

PLANNING BOARD MINUTES
November 18, 2024
Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Chairperson Roxanne Pecora, Member Chris Marta, Member Sal Morello
Member David Mastny, Member Steve Bailer and Alternate Mark Anderson

Also present: Bonnie Franson, AICP and Town Board Liaison Jared Geuss

The meeting commenced at 7:35 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a motion to approve the October 21, 2024 Minutes with amendment on page 4 as noted by Member Marta. Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and all present voting in favor, the Minutes were approved by a vote of 6-0.

Vouchers:

Whiteman, Osterman & Hanna, LLC – Planning Legal Services through September 30, 2024	\$ 282.31
Clough, Harbor and Associates – K&Y Site Plan Escrow	\$ 2,500.00
Nelson, Pope & Voorhis – Consultant services for September 2024	\$ 2,700.00
Clough, Harbor and Associates – Lighthouse Village Escrow	\$ 300.00
Whiteman, Osterman & Hanna, LLC – Lighthouse Village Escrow	\$ 2,307.50
Whiteman, Osterman & Hanna, LLC – October Legal Services	\$ 195.31
Clough, Harbor and Associates – Castlemore Holdings Escrow	\$ 2,300.00
Whiteman, Osterman & Hanna, LLC – Castlemore Holdings Escrow	\$ 1,007.50
Whiteman, Osterman & Hanna, LLC – Castlemore Holdings Escrow	\$ 552.50

Chairperson Pecora noted that the Castlemore Holdings escrow would need to be supplemented.

Chairperson Pecora called for a motion to approve the Vouchers. Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and all present in favor, the motion passed by a vote of 6-0.

Chairperson Pecora noted that after processing the Castlemore Escrow Vouchers, a balance of \$2,075.75 remained. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion for the Applicant to supplement escrow in the amount of \$10,000.00 passed by a vote of 6-0.

PUBLIC HEARING CONTINUATION:

**Castlemore Holdings, LLC Site Plan/SUP – Matt Towne, P.E. as Agent – Case No. 2023-19;
38 Hudson Lane, Ulster Park, SBL No. 64.3-5-2.320; R40 Zoning District**

Tommy Yan, Derek Leung, Matt Towne, P.E. and James Horan, Esq. were present.

Chairperson Pecora entertained a Motion to open the Public Hearing continuation from October 21, 2024. **Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and all present in favor, the motion to open the Public Hearing continuation at 7:40 p.m. passed 6-0 by the following vote:**

Chairperson Pecora read the Public Hearing Continuation Notice for the record. She stated the rules for the continuation were that public comment would be entertained for 30 minutes, three (3) minutes per speaker, open to individuals who had not spoken previously, and only new comments would be taken.

Andrea Lurie – 572 Old Post Road – Longtime resident of the community and wished to make points in favor of the project. Attraction for out-of-town visitors who could promote restaurants and stores located within Esopus. Ms. Lurie empathized with the neighbors and hoped within time, their concerns would dissolve.

Joyce San Pedro – 121 Perkinsville Road, Highland – Written comment had been provided for the record. Ms. San Pedro owned Yoga House businesses in Kingston and Highland. As a business owner herself, she looked for ways to collaborate with other business owners. Ms. San Pedro felt that the project vision to create a space for guests to connect with nature were complimentary to the vision of the Yoga House. The vision of the project was for wellness and the people staying at Hudson Hideaway were the kind of people who wanted a reprieve from stress, noise and had an appreciation for nature. They were individuals the businesses and neighbors should want.

Thomas Maynard – Had previously spoken and was directed to submit written comment if he wished.

Jenna Ice – Brookview Lane – Written comment provided for the record. Although traffic had been addressed, she wished to address the school bus drop-offs and the safety of children walking to and from the bus on their street. Another concern as a parent was the safety of children from sex offenders.

Gina Fitzgerald – 4 House Lane - Spoke in support of the project. Noted that Esopus was know as a “drive through” town. Development could put Esopus on the map in a positive way. She noted that this is the second proposal to develop the property.

