

**TOWN OF ESOPUS PLANNING BOARD MINUTES
SPECIAL MEETING – DECEMBER 7, 2023**

PRESENT: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, David Mastny, Chris Marta, and Alternate Mark Anderson for Dan Michaud

EXCUSED: Alexis Petro and Sal Morello and Dan Michaud

Chairperson Pecora called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

PUBLIC HEARING (CONTINUATION):

Osterhoudt Subdivision – Case No. 2020-11; 48 Hussey Hill Road; SBL No. 64.3-1-10; R40 Zoning

Owners Ernie and Stephanie Osterhoudt were present.

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 5-0-2 and the Public Hearing was opened at 7:35 p.m. by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

Chairperson Pecora read the Public Hearing Notice for the record.

Hearing no persons wishing to speak, **Chairperson Pecora called for a Motion to close the Public Hearing.** Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 5-0-2 and the Public Hearing was closed at 7:39 p.m. by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent

Sal Morello Absent

Chairperson Pecora called for a Motion to approve the November 20, 2023 Minutes. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Anderson, and the affirmative vote of 5 Members, the Motion passed 5-0-2.

VOUCHERS:

Whiteman, Osterman & Hanna – Castlemore Holdings Mima Escrow	\$ 130.00
Clough Harbor & Associates – Castlemore Holdings Mima Escrow	\$ 200.00
Clough Harbor & Associates – Streamside Farms Site Plan Escrow	\$ 400.00
Clough Harbor & Associates – Esopus Barns Site Plan Escrow	\$ 2,030.00
Clough Harbor & Associates – Lighthouse Village Site Plan Escrow	\$ 100.00
Whiteman, Osterman & Hanna – Lighthouse Village Site Plan Escrow	\$ 227.50
Whiteman, Osterman & Hanna – Planning Board Contractual	\$ 87.00

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:

Osterhoudt Subdivision – Case No. 2020-11; 48 Hussey Hill Road; SBL No. 64.3-1-10; R40 Zoning

The Administrative Assistant read the Minutes from the October 16, 2023 meeting which indicated what requirements had been waived and what information needed to be added to the map.

Chairperson Pecora called for a Motion to classify as an Unlisted Action under SEQRA. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

Chairperson Pecora called for a Motion to issue a SEQRA Negative Declaration. Upon Motion of Member Anderson, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

Chairperson Pecora called for a Motion to grant approval conditioned upon submission of a mylar and six (6) paper copies signed by the owner(s). Upon Motion of Member Mastny, seconded by Member Marta and the affirmative vote of all members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

NEW BUSINESS:

Auringer/Rooney LLA (John Heidecker, LS as Agent) – Case No. 2023-22; 83 Union Center Road; SBL Nos. 63.2-1-38.200 & 63.1-2-13.110; R40 Zoning District

John Heidecker was present and addressed the Planning Board. The Applicant was requested to label the lot lines being deleted and add a signature line in the owner’s signature block.

Chairperson Pecora called for a Motion to waive the public hearing requirement pursuant to §107-16A. 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
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

Chairperson Pecora called for a Motion granting approval conditioned upon the addition of line in the owner signature block, identify and label existing structure, amendment to parcel key and denoting lines to be deleted on the map. Upon Motion of Member Marta, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

OLD BUSINESS WORKSHOP:

Esopus Barns Resort Hotel Site Plan/SUP – Case No. 2022-11; 1398 & 1466 Rte. 9W; SBL #71.4-4-31.11 & 26; R40 Zoning District

Present for Esopus Barns was Steve Wilson, P.E., owner Jordan Goldberg, Landscape Architect William Belcher and Anthony Morando, Esq.

Members of the Planning Board had conducted a site visit with owner Jordan Goldberg on December 2, 2023 which visit was duly noticed pursuant to the Open Meetings Law. Attorney Morando anticipated addressing comments provided in Planner Franson’s Memorandum and observations made by the Planning Board and submit for the January 2024 meeting.

Engineer Wilson stated that the proposed trail along the slope was to be removed as well as moving cabins from the slope area. Vice-Chairman DeKoskie noted that minor adjustments could be made to the cabin locations and provide as built. In the central area, the cabins located in the area where potential flooding was possible would have the finished floors raised at least one foot. The radius of the road cut was needed to accommodate firetrucks, but past the radius, a retaining wall was proposed, and a 2-foot cut was proposed to retain some vegetation. Member Mastny raised concern with work being conducted within the 50’ buffer zone noted by SHPPO. Owner Golberg stated that any disturbance within the 50’ buffer zone would require an archeologist to be present and prior to any work within that zone, a plan of action approved by SHPPO would be needed. Vice-Chairman DeKoskie inquired what was the steepest slope on the road profile and going a bit steeper that 7-8% may help to reduce grading within the 50’ zone where the road was pinched. There was a fence and shrubbery proposed around the cemetery. Directional drilling would be shown on the utility plan.

In the northern zone, there was discussion regarding the driveway location and sight distance. The plan was to smooth the area for the parking lot location and wouldn’t require a large amount of fill. Vice-Chairman DeKoskie requested a cut and fill analysis for the next Planning Board

meeting. An emergency action plan was requested. Member Michaud was reviewing the pump testing results for the wells.

The Applicant and Planning Board reviewed the comments in Planner Franson’s November 18, 2023 Memo. The agencies reviews referenced in “C.5” would be obtained if applicable. US Fish and Wildlife was not needed nor was a permit from the US Army Corps of Engineers. Trails had been updated and elevations and architectural renderings would be provided at the next meeting as well as the cabin elevations. The Applicant had invited Will Belcher, Landscape Architect to address the landscaping and asked how much detail would be required on the plans for the next meeting. The current landscaping plans were reviewed with the Planning Board. There was a large spruce by the black house that was going to be retained. The Members agreed that hatching was sufficient. Lighting was discussed. Minimum pathway lighting on the trails would be needed for the safety of the guests. It was agreed that elevations for the existing structures would not be necessary. Additional details would be provided regarding visual assessment of visible structures. A true grid system was being used throughout the site with the exception of the steep road which will be impervious stone.

The Applicant expected to address items discussed and provide requested updates and information for the January 2024 meeting.

Chairperson Pecora called for a Motion to amend the previous November 20, 2023 Motion to continue the Public Hearing to January 25, 2024 at 7:35 p.m. Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie and the affirmative vote of all members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

Attorney Morando requested that the Public Hearing continuation be noted in the Agenda for the December 18, 2023 meeting.

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

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for	
Dan Michaud	Aye

Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

OTHER BUSINESS:

Vice-Chairman DeKoskie had provided a fee schedule he had proposed based upon a review of neighboring municipalities. **Chairperson Pecora called for a Motion to forward the proposed fee schedule to the Town Board for consideration.** Upon Motion of Member Marta, seconded by Member Mastny and the affirmative vote of all members present, the Motion passed 5-0-2 by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye
David Mastny	Aye
Mark Anderson for Dan Michaud	Aye
Chris Marta	Aye
Alexis Petro	Absent
Sal Morello	Absent

Upon Motion of Member Mastny, seconded by Vice-Chairman DeKoskie, the meeting was adjourned at 9:20 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant
Date prepared: December 26, 2023
Date Approved: January 25, 2023