

**TOWN OF ESOPUS PLANNING BOARD MINUTES**  
**December 20, 2021**

**PRESENT:** Chairperson Roxanne Pecora, Mark Anderson, David Mastny, Dan Michaud and Sal Morello

**EXCUSED:** Vice-Chairman Darin DeKoskie and Greg McCord

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

Chairperson Pecora called the meeting to order at 7:44 p.m. with the Pledge of Allegiance.

**MINUTES:** Chairperson Pecora asked if the Board had read the minutes of the November 15, 2021 meeting and **called for a Motion to approve the Minutes as presented.** Upon Motion of Member Mark Anderson, seconded by Member David Mastny and the affirmative vote of all members, the motion passed 5-0-2.

**VOUCHERS:**

Shepstone Management Co. Services provided for November 2021	\$2,700.00
---	------------

Administrative Assistant Lisa K. Mance	83.5 hours
--	------------

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

**New Business:**

**Sterer Site Plan (Matthew Towne, P.E.) – Case No. 2021-25; 105 Second Street; SBL No. 56.50-4-13; R-12 Zoning District**

Matt Towne, P.E. and owner Sivan Sterer were present for the application review. Planner Shepstone reviewed content of his memorandum of the proposal to add an accessory apartment on a small lot (which did meet the Town Code criteria for site plan review), that the action was a Type II action under SEQRA and that he recommended a waiver the requirement to hold a public hearing. The Applicant was asked to submit the public hearing waiver request in writing.

Member Morello asked if the Water/Sewer Department had been contacted to confirm there was access for hookup. Engineer Towne responded that water and sewer had been connected and the plan needed to be revised.

**Chairperson Pecora called for a Motion to waive the requirement of a public hearing pursuant to §123-47(a)(6).** Upon Motion of Member Anderson, seconded by Member Michaud, and the affirmative vote of Members present, the Motion passed 5-0-2 by the following vote:

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

**Chairperson Pecora called for a Motion to grant approval conditioned upon revised plans indicating the correct water and sewer lines and submission of 6 paper copies.** Upon Motion of Member Anderson, seconded by Member Mastny, and the affirmative vote of Members present, the Motion passed 5-0-2 by the following vote:

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

**Krebs & Selzer Subdivision (Matthew Towne, P.E.) – Case No. 2021-26; 286 Swartekill Road; SBL No. 71.4-1-16.1; R-40 Zoning District**

Matt Towne, P.E. was present for the application review.

Planner Shepstone reviewed his comments and recommendations to the Planning Board. The proposed subdivision application would require Ulster County Board of Health approval and Esopus Highway Superintendent approval for use of the existing driveway to access the second proposed residential structure and any recommended improvements.

Member Michaud noted that the property lines along Loughran Lane and Swartekill Road would need a maintenance easement for the Town. Attorney Barnett stated that the metes and bounds would need to be provided so that he could provide the appropriate wording for an easement to be drafted.

**Chairperson Pecora called for a Motion for the Planning Board to classify as an Unlisted Action under SEQRA, declare Lead Agency and circulate notice to the Ulster County Board of Health and the Esopus Highway Department.** Upon Motion of Member Anderson, seconded by Member Michaud, and the affirmative vote of Members present, the Motion passed 5-0-2 by the following vote:

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

**Chairperson Pecora called for a Motion for the Planning Board to schedule a Public Hearing on January 17, 2022 at 7:35 p.m.** Upon Motion of Member Mastny, seconded by Member Michaud, and the affirmative vote of Members present, the Motion passed 5-0-2 by the following vote:

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

**WP Property Holdings, LLC (Lynn Pincus) Amended Site Plan – Case No. 2021-27; 9 Chambers Road; R-40 Zoning District**

Jillian Wiermer was present for the application review. Planner Shepstone had no issue with the proposed firepit installation but noted that narratives from applicants would be useful.

**Chairperson Pecora called for a Motion to refer to the Ulster County Planning Board..** Upon Motion of Member Anderson, seconded by Member Mastny, and the affirmative vote of Members present, the Motion passed 5-0-2 by the following vote:

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

**JFM Hudson LLC (Mullooly) Amended Site Plan – Case No. 2021-24; 56 Main Street; SBL No. 72.9-4-18; NC Zoning**

Jay Mullooly and tenant were present for the Application review. Planner Shepstone provided his comments and recommendations to the Planning Board, noting that many of his concerns had been addressed. Member Morello and CEO Jaffee had conducted a site visit.

Mr. Mullooly addressed the Planning Board and reviewed previous site plan map notes and what additional notes were being added which included the installation of a stockade fence with gates to be built with material to match neighboring fencing, parking of vehicles would be on gravel zone in the back of the facility and location of parking U-Haul rental vehicles. There was a request being made for to fixed fabric banners to be placed at each corner of the property.

Member Morello requested that the location of the storage container be confirmed by Engineer and that it may be required to be moved.

The Applicant agreed that a 6' stockade fence on the south side was more reasonable than an 8' fence. The steel container was being used to store parts and the vehicles on the site (maximum of 2 vehicles) would be removed once parts had been taken.

Member Morello stated that the parking of the U-Hauls should be located behind the garage and the location of the gravel parking could be determined and changed if necessary.

Planner Shepstone recommended that the Applicant revise the plans, work out the details with the Building Department and provide a written narrative for re-submission to the Planning Board for further review.

**ZBA Referral** - There was no comment relative to Rea Area Variance before the ZBA.

The Planning Board and Attorney Kyle Barnett entered into an Attorney/Client discussion regarding what type of projects would reflect updated Comprehensive Plan and vision for the Town of Esopus and community. Member Michaud had provided comments for discussion. Chairperson Pecora requested that Water/Sewer Superintendent be invited to the next meeting.

**Chairperson Pecora called for a Motion to adjourn the meeting.** Upon Motion of Member Michaud, seconded by Member Mastny and the affirmative vote of all Members present, the meeting was adjourned at 9:30 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant  
Date prepared: December 31, 2021  
Date Approved: January 17, 2022