

TOWN OF ESOPUS PLANNING BOARD MINUTES
December 11, 2019

PRESENT: **Roxanne Pecora, Chairperson**
 Fred Zimmer, Vice Chairperson
 Dan Michaud
 Greg McCord
 Mark Anderson
 Brian Cournoyer

EXCUSED: **Darin DeKoskie**

ALSO PRESENT: **Consultant Alan Sorensen, Supervisor Shannon Harris, Legislator**
 Laura Petit and Town Board Member Gloria VanVliet

The meeting of the Town of Esopus Planning Board was called to order at 7:30 P.M.

Chairperson Pecora commenced the meeting with the Pledge of Allegiance and the emergency exit advisory.

MINUTES: Chairperson Pecora asked if the Board had read the minutes of the November 13, 2019 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of all members, the motion passed 6-0.

VOUCHERS:

Planning Consultant Alan Sorensen, Planit Main Street - Services provided for November 2019	\$2,300.00
Administrative Assistant, Lisa K. Mance	55 hours
2020 New York Planning Federation Dues	\$ 270.00

Chairperson Pecora called for a Motion to approve the submitted vouchers. Upon Motion of Member Greg McCord, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of all members, the Motion passed 6-0.

PUBLIC HEARING:

Old Stockade Development Site Plan & Special Use Permit (Storage), Case #2016-12; 564 Broadway, Ulster Park; SBL No. 63.2-3-10

Stephan Sanzi and Ciro Interrante were present for the application review.

Chairperson Pecora called for a Motion to open the Public Hearing at 7:42 p.m. Upon Motion of Vice Chairman Fred Zimmer, seconded by Member Mark Anderson and the affirmative vote of 6 Members, the Motion to open the Public Hearing passed by a vote of 6-0. Chairperson Pecora read the Public Hearing Notice for the record.

Roger Boughton, 113 Ulster Avenue, Ulster Park – Mr. Boughton requested that the Public Hearing remain open and that the Planning Board hold off on making a decision at the current meeting. The project was now not in compliance with the Comprehensive Plan and he felt the project would devalue neighboring residential properties.

Gloria Meschi, 109 Ulster Avenue, Ulster Park – written comment on file and made a part hereof by reference.

Laura Petit, Prospect Street, Port Ewen – Legislator Petit voiced concerns relative to the negative impact to traffic, stormwater runoff diversion as a result of blacktopping, undesirable activities that may occur at storage facilities and that the plan was now not in line with the adopted Comprehensive Plan. Leg. Petit asked that the Planning Board take these items into consideration when rendering a decision on the site plan/special use permit.

Rob Whitaker, 15 Florence Street, Ulster Park – Mr. Whitaker reiterated concerns related to traffic impact and asked that the Planning Board hold off on rendering a decision.

Chairperson Pecora called for a Motion to close the Public Hearing. Upon Motion of Member Greg McCord, seconded by Member Dan Michaud and the affirmative vote of 6 Members, the Motion to close the Public Hearing at 8:07 p.m. passed with a vote of 6 – 0.

OLD BUSINESS:

Old Stockade Development Site Plan & Special Use Permit (Storage) - Case #2016-12; 564 Broadway, Ulster Park; SBL No. 63.2-3-10

Vice-Chairman Zimmer questioned the absence of fencing along the perimeter and the Planning Board reviewed the content of the file to determine what discussions had taken place relative to the installation of a fence around the property. The current plans indicated that a security gate was to be put in place but that there was no proposed fencing. Chairperson Pecora read minutes from December 12, 2018 which indicated there was discussion regarding the fencing. Mr. Interrante noted that his recollection of the conversation was that the guardrail on the Route 9W side of the property, heavy vegetation on the Ulster Avenue side and the retention area at the southern portion of the property would deter entrance to the site and that fencing would not be necessary.

Vice-Chairman Zimmer stated that certain details, such as the lighting plans, were missing from the complete set of plans.

Chairperson Pecora read a portion of the Minutes from February 8, 2017 as follows: “Margaret questioned if they are going to fence the entire area. Charlie stated that they are only going to be

screening. The fencing will only be at the access area. Charlie stated that the way it is going to be screened you would not be able to drive a car in. Margaret stated that is only one way. Charlie stated that initially they had their entrance between the two buildings and then they moved it to the North.” Chairperson Pecora remarked that the Ulster County Planning Board (UCPB) had referred it back to the Planning Board with required modifications relative to the screening and location within the Route 9W Overlay District. Chairperson Pecora read a portion of the UCPB Referral Response which stated “.....which calls for 25’ depth to the properties just to the South and beyond of this particular property.”

A variance from Article 5 §123.20 from the area bulk regulations was granted on April 19, 2016 which specified that there be no motor vehicle, recreational vehicle or boat storage on the site and Chairperson Pecora indicated that this stipulation needed to be placed on the Site Plans being reviewed by the Planning Board. There was also a curfew that the lights would be turned down at 9:00 p.m. by turning off every other light.

The UCPB had responded to a referral with required modifications. Chairperson Pecora read the recommendations for the record. **Thereafter, she entertained a Motion confirming that the Planning Board concurred with the UCPB modifications.** Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members and 1 member being excused, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Excused
Greg McCord	Aye
Brian Cournoyer	Aye

Discussion ensued relative to the necessity of fencing around the perimeter. Polling the Board, Chairperson Pecora, Members Anderson, Michaud and Cournoyer were in favor of vegetative screening. Vice-Chairman Zimmer and Member McCord preferred a perimeter fence. Member Michaud noted that a chain link fence would be more unattractive than natural screening.

