to what progress and changes had been made since the August 2023 meeting. Pursuant to the Planning Board comments at the

prior meeting, business hours and use had been provided, as well as changes to the lighting plan, landscaping plan and a fence plan. There was an outstanding question as to whether the sign was approved and accepted as depicted.

Planner Franson stated that procedurally, the Application required review of the Ulster County Planning Board (UCPB) prior to a decision being rendered.

Member Mastny and Vice-Chairman DeKoskie stated that their preference was for the sign to be lit from the exterior. Member Marta stated that the discussion at the last meeting had been that the Members supported the design of the sign concurring that it was consistent with the existing signage in the area along Route 9W. The Code requirements for signage was reviewed and the Applicant was directed to confirm with the Code Enforcement Officer what was allowed and what the requirements were (attachment 1 of the Sign Code). The Applicant stated that implementing the proposed changes rather than using the existing sign would be a significant business expense. The ZBA variance references on the plans needed to be corrected.

Member Mastny noted a 6 ½' tall fence wrapped around the property and would inhibit the site distance for vehicles exiting the property. The Applicant disagreed stating there was sufficient room prior to accessing Route 9W. Planner Franson noted that §123.24(f)(6) required the fence to be restricted from site triangles and suggested that site distance could be increased by stopping the fence where it turned the corner in the front but the parking would be visible. The Applicant noted that there were existing stockade fences around properties and existing signs in the Hamlet that were consistent with what was being proposed. Planning Board Members were invited to visit the site. The Applicant would provide confirmation from the New York State Department of Transportation that parking was allowed along the Route 9W. The consensus of the Board was to pursue monument sign development and alternative options for lighting. Chairperson Pecora requested that the following submission be a complete new packet.

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

Matt Towne, P.E. was present as Agent. Planner Franson noted that, pursuant to the Code, the subdivision was a major subdivision and the previous submission qualified as a preliminary plan with final plat approval required. **Chairperson Pecora called for a Motion to grant a six-month extension of the preliminary plat approval.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 6-0-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Absent
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye

NEW BUSINESS:

Hastings Site Plan/Special Use Permit – Case No. 2023-17; 63 North Broadway; SBL No. 56.52-1-35.100; R12 Zoning

Owners Ron Hastings and Juan Lopez were present. Mr. Hastings was seeking approval for the development of a six-unit apartment dwelling. Planner Franson provided her review notes and recommendations that stated that much more information was needed including density calculations, parking, screening (landscaping), and signage. Planner Franson recommended that the Applicants take the Memorandum to an engineer to be used to create a site plan for submission. Member Morello requested that Mr. Hastings provide documentation for the deeded access.

Transformational Life Center Amended Site Plan (Dan Campagna, Agent) – Case No. 2023-16; 395 Floyd Ackert Road; SBL No. 71.4-3-24; R40 Zoning

An amended Site Plan was being proposed to construct a shed to house a skid steer, equipment and sawmill which were all currently outside.

Planner Franson provided her recommendations and comments to the Planning Board.

Chairperson Pecora called for a Motion to waive the requirement to hold a public hearing.

Upon Motion of Member Mastny, seconded by Member Marta and the affirmative vote of all members present, the Motion passed 6-0-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Absent
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye

Chairperson Pecora called for a Motion to grant approval conditioned upon relabeling maps for the cabins indicating they were “approved” not “proposed.” Upon Motion of Vice-Chairman DeKoskie, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 6-0-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye

Alexis Breheny Absent
Mark Anderson for
Dan Michaud Aye
Chris Marta Aye

Simmons Subdivision – Case No. 2023-6; 136 Hamilton Court; SBL No. 56.60-1-24; R12 Zoning (ZBA granted variances on 8/15/23)

Sandra and Dominic Simmons were present. The Applicants had appeared before the ZBA and had obtained the necessary variances for the lot sizes and setbacks. The Planning Board requested clarification from the ZBA that the variance for lot size applied to both lots proposed for the subdivision.

