

TOWN OF ESOPUS PLANNING BOARD MINUTES
October 18, 2021

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

ALSO PRESENT: Planning Board Consultant Tom Shepstone, Councilman Chris Farrell and Kyle Barnett, Esq.

Chairperson Pecora called the meeting to order at 7:33 p.m. with the Pledge of Allegiance.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the September 20, 2021 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Mark Anderson, seconded by Member Dan Michaud and the affirmative vote of all members, the motion passed 7-0.

VOUCHERS:

CHA re: Hardenburgh Site Plan	\$2,857.50
CHA re: Kazcorowski Subdivision	\$2,890.00
Shepstone Management Co. Services provided for September 2021	\$2,700.00
Administrative Assistant Lisa K. Mance	64.5 hours

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Vice-chairman DeKoskie, seconded by Member Michaud the affirmative vote of all members, the Motion passed 7-0.

PUBLIC HEARINGS:

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.E. of Willingham Engineer was present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all members, the Motion passed 7-0.

Chairperson Pecora read the Public Hearing Notice for the record. There being no persons present wishing to speak, **Chairperson Pecora called for a Motion to close the Public**

Hearing. Upon Motion of Member Michaud, seconded by Member McCord and the affirmative vote of all members, the Motion to close the Public Hearing at 7:37 p.m. passed 7-0.

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

Proposed tenants, Brian Cohen and Alex Heule were present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all members, the Motion passed 7-0.

Chairperson Pecora read the Public Hearing Notice for the record. There being no persons present wishing to speak, **Chairperson Pecora called for a Motion to close the Public Hearing.** Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all members, the Public Hearing was closed at 7:41 p.m. by a vote of 7-0.

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 reviewed content of his recommendations to the Planning Board. The revised plan created two driveways rather than one. An Agreement relative to cross maintenance had been drafted and Planner Shepstone recommended that stormwater should be addressed in that Agreement as well. Attorney Kyle Barnett recommended changes that would be made to the easement and would email document to Administrative Assistant for her to provide to project sponsor.

Engineer Towne stated that he had not received a response back from CHA but he had addressed previous comments.

Chairperson Pecora called for a Motion to issue a SEQRA Negative Declaration. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion to grant approval conditioned upon the submission of New York State Department of Transportation (NYSDOT) permit, Ulster County Board of Health permit and easement/maintenance agreement. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

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

Tenants Alex Heule and Bruce Cohen were present. Planner Shepstone had confirmed access was acceptable to the NYS DOT and thereafter conveyed what was required to be shown on the site plan to Christopher DiChiaro, P.E.

The tenants were operating from the upper level and proposed access was for the upper level only. They also stated that the proposal was to wholesale products only at this time and no outside seating or retail to the public was anticipated.

Chairman Pecora stated that the Site Plan shouldn't be specific only to the currently proposed use but to a retail use so that the Applicant didn't need to revisit the Planning Board for approval and could deal directly with the Building Department.

Chairperson Pecora called for a Motion to classify as a Type II action under SEQR. Upon Motion of Member Michaud, seconded by Member Mastny and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion to grant site plan approval conditioned upon plan revised to show no outside seating, removal of parking for lower level, NYS DOT approval and Special Use Permit approval for two years with tenant to return to provide an update

at the end of that term. Upon Motion of Vice-chairman DeKoskie, seconded by Member Michaud and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

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. was present.

Planner Shepstone reviewed content of his recommendations. Chairperson Pecora read the advisory comments that had been provided by the Ulster County Planning Board (UCPB). CHA had provided comments to which Engineer Towne had responded. Engineer Towne noted that the applicant’s attorney had been working with the Town’s attorney relative to the maintenance/easement agreement.

Chairperson Pecora called for a Motion to confirm agreement with all of the comments with the exception of the grading and suggestion for a bus stop. Upon Motion of Member Michaud, seconded by Member Mastny and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion to grant a waiver relative to the road length and allow an extension which would reduce actual land disturbance only specific to this project. Upon Motion of Vice Chairman DeKoskie, seconded by Member Michaud and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Sal Morello Aye
Dan Michaud Aye

Planner Shepstone stated that the UCPB recommendations had not been received in a manner for him to timely address and as such, concerns were not included in his most recent review.

Chairperson Pecora called for a Motion to waive the requirement for tree identification pursuant to Section 107-28 C (7). Upon Motion of Member Michaud, seconded by Vice-Chairman DeKoskie and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Planner Shepstone reviewed the Planning Board's consideration of the SEQRA EAF Part II with all Members in agreement that there were no to small environmental impacts.

Chairperson Pecora called for a Motion to request Planner Shepstone to complete the EAF Part II and III and schedule a public hearing for November 15, 2021 at 7:35 p.m. Upon Motion of Member Michaud, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Headless Horseman Site Plan (Matthew Towne, P.E.) – Case No. 2021-9; 171 Hardenburgh Road; SBL No. 64.3-6-20; G-C 2 Zoning District

Matt Towne, P.E., was present as agent for the Applicant.

Planner Shepstone reviewed content of his recommendations to the Planning Board.

Chairperson Pecora called for a Motion to waive the public hearing pursuant to §123-47 C (6). Upon Motion of Member McCord, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion to refer the application to the Ulster County Planning Board (UCPB). Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion to classify as an Unlisted Action under SEQRA and circulate Notice of Intent to serve as Lead Agency to the Ulster County Department of Health. Upon Motion of Member Mastny, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Lamberti Lot-line Adjustment – Case No. 2021-21; 450 Martin Sweedish Road; SBL Nos. 79.1-1-20 & 21; R-40 Zoning District

Andrea Lamberti was present.

Planner Shepstone reviewed content of his recommendations to the Planning Board. He recommended that a map note be added indicating that all lots (2 lots combined in the Town of New Paltz) will have access via the existing driveway on the Esopus lot(s).

Chairperson Pecora called for a Motion to waive the requirement for a Public Hearing pursuant to §107-16(a). Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion to waive the requirement for a Public Hearing pursuant to §107-16(a). Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion grant approval conditioned upon submission of a mylar and six (6) paper maps, revised to indicate an access easement from Martin Sweedish Road through the Esopus property to the combined lots in the Town of New Paltz. Upon Motion of Vice-chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Carmen/Cosmic Justus LLC Lot-line Adjustment – Case No. 2021-22; 140 & 292 Martin Sweedish Road; SBL Nos. 71.3-5-26.14 & 26.3; R-40 Zoning District

Don Brewer, L.S. was present as agent for the Applicants.

Planner Shepstone reviewed content of his recommendations to the Planning Board.

Chairperson Pecora called for a Motion to waive the requirement for a Public Hearing pursuant to §107-16(a). Upon Motion of Member Michaud, seconded by Member McCord and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

Chairperson Pecora called for a Motion grant approval conditioned upon submission of a mylar and six (6) paper maps. Upon Motion of Vice-chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the motion passed 7-0 by the following vote:

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

ZBA Referral -

Withall area variance – no comment

Hill use variance – Approval not recommended.

Chairperson Pecora called for a Motion to adjourn the meeting. Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all Members present, the meeting was adjourned at 9:14 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: November 1, 2021
Date Approved: November 15, 2021