Planner Sorensen recommended that the additional plantings for screening include evergreens that would retain their bottom branches. The Applicant was informed as to what the complete site plan set needed to be comprised of in order for the Planning Board to consider and base its decision on at the next meeting. Color schemes were discussed and the Applicant provided a rendering of the units which included earth tone colors with stone façade. The Board directed that the Applicants needed to provide exactly what was going to be installed and that the storage unit in the Town of Lloyd was a good example of what could be done with storage units rather than proposing the standard “box” units.

Bonding for paving in the amount of \$60,000.00 would be required with a stipulation that paving was required within two (2) years of obtaining a building permit.

It was noted by Chairperson Pecora that while a New Comprehensive Plan had been approved by the Town Board, it was not in effect until the Zoning Code had been revised and adopted by the Town Board and filed with the Department of State. Planner Sorensen agreed.

Star Development Revised Site Plan- Case #2019-15; 1835 Broadway, West Park; SBL No. 80.1-4-5.2

Chairperson Pecora read UCPB recommendations. Applicant Paul Seres was amenable to staggering the lighting along the pathway. Mr. Ceres explained that the existing New York State Department of Transportation permit had been amended and the Planning Board was in receipt of an e-mail from John Reilly Permit Engineer of NYS DOT indicating that he and had no further comments.

Chairperson Pecora entertained a Motion confirming that the Planning Board concurred with the UCPB modifications. Upon Motion of Member Mark Anderson, seconded by Member McCord and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members and 1 member being excused, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Excused
Greg McCord	Aye
Brian Cournoyer	Aye

Chairperson Pecora entertained a Motion to grant amended site plan approval. Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Fred Zimmer and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members and 1 member being excused, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Excused
Greg McCord	Aye
Brian Cournoyer	Aye

The Planning Board requested revised lighting plan on the site plan and that the Applicant provide a copy of the NYS DOT Permit when it had been issued.

Hasbrouck Hill (Edward Aleo) Site Plan & Special Use Permit - Case #2019-17; Hasbrouck Avenue and Spring Street; SBL No. 56.59-4-4.110

John Stinemire, P.E. was present. Planner Sorensen provided a review of his comments pertaining to the proposed plan. Vice-Chairman Zimmer requested that stormwater runoff on the site before and after development be provided, stating that the municipal drainage system was already strained and that runoff needed to be contained on site. Mr. Stinemire was requested to submit a drainage study and limits of disturbance.

Chairperson Pecora called for a Motion for the Planning Board to declare itself as Lead Agency and classify as a Type II action under SEQRA. Upon Motion of Member Mark Anderson, seconded by Member Greg McCord and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members and 1 member being excused, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Excused
Greg McCord	Aye
Brian Cournoyer	Aye

Betar Site Plan/Special Use Permit – Case No. 2019-9; 77-79 Connelly Road, SBL No. 56.51-4-1

Chairperson Pecora read the determination of the ZBA with regard to the interpretation of §123-22 D (1)(a)[2]. The ZBA determined that the requirements of that section of the Code relative to average density calculations for cluster subdivisions did not apply to multi-family dwellings.

Engineer Khattar Elmassalemah provided revised plans and stated that the plan had been changed from 8 efficiency units to 8 one-bedroom units and that the calculations per unit had changed from .4 to .5 per unit.

Chairperson Pecora called for a Motion for the Planning Board to declare itself as Lead Agency. Upon Motion of Member Dan Michaud, seconded by Member Mark Anderson and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members and 1 member being excused, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Excused
Greg McCord	Aye
Brian Cournoyer	Aye

Chairperson Pecora called for a Motion to classify as an Unlisted Action under SEQRA.

Upon Motion of Member Greg McCord, seconded by Member Mark Anderson and the affirmative vote of 6 members, the negative vote of 0 members, and the abstention of 0 members and 1 member being excused, the Motion passed with a vote of 6-0 as follows:

Roxanne Pecora	Aye
Fred Zimmer	Aye
Mark Anderson	Aye
Dan Michaud	Aye
Darin DeKoskie	Excused
Greg McCord	Aye
Brian Cournoyer	Aye

Extensive review of the plans in relation to the recommendations of Planner Sorensen took place with the Applicant being requested to provide limits of disturbance, stormwater calculations and lighting plans to be provided.

NEW BUSINESS:

Chairperson Pecora entertained a Motion approving the contract engaging Kyle Barnett, Esq. as attorney to the Planning Board. Upon Motion of Member Dan Michaud, seconded by Member Mark Anderson and the affirmative vote of all members, the Motion passed 6-0.

Chairperson Pecora called for a Motion to enter into executive session for the purpose of interviewing two potential new Planning Board members. Upon Motion of Member Mark Anderson, seconded by Vice-Chairman Zimmer and the affirmative vote of 6 Members, the Planning Board went into executive session at 10:00 p.m. to meet with potential member.

Chairperson Pecora called for a Motion to come out of executive session. Upon Motion of Member Brian Cournoyer, seconded by Member Dan Michaud and the affirmative vote of 6 Members, the Planning Board came out of executive session and resumed the regular meeting at 10:26 p.m.

Upon Motion of Member Greg McCord, seconded by Chairperson Pecora and the affirmative vote of 5 members, 1 abstention (Mark Anderson) and 1 excused, the Motion for the Planning Chairperson to forward recommendations resulting from the candidate interviews to the Town Supervisor was approved.

Upon Motion of Member Dan Michaud, seconded by Member Mark Anderson, and the affirmative vote of all members, the meeting was adjourned at 10:30 p.m.

NEXT MONTHLY MEETING: January 8, 2020

DEADLINE DATE: December 26, 2019

NEXT PRE-SUBMISSION: December 18, 2019

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: December 26, 2019
Date approved: January 8, 2020