

**TOWN OF ESOPUS PLANNING BOARD MINUTES  
November 21, 2022**

**PRESENT:** Acting Chairman Darin DeKoskie, David Mastny, Dan Michaud, Mark Anderson, Greg McCord

**EXCUSED:** Chairperson Roxanne Pecora and Salvatore Morello

**ALSO PRESENT:** Planning Board Consultant Tom Shepstone

Acting Chairman DeKoskie called the meeting to order at 7:32 p.m. with the Pledge of Allegiance.

**Acting Chairman DeKoskie called for a Motion to approve the October 17, 2022 Minutes.** Upon Motion of Member Michaud, seconded by Member Anderson and the affirmative vote of all Members present, the Motion passed.

**VOUCHERS:**

Administrative Assistant Lisa K. Mance	107 hours
Clough Harbor & Associates – Streamside Farms escrow	\$4,105.00
Shepstone Management Co. Services provided for October 2022	\$2,700.00
Vandewater & Vandewater – services of Kyle Barnett, Esq. – Port Ewen Firehouse Site Plan	\$1,603.09
Vandewater & Vandewater – services of Kyle Barnett, Esq. – Port Ewen Firehouse Site Plan	\$87.50
Clough Harbor & Associates – Streamside Farms escrow	\$1,098.40

Member Michaud asked for explanation of the CHA services claimed in the \$4,105.00 voucher.

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

**PUBLIC HEARING**

**Higgs Subdivision (Patricia Brooks as Agent) – Case No. 2022-14; 2165 Route 9W; SBL No. 79.2-1-22; R40 Zoning District**

Surveyor Patti Brooks was present as Agent for the Applicant.

**Acting Chairman DeKoskie entertained a Motion to open the public hearing.** Upon Motion of Member Anderson, seconded by Member Michaud, and the affirmative vote of all Members, the motion to open the Public Hearing at 7:37 p.m. passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

Acting Chairman DeKoskie read the Public hearing into the record.

Robert Maier - Expressed concern about any construction taking place near the nesting bald eagles and provided photographs of the eagles.

Hearing no other persons present to speak, **Acting Chairman DeKoskie called for a motion to close the Public Hearing.** Upon Motion of Member Anderson, seconded by Member Michaud, and the affirmative vote of all Members present, the motion to open the Public Hearing at 7:41 p.m. passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**OLD BUSINESS:**

**Higgs Subdivision (Patricia Brooks as Agent) – Case No. 2022-14; 2165 Route 9W; SBL No. 79.2-1-22; R40 Zoning District**

Planner Shepstone provided a review of this recommendations and notes to the Planning Board.

The previous proposal to show the location of a residence, driveway and septic had been removed from the plans.

**Acting Chairman DeKoskie entertained a Motion to issue a SEQRA Negative Declaration.** Upon Motion of Member Mastny, seconded by Member Michaud, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye

Greg McCord           Aye

**Acting Chairman DeKoskie entertained a Motion for conditional approval upon submission of corrected maps, \$2,000.00 park fee and a mylar and six (6) paper copies.**

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

Darin DeKoskie       Aye  
Mark Anderson       Aye  
David Mastny         Aye  
Dan Michaud          Aye  
Greg McCord          Aye

**Withall Lot Line Adjustment – Case No. 2022-15; 1688 & 1690 Route 213 and 154, 152 & 144 Carney Road; SBL Nos. 63.3-3-13.20, 63.3-3-14, 63.3-3-15, 63.3-3-16 and 63.3-3-13.1, R-40 & GC-2 Zoning Districts**

**Withall Amended Site Plan – Case No. 2022-17; 1690 Route 213; SBL No. 63.3-3-14; GC-2 Zoning District**

Applicant Michael Withall was present.

**Acting Chairman DeKoskie entertained a Motion to approve the lot-line adjustments.**

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

Darin DeKoskie       Aye  
Mark Anderson       Aye  
David Mastny         Aye  
Dan Michaud          Aye  
Greg McCord          Aye

As a result of the lot-line adjustment, the acreage of the property upon which Coffee Systems was located would be reduced.

**Acting Chairman DeKoskie entertained a Motion to approve the amended site plan.** Upon

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

Darin DeKoskie       Aye  
Mark Anderson       Aye  
David Mastny         Aye  
Dan Michaud          Aye  
Greg McCord          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/owner Jordan Goldberg and Steven Wilson, P.E. of Bohler Engineering were present.

Planner Shepstone summarized his review notes stating that his recommendation was that the application be referred to the Planning Board Engineer to review the traffic study.

