

**TOWN OF ESOPUS PLANNING BOARD MINUTES**  
**January 25, 2024**

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

**EXCUSED:** Alexis Petro, Sal Morello and Dan Michaud

**ALSO PRESENT:** Town Board Liaison Jared Geuss and Planner Bonnie Franson

Chairperson Pecora called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

**Minutes** – Chairperson Pecora called for a Motion to approve the Minutes from December 7, 2023 and December 18, 2023 as amended. Upon Motion of Member Mark Anderson, seconded by Member Marta and all Members voting in favor, the Minutes were approved.

**VOUCHERS:**

New York Planning Federation Dues for 2024	\$ 295.00
Clough Harbor & Associates – Streamside Farms Escrow	\$ 100.00
Clough Harbor & Associates – Streamside Farms Escrow	\$ 400.00
Clough Harbor & Associates – Lighthouse Village Escrow	\$ 500.00
Clough Harbor & Associates – Lighthouse Village Escrow	\$ 2,020.72
Clough Harbor & Associates – Esopus Barns Escrow	\$ 720.00

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

**OLD BUSINESS:**

**Karl Subdivision – (Medenbach & Eggers as Agent) 2023-20; 672 Plutarch Road; SBL No. 79.1- 1-15.200; R40 Zoning**

Michael Morehouse of Medenbach & Eggers was present.

The revised maps submitted had been reviewed to determine that previous data requested had been provided. A letter from the Highway Superintendent approving the curb cuts had not been provided and the Applicant was requested to obtain a letter. Member Morello asked that the Highway Superintendent review the slope for lot 2 and the curb cut needs to be perpendicular to the street. The map should be provided to the Superintendent for review.

Ulster County Board of Health approval would be necessary as a condition of approval.

**Chairperson Pecora called for a Motion to schedule a public hearing to be held on February 22, 2024.** The Public Hearing Notices were to include notice to the Town of New Paltz pursuant to GML 239-nn. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta, and the affirmative vote of all Members present, the Motion passed 5-0-2 to schedule the Public Hearing by the following vote:

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

**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**

Anthony Morando, Esq., Steven Wilson, P.E. and Jordan Goldberg were present.

The Engineers for the Planning Board and the Applicant were drafting final comments relative to the Stormwater Pollution Prevention Plan.

Member Mastny had provided a written request for the Applicant to address lighting, directional drilling in relation to the gravesite and detailed floor plan for the maintenance building. The Applicant had been requested to provide lighting details and that the sign lighting be downlit. A typical trail lighting plan had been provided. All lighting was to be 2700 kelvin or less. Full scale floor plans were on file that provided layout of the maintenance building.

Planner Franson inquired what was the status of the Ulster County Department of Health review of the wastewater. The Applicant stated that sign-off would be provided via e-mail. New York State Department of Transportation (NYS DOT) status was needed. Engineer Wilson responded that either entry was sufficient for access and that a left-hand turn lane was still necessary and would be depicted on the final plans when the access (southern or northern) was confirmed and that NYSDOT signoff had been obtained. Additional landscaping was proposed internally to shield the neighboring residence to the south from vehicle light glare. Beth Selig of Hudson Cultural Services stated that the avoidance plan proposed relative to the gravesite was a temporary fence during construction and that vegetative landscaping would be provided subsequent to construction so as no to bring attention to the site. A permanent fence was to be installed along the perimeter of the gravesite and the detail was provided in the “L600” sheet of the site plan.

The Applicant had provided a SEQRA update which would be incorporated into the Draft Negative Declaration. The draft Negative Declaration and Resolution would be forwarded to the Planning Board Attorney for review. Information from the UC DOH or NYS DEC could be

added if received prior to the February 2024 meeting. An “as built” allowance could be included in the Resolution that could be subject to acceptance by the Code Enforcement Officer.

The Public Hearing had remained open and the Planning Board asked for public comment. Hearing none, the Public Hearing was to remain open until the February 2024 meeting.

Planner Franson had drafted application form which would incorporate Vice-Chairman DeKoskie’s checklist and requested comments be provided.

Contract for Nelson, Pope and Voorhis had been provided. **Chairperson Pecora called for a Motion authorizing her as Chairperson to execute the 2024 Contract for Planner Franson’s services.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta, and the affirmative vote of all Members present, the Motion passed 5-0-2 to schedule the Public Hearing by the following vote:

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

Contract for Attorney Teresa Bakner had been presented. **Chairperson Pecora called for a Motion authorizing her as Chairperson to execute the 2024 Contract for Attorney Bakner’s services.** Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and the affirmative vote of all Members present, the Motion passed 5-0-2 to schedule the Public Hearing by the following vote:

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

Contract for Clough Harbor & Associates as Planning Board Engineer had been presented. **Chairperson Pecora called for a Motion authorizing her as Chairperson to execute the 2024 Contract for Attorney Bakner’s services.** Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and the affirmative vote of all Members present, the Motion passed 5-0-2 to schedule the Public Hearing by the following vote:

Roxanne Pecora	Aye
Darin DeKoskie	Aye

David Mastny	Absent
Sal Morello	Aye
Alexis Petro	Absent
Mark Anderson for	
Dan Michaud	Aye
Chris Marta	Aye

Chairperson Pecora stated that a liaison to the Waterfront Advisory Board was needed and a person had not served for years. An alternate to the Ulster County Planning Board was also needed. Member Chris Marta volunteered to serve as the liaison to the Waterfront Advisory Board. No person wished to serve as an alternate to the Ulster County Planning Board.

Upon Motion of Member Marta, seconded by Member Anderson, the meeting was adjourned at 8:16 p.m.

Respectfully submitted:

Lisa K. Mance, Administrative Assistant  
Date prepared: February 5, 2024  
Date Approved: February 22, 2024