Chairperson Pecora entertained a motion to suspend the Public Hearing indefinitely and written comment would be accepted. Upon Motion of Member Marta, seconded by Member Mastny and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Mark Anderson	Aye

Chairperson Pecora entertained a motion to classify as a Type II action under SEQR.

Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Mark Anderson	Aye

Chairperson Pecora entertained a motion to grant the lot—line adjustment approval, conditioned upon map provided with the standard wetland map note, highway reservation note and submission of a mylar and six (6) copies for signatures. . Upon Motion of Member Marta, seconded by Chairperson Pecora and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Mark Anderson	Aye

Cutugno Site Plan/SUP – Case No. 2024-9; SBL No. 80.1-3-18; 76 Floyd Ackert Road; R40 Zoning District

Owner Patricia Cutugno was present. She addressed the Planning Board stating that the plan was to obtain a special use permit to convert the existing residence on seven acres into a resort/spa, guest accommodations, tea/coffee service, create a small event space and add to assist event venues in the vicinity with accommodations.

Planner Franson reviewed the content of her review Memorandum. There were other existing apartments but no proposed residents were being anticipated and that detail would be placed on the plans as a note. There would be seven rentable units including the cabana. The Deed for the

property was requested to determine if there were any existing easements. The hours of operation were anticipated year-round, attract private parties to host but also available to bridal parties, etc. There would be a manager (to be hired and attend n shifts) to oversee the property. Advertisement for business was to be directed locally and hoped to partner with Red Maple Vineyards and the Hudson House Distillery. Potential outdoor activities may include hosting outdoor events (nothing after 10:00 p.m. with adequate parking). Ms. Cutugno was requested to depict parking areas. The suggestion was made to provide a list of any accessory uses and proposed activities. Chairperson Pecora stated any future plans should be addressed with the current submission to avoid the necessity to return for additional review for any new uses not considered. Vice -Chairperson DeKoskie suggested that the Highway Reservation Note for Highway purposes be added to the plans.

Tiny homes may be considered in the future but currently, the Applicant didn't wish to pursue review of that proposal and understood the site may need to be revisited if it was proposed in the future. The location of sanitation services should be generally shown. The kitchen needed to comply with the Ulster County Board of Health requirements for a use and the UCBOH and Building Department would need to inspect.

Planner Franson directed the Applicant to review the Map Comments provided in her Memorandum and recommended that the Applicant either address or submit a request for waiver of requirement(s). A lighting plan, existing landscaping, Fire Code requirements and wayfinding needed to be addressed. Planner Franson suggested that the services of an architect be retained. The width of the road relative to access and the Fire Code needed to be shown on the plan and confirmed for fire apparatus access. The proposed use appeared to be exempt from SEQR depending upon the extent of new activity outside the existing building and may be considered a Type II action.

Chairperson Pecora entertained a motion to grant sketch plan approval. Upon Motion of Member Marta, seconded by Vice-chairman DeKoskie and all present in favor, the motion passed 6-0 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Aye
Steve Bailer	Aye
Mark Anderson	Aye

Charter Communications Site Plan – Case No. 2024-10; SBL No. 56.20-3-36; 438 Broadway; GC1 Zoning District

Agent Daniel Ratner was present and provided an overview of the proposal. A 24' x 40' pole barn was proposed for outdoor storage. Planner Franson provided a review of her Memorandum. Revised maps to remove planner memo notes, adding bulk table, revising

signature blocks and relabeling “notes” and a request for waiver of a public hearing were requested.

Chairperson Pecora entertained a motion refer the application to the Ulster County Planning Board conditioned upon timely submission of revised maps. Upon Motion of Vice-999Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed 5-1 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	No
David Mastny	Aye
Steve Bailer	Aye
Mark Anderson	Aye

OLD BUSINESS:

There was no old business for review.

Upon Motion of Member Marta, seconded by Member Anderson and all in favor, the meeting was adjourned by a vote of 6-0 at 9:37 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: December 2, 2024

Approved: December 16, 2024