Mr. Goldberg provided addressed the Planning Board noting the goal was to provide some updates with the plan to return with a full submission in 2023. The viability of the possibility of a service entrance via Black Creek Road had been investigated further. Engineer Wilson exhibited a color enhanced plan to address stormwater. Pervious gravel was proposed throughout the site to promote a subversive historic experience. Grading of the access from Route 9W would necessitate fill that would not be pervious. Like the previous project, the southern half of the development could be considered a re-development and the northern half would be new development. There are stormwater management basins and it was anticipated that they may be smaller and developed to blend into the landscape. Engineer Wilson felt the stormwater plan was not detailed currently to warrant review by the TDE.

Efforts were being made to avoid the floodplain. The suggestion to consider secondary access via Black Creek Road would place the driveway in that floodplain. The first round of comments had been received from the New York State Department of Transportation and was on-going as well as an updated letter from the New York State Historic Preservation Office. Esopus Fire Chief Freer had also visited the site.

**Acting Chairman DeKoskie entertained a Motion to establish escrow in the amount of \$10,000.00** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

The application was to be referred to TDE Tony Stellato, P.E. for a cursory review of the traffic circulation.

Members Mastny and Anderson had conducted a site visit and provided their comments regarding observations made. Mr. Goldberg extended an invitation for any other Members wishing to visit to feel free.

**NEW BUSINESS:**

**TLC Amended Site Plan (Dan Campagna as agent) - Case No. 2022-21; Floyd Ackert & Vanderwater Road; SBL No. 71.4-3-24; R-40 Zoning District**

Planner Shepstone summarized his review notes stating that the proposal was well within the density calculations based upon the language in the Town Code and that the amended Site Plan would require Ulster County Board of Health approval for the two cabins to be built as well as approval from the Town Highway Superintendent relative to the proposed driveway.

**Acting Chairman DeKoskie entertained a Motion to waive the requirement for a Public Hearing pursuant to §123-47C(6).** Upon Motion of Member Michaud, seconded by Member Anderson, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**Acting Chairman DeKoskie entertained a Motion to grant amended site plan approval conditioned upon Town Highway Superintendent, UCBOH approval and building permit would be required.** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**Storage 4U Sign Permit – Case No. 2022-18; 546 Broadway; SBL No. 63.2-10-3; LI Zoning District**

Tyson McCasland of Timely Signs was present. Planner Shepstone provided a summary of his review notes suggesting that landscaping under the sign be implemented. Mr. McCasland stated that no lighting was proposed and the view of the Santa display would not be blocked.

**Acting Chairman DeKoskie entertained a Motion to grant sign approval.** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**The New Hamlet Site Plan – Case No. 2022-22; 289 Broadway; SBL No. 56-76-1.16; GC1 & MFZ Zoning Districts**

Sonia Lemus Wright was present. The plans had been revised to include more proposed units. Planner Shepstone summarized content of his review notes recommending that the Planning Board waive the requirements pursuant to the Code for parking and that a detailed landscaping with a planting schedule be provided. The Local Law that created an MFZ specified that there was a general limit of up to 17 units. The Town Board had extended the one-year deadline to December 2023. Planner Shepstone recommended that the Local Law be amended, he would be willing to amend the Local Law to formalize the law to include extensions and the Planning Board supported revision of the MFZ Local Law by the Town Board.

**Acting Chairman DeKoskie entertained a Motion to supplement escrow in the amount of \$5,500.00.** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**Acting Chairman DeKoskie entertained a Motion to declare lead agency for the SEQRA review.** Upon Motion of Member Michaud, seconded by Member Anderson, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**Acting Chairman DeKoskie entertained a Motion review the application to TDE for a cursory review (turning radius, basic layout).** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**Acting Chairman DeKoskie entertained a Motion that the Planning Board recommends revision of the MFZ Local Law.** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

**Steven Pasqua Sign Application for SCP – Case No. 2022-9; 660 Broadway; SBL No. 63.4-4-12; LI Zoning District**

**Acting Chairman DeKoskie entertained a Motion to refer the application to the Ulster County Planning Board.** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

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

**Acting Chairman DeKoskie entertained a Motion to supplement escrow in the amount of \$5,000.00.** Upon Motion of Member Michaud, seconded by Member McCord, and the affirmative vote of all Members present, the motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Dan Michaud	Aye
Greg McCord	Aye

There were no ZBA referrals.

The Planning Board needed to determine its recommendation relative to a candidate that had expressed interest in serving.

Upon Motion of Member Michaud, seconded by Member Anderson, the meeting was adjourned at 8:42 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant  
Date prepared: December 5, 2022  
Date Approved: December 19, 2022