

**TOWN OF ESOPUS PLANNING BOARD MINUTES
December 19, 2022**

PRESENT: Chairperson Roxane Pecora, David Mastny, Sal Morello, Mark Anderson and Darin DeKoskie

EXCUSED: Greg McCord and Dan Michaud

ALSO PRESENT: Planning Board Consultant Tom Shepstone

Chairperson Pecora called the meeting to order at 7:32 p.m. with the Pledge of Allegiance.

Chairperson Pecora called for a Motion to approve the November 21, 2022 Minutes. Upon Motion of Member Anderson, seconded by Vice Chairman DeKoskie and the affirmative vote of all Members present, the Motion passed.

VOUCHERS:

Administrative Assistant Lisa K. Mance	79 hours
Shepstone Management Co. Services provided for November 2022	\$2,700.00
Vandewater & Vandewater – services of Kyle Barnett, Esq. – Port Ewen Firehouse Site Plan	\$762.50
Vandewater & Vandewater – services of Kyle Barnett, Esq. – Hardenburgh Subdivision	\$637.50

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

OLD BUSINESS:

Sickler w/Correa Lot Line Adjustment – Case No. 2022-8; 36 & 38 River Road, SBL Nos.56.76-3-1.120 & 1.110; R40 Zoning

Mark Sickler was present. Planner Shepstone stated that this was a previously approved lot-line adjustment and recommended re-approval. **Upon Motion of Vice Chairman DeKoskie, seconded by Member Mastny, and the affirmative vote of all Members present, a Motion to approve the lot-line adjustment Case No. 2022-8 passed 5-0-2 by the following vote:**

Roxanne Pecora Aye

Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Sal Morello	Aye

SCP Amended Site Plan – Case No. 2022-20; 660 Broadway; SBL No. 63.4-4-12; LI Zoning

Steve Pasqua was present. Planner Shepstone noted that it was an amendment to a previously approved site plan to erect a 14’ x 30’ shed which required referral to the Ulster County Planning Board (UCPB). The UCPB time within which to respond had expired and Planner Shepstone recommended approval.

Upon Motion of Member Morello, seconded by Member Anderson and the affirmative vote of all Members present, the Motion to approve the site plan amendment passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
Mark Anderson	Aye
David Mastny	Aye
Sal Morello	Aye
Greg McCord	Excused
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 and Terry Hahn, P.E. of LADA and Steve Sparraca of Leonard Jackson were present. Mr. Page stated that a site visit had taken place with Members Michaud and DeKoskie and TDE Stellato. There were offsite floodmarks from Hurricane Ida that the Applicant wished to confirm corresponded with data prepared by Leonard Jackson. The Applicant had received correspondence from a neighbor group from Agnes Street regarding the proposed secondary emergency access and the Applicant would like to remove that access if possible.

Planner Shepstone stated that there was no requirement in the Code for a secondary access and he felt the access via the boulevard entrance was sufficient but ultimately a Planning Board decision. Chairperson Pecora felt it was a major concern for safety purposes and would not support removal of an emergency access. Vice Chairman DeKoskie recommended the boulevard be extended further to station 450 and remove the curbing. Although the Vice Chairman also supported having a secondary emergency access, he remarked that the boulevard would have to be extended and modified if it were to be considered adequate. Engineer Hahn noted that the neighbors objected to the secondary emergency access and requested guidance from the Planning Board if removal of the secondary access was a possibility. Chairperson Pecora stated that the role of the Planning Board was to ensure public safety. Input from the Fire Department together with opinion from CEO Mark Jaffee were needed and Applicant would coordinate with CEO Jaffee for his recommendations. Member Morello stated that a letter from the Fire Chief had been

received in July 2021 which requested emergency access but had been submitted prior to the revision to the plans to create the boulevard. Planner Shepstone read the letter of the Fire Chief.

The Planning Board determined that the application was not deemed complete for referral to the Ulster County Planning Board.

Chairperson Pecora entertained a Motion to refer the Application to the Town Designated Engineer Tony Stellato of CHA. **Upon Motion of Vice Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the Motion to refer the application to CHA passed 5-0-2 by the following vote:**

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

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

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

Hardenburgh Subdivision (Matthew Towne, P.E.) – Case No. 2021-9; 171 Hardenburgh Road; SBL No. 71.1-3-31.100; R-40 Zoning District

The Application had been approved conditioned upon dedication of a road to the Town approved by the Town Board. The approval required an extension to comply with the Code requirements for the plans to be signed. **Chairperson Pecora entertained a Motion to grant a six (6) month extension.** Upon Motion of Vice Chairman DeKoskie, seconded by Member Anderson and the affirmative vote of all Members present, the Motion passed.

Planner Shepstone stated the timeframe was unreasonable and the law should be amended from six months to one year to meet conditions. Discussion ensued resulting in the decision that the maps had been approved and could be signed if the road dedication was approved by the Town Board.

Planning Board candidate had been interviewed previously and no new applications to serve had been received. Upon Motion of Vice Chairman DeKoskie, seconded by Member Morello, and the affirmative vote of all Members present, the Motion to recommend Alexis Breheny for appointment to the Planning Board passed 5-0-2. The Administrative Assistant was directed to forward a letter of recommendation to the Town Board.

Contracts for Chairperson Pecora to execute for engineering consultants Clough Harbour & Associates, Shepstone Management and VanDewater and VanDewater for Kyle Barnett, Esq. had been submitted for 2023. Upon Motion of Vice Chairman DeKoskie, seconded by Member Mastny the affirmative vote of all Members, the Chairperson was authorized to execute the Contracts for 2023.

There were no ZBA referrals.

The 2023 Planning Board Calendar was discussed, and the February and June meetings were changed from the third Monday to the second Monday for those months only.

Upon Motion of Member Anderson, seconded by Vice Chairman DeKoskie, the meeting was adjourned at 8:20 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: January 3, 2023
Date Approved: January 16, 2023