

**ESOPUS ZONING BOARD OF APPEALS  
MEETING MINUTES**

Date: April 19, 2022  
Town Hall, 1 Town Hall Way  
Ulster Park, New York 12487

**PRESENT:** Karl Wick, Chairman   **ALSO PRESENT:** CEO Mark Jaffee  
Jim Tomassetti                                      Supervisor Danielle Freer  
Vic Barranca   Councilperson Kathie Quick  
Donn Avallone  
Gloria VanVliet  
Chris Marta

**EXCUSED:** Frank Skerritt

Chairman Karl Wick called the meeting to order at 7:00 p.m. Roll call confirmed that a quorum was present.

**Chairperson Wick entertained a Motion to approve the February 15 & 24, 2022 Minutes.** Upon Motion of Member Barranca, seconded by Member VanVliet and the affirmative vote of 6 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion was carried by the following vote:

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Aye
Frank Skerritt	Excused
James Tomassetti	Aye
Donn Avallone	Aye
Chris Marta	Aye

Chairman Wick reviewed the ZBA review process for the benefit of those present.

**INFORMATIONAL:**

03-29-22-01                      Port Ewen Corp.  
15 North Broadway  
SBL No. 56.44-1-1.100  
Use Variance pursuant to Chapter 123- 44 (A1)

Jesse Hicks and Sarah Lipnick, Esq. (council for Port Ewen Corp.) were present.

Attorney Lipnick addressed the ZBA stating that the request was to use existing buildings and site for operation of an office and parking of vehicles on a site located in the W Zone of the Town of Esopus and said use, pursuant to the revised Chapter 123 of the Town Code which does not allow proposed use.

No new structures were being proposed and the existing structures had been on the location since 1966. The application stated that about 10 pieces of equipment and vehicles were proposed to be on site.

CEO Mark Jaffee had provided a letter of information dated April 18, 2022 which was distributed to ZBA members.

Mr. Hicks stated that with the exception of the Trac skid steer and the compressor, all vehicles would be stored outside and some of the vehicles would be leaving the site. Staff was discharged from the site and there were no customers anticipated at the site.

A public hearing was to be scheduled for May 17, 2022 and the \$200 fee was requested.

**Upon Motion of Chairman Wick, seconded by Member Barranca, the informational portion of the ZBA review was concluded with the following vote:**

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Aye
Frank Skerritt	Excused
James Tomassetti	Aye
Donn Avallone	Aye
Chris Marta	Aye

**Chairperson Wick entertained a Motion to approve the voucher for payment of the services of the Secretary.** Upon Motion of Member Barranca, seconded by Member Tomassetti and the affirmative vote of 6 members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, the Motion was carried by the following vote:

<b>Member:</b>	<b>Vote</b>
Karl Wick, Chairman	Aye
Vic Barranca	Aye
Gloria Van Vliet	Aye
Frank Skerritt	Excused
James Tomassetti	Aye
Donn Avallone	Aye
Chris Marta	Aye

Discussion: Emily Svenson, Esq. had submitted a request for the ZBA to entertain an appeal of a determination of CEO Jaffee. After discussion, the ZBA members unanimously agreed that the request to entertain an appeal from a determination CEO Jaffee made in 2021 was not timely and the time to appeal had expired. The Secretary was requested to draft a response letter and submit to the Chairman for review and approval prior to forwarding to Attorney Svenson.

Upon Motion of Member Barranca, seconded by Member Tomassetti, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on May 3, 2022

Approved: May 17, 2022