

TOWN OF ESOPUS PLANNING BOARD MINUTES
November 15, 2021

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

EXCUSED: Dan Michaud

ALSO PRESENT: Planning Board Consultant Tom Shepstone and Councilman Chris Farrell
7:40 p.m.)

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 October 18, 2021 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Darin DeKoskie and the affirmative vote of all members, the motion passed 6-0-1.

VOUCHERS:

CHA re: Hardenburgh Site Plan	\$4547.50
Shepstone Management Co. Services provided for October 2021	\$2,700.00
Administrative Assistant Lisa K. Mance	74 hours

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

PUBLIC HEARINGS:

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 as agent.

Chairperson Pecora entertained a Motion to open the Public Hearing. Upon Motion of Member McCord, seconded by Member Anderson the Motion to open the Public Hearing at 7:35 p.m. passed 6-0-1.

Chairperson Pecora read the Public Hearing Notice into the record.

Dawn Schmitz – Ms. Schmitz owned property adjacent to the subject parcel (7 ½ acres). Ms. Schmitz had been accessing her property through the wood road on the Kamp property to hunt and gather wood. She had permission to use the wood road for access from the prior owner. Ms. Schmitz indicated that she would contact an attorney if necessary. She was unaware of any prior deeded access from the Kamp property to her property.

Planner Shepstone stated that the access would be a civil matter and not part of the responsibility of the Planning Board to entertain.

Chairperson Pecora called for a Motion to close the Public Hearing. Upon Motion of Member Mastny, seconded by Member Anderson, and the affirmative vote of Members present, the Motion to close the Public Hearing at 7:42 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

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

Planner Shepstone reviewed content of his recommendations. Comments had been received by the Town Designated Engineer CHA dated October 14, 2021 and Applicant had responded. One outstanding item was if soil testing had been completed to which Engineer Towne responded that it was being conducted on November 16, 2021.

Planner Shepstone’s recommendation was that the Planning Board grant approval, conditioned upon meeting requirements for the SWPPP including soil testing, approval from the Town Attorney relative to the covenants for the stormwater maintenance, final approval of the road by the Highway Superintendent, submission of sign and road name details and waiver of the road intersection grade requirements.

Vice-Chairman DeKoskie stated that Ulster County Board of Health approval should also be requested.

Chairperson Pecora called for a Motion to grant approval conditioned upon complete SWPPP including soil testing, approval from the Town Attorney relative to the covenants for the stormwater maintenance, final approval of the road by the Highway Superintendent as required in §88-4 with the exception of the road grading, submission of sign and road name details, waiver of the road intersection grade requirements and submission of Ulster County Department of Health permits. Upon Motion of Member

Anderson, seconded by Member Mastny, and the affirmative vote of 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 grant approval conditioned upon submission of a recreational fee in the amount of \$16,000.00 and submission of a mylar and 6 copies of the map. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson, and the affirmative vote of 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 (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 read the recommendations provided by the Ulster County Planning Board (UCPB).

Chairperson Pecora called for a Motion support the UCPB recommendation for UCBOH approval. Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord, and the affirmative vote of 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 override the UCPB sustainability recommendations having taken into consideration that the structure is a storage facility.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord, and the affirmative vote of 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 grant approval conditioned upon UCDOH approval and submission of six (6) paper copies of the site plan.

Upon Motion of Member Mastny, seconded by Member McCord, and the affirmative vote of 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

Lighthouse Village (Cuney) Site Plan/SUP – Case No. 2020-8; SBL Nos. 10.123 & 10.124; R12 & GC Zoning Districts

George Cuney and Thomas Kentop of Meddenbach & Eggers were present. Mr. Cuney addressed the Planning Board indicating that the previous plan for a senior housing had been changed to a proposal four buildings consisting of 80 apartment rental units. Planner Shepstone stated that stormwater control would be critical to this site plan development and what was the rationale for the requested density which would justify the variance. Mr. Cuney indicated the requested density variance was based upon being able to realize a financial return.

Vice-Chairman DeKoskie stated that stormwater control may be best met with above-ground measures but would impact density. Soil types in the area also would impact stormwater control.

Chairperson Pecora stated that there is an Annual Housing Survey prepared by Ulster County and could be found on the website.

Clark LLA (Peter Isajiw as Agent) - Lot Line Adjustment – Case No. 2021-23; 25 Rock Ridge Road; SBL Nos. 71.1-4-13, 71.1-4-52.122 & 71.14-4-14; R40 Zoning District

Peter Isajiw was present for the application review.

Chairperson Pecora called for a Motion to waive the requirement for a Public Hearing.

Upon Motion of Member Mastny, seconded by Member Anderson, and the affirmative vote of 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 grant lot line adjustment approval for the reconfiguration of three (3) existing parcels upon submission of a mylar and six (6) copies.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member McCord, and the affirmative vote of 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/SUP – Case No. 2021-16; 263 Mountainview Avenue; SBL No. 56.75-1-56.11; R12 Zoning District

Paul Page was present on the application.

Planner Shepstone reviewed content of his Memorandum. A critical component of development would be the stormwater pollution prevention plan. The property has a shallow water table and is acknowledged in the cultural report and soil information is necessary to establish the feasibility of the project. The flooding issue (as acknowledged) needed to be addressed in the SWPPP as well. Soil/geotechnical testing had been provided by the Applicant to CHA but a complete report from CHA hadn't been provided. The revised traffic report needed to be addressed by CHA.

Vice Chairman stated that when a SWPPP has been prepared, Tighe & Bond as well as CHA should review. Tighe & Bond had provided a study/analysis for the Town of Esopus regarding drainage issues in the Town. Member Morello stated that elevations should be provided to CHA for comment since the area is in a floodplain. HEC-RAS could be utilized for floodplain study and the Plantasickill.

ZBA Referral - Administrative Assistant to draft letter from Planning Board based on comments made by Planner Shepstone to George Cuney.

Chairperson Pecora called for a Motion to adjourn the meeting. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all Members present, the meeting was adjourned at 8:46 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: November 1, 2021
Date Approved: December 20, 2021