Chairperson Pecora called for a Motion to schedule a Public Hearing for the October 2023 meeting. Upon Motion of Member Mastny, seconded by Member Mark Anderson and the affirmative vote of all members present, the Motion to schedule the Public Hearing at 7:35 p.m. on October 16, 2023 passed 6-0-1 by the following vote:

Roxanne Pecora Aye
Darin DeKoskie Aye
David Mastny Aye
Sal Morello Aye
Alexis Breheny Absent
Mark Anderson for
Dan Michaud Aye
Chris Marta Aye

The Applicant was requested to revise the map to correct the signature block, provide the bulk requirements, note the ZBA variance and remove the neighbors and addresses listed on the map.

Cross Subdivision/LLA (Terry Ringler, Agent) – Case No. 2023-15; 166 New Salem Road; SBL No. 56.18-1-11.112; R40 Zoning

Surveyor Terry Ringler was present. Surveyor Ringler provided an overview of the proposal to the Planning Board. Planner Franson reviewed her Memorandum with comments and recommendations.

Mr. Cross agreed to shared use of an existing driveway that Surveyor Ringler stated could be addressed in future deed(s) if parcel was sold. Chairperson Pecora requested a letter from Highway Superintendent to approve the access as well as a letter from the Fire Department regarding access to proposed Parcel B. Chairperson Pecora inquired if the Board required a road maintenance agreement. There was another point of access if the existing shared driveway was not able to be used jointly in the future. Ulster County Board of Health approval would also be necessary.

Chairperson Pecora called for a Motion to schedule a Public Hearing for the October 2023 meeting conditioned upon receipt of revised maps. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and the affirmative vote of all members present, the Motion to schedule the Public Hearing at 7:40 p.m. on October 16, 2023 passed 6-0-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Absent
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye

Esopus Barns Resort Hotel Site Plan/SUP – Case No. 2022-11; 1398 & 1466 Rte. 9W; SBL #71.4-4-31.11 & 26; R40 Zoning District

Anthony Morando, Esq., Steve Wilson, P.E. and owner Jordan Goldberg were present. Attorney Morando provided an update of development progress on the project to date.

Planner Franson requested to receive all materials submitted to date. Chairperson Pecora noted that a much larger similar project had been previously approved at this site but had never been developed. Elevations for any new structures were needed, specifically the proposed cabins. The applicant had obtained a historical designation. The prior owners had conducted a cultural assessment and the proposed development is based upon that information. Two areas of concern had been addressed previously by the prior developer with SHPPO. Subsequent to Member Mastny’s concerns, Mr. Goldberg engaged the services of an archeologist to revisit the site to confirm that the avoidance plan was acceptable to SHPPO. The Applicant is deferring to SHPPO to determine the appropriate buffers. Planner Franson requested that all documentation submitted to SHPPO be provided. Planner Franson inquired if the prior applicant had conducted a habitat assessment of the areas being disturbed. Engineer Wilson was contacting Anthony Stellato, P.E. to confirm review of the revisions made to the SWPPP pursuant to his prior comments.

Chairperson Pecora called for a Motion to schedule a Public Hearing for the October 2023 meeting. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and the affirmative vote of all members present, the Motion to schedule the Public Hearing at 7:45 p.m. on October 16, 2023 passed 6-0-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Sal Morello	Aye
Alexis Breheny	Absent
Mark Anderson for	

Dan Michaud Aye
Chris Marta Aye

Streamside Farms Site Plan/SUP (owner Paul Page) – Case No. 2021-16; 263 Mountainview Avenue; SBL No. 56.75-1-56.11; R-12 Zoning District

The Planning Board reviewed the cost estimates and tabled approval pending review of additional information.

Upon Motion of Member Michaud, seconded by Member Marta, the meeting was adjourned at 10:50 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: October 2, 2023
Date Approved: October 16, 2023