

PLANNING BOARD MINUTES

February 22, 2024
Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Chairperson Roxanne Pecora, Vice-Chairman Darin DeKoskie, Member Chris Marta and Member Sal Morello

Excused: Member David Mastny

Also present: Town Board Liaison Jared Guess, Bonnie Franson, AICP (at 8:16 p.m.) and Dillon Harris, Esq.

The meeting commenced at 7:47 p.m. with the Pledge of Allegiance. Chairperson Pecora noted that Planning Consultant Franson was in transit and the Board would conduct as much business as possible until her arrival. It was noted that two (2) Board member resignations had been received and that the Planning Board consisted of five (5) members and two (2) alternates.

Minutes: Chairperson Pecora called for a motion to approve the January 25, 2024

Minutes. Upon Motion of Vice-Chairperson DeKoskie, seconded by Member Marta and all present voting in favor, the Minutes were approved by a vote of 4-0-1.

Vouchers:

Whiteman, Osterman & Hanna Escrow Voucher – Castlemore Holdings	\$1,303.50
Clough, Harbor & Associates Escrow Voucher - Castlemore Holdings	\$ 400.00
Whiteman, Osterman & Hanna Escrow Voucher – Esopus Barns	\$ 996.00
Clough, Harbor & Associates Escrow Voucher - Esopus Barns	\$ 300.00
Nelson, Pope & Voorhis Escrow Voucher – Esopus Barns	\$2,247.50
Clough, Harbor & Associates Escrow Voucher – Esopus Barns	\$ 200.00
Nelson, Pope & Voorhis Escrow Voucher – Lighthouse Village	\$1,705.00
Clough, Harbor & Associates Escrow – Lighthouse Village	\$ 100.00
Nelson, Pope & Voorhis – Services of Planner for 2023 September	\$1,900.00
Nelson, Pope & Voorhis – Services of Planner for 2023 October	\$1,900.00
Nelson, Pope & Voorhis – Services of Planner for 2023 October Workshop	\$ 800.00
Nelson, Pope & Voorhis – Services of Planner for 2023 November Workshop	\$ 800.00
Nelson, Pope & Voorhis – Services of Planner for 2023 November	\$1,900.00
Nelson, Pope & Voorhis – Services of Planner for 2024 January	\$1,900.00

Chairperson Pecora called for a motion to approve the Vouchers. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed by a vote of 4-0-1.

PUBLIC HEARINGS:

Karl Subdivision – Case No. 2023- (Bill Eggers, L.S. as Agent) 2023-20; 672 Plutarch Road; SBL No. 79.1- 1-15.200; R40 Zoning

Caleb Carr, P.E. was present for the applicant. **Chairperson Pecora called for a Motion to open the Public Hearing.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed by a vote of 4-0-1, the Public Hearing commenced at 7:52 p.m. and Chairperson Pecora read the Public Hearing Notice into the record.

Hearing no persons wishing to speak, Chairperson Pecora read a letter received from Richard Maltz dated February 21, 2024 inquiring if restrictions and covenants in a recorded deed carried over to the subdivided parcels. **There being no further comment, Chairperson Pecora called for a motion to close the Public Hearing.** Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion to close the Public Hearing passed 4-0-1 and the Public Hearing was closed at 7:56 p.m. by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Excused

Esopus Barns Site Plan (Continuation of Public Hearing) – 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

Chairperson Pecora called for a Motion to open the Public Hearing. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and all present in favor, the motion passed by a vote of 4-0-1, the Public Hearing commenced at 7:57 p.m. and Chairperson Pecora read the Public Hearing Notice into the record.

Hearing no public comment, Chairperson Pecora called for a motion to close the Public Hearing. Upon Motion of Member Marta, seconded by Vice-Chairman DeKoskie and all present in favor, the motion to close the Public Hearing passed 4-0-1 and the Public Hearing was closed at 8:00 p.m. by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Excused

OLD BUSINESS:

Karl Subdivision -

Revised maps had been submitted as well as a letter from the Highway Superintendent that the curbcut was acceptable.

Chairperson Pecora entertained a motion to issue a SEQRA Negative Declaration and grant approval. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta, and the affirmative vote of all members present, the Motion to grant subdivision approval conditioned upon map notation to deed restrictions, Ulster County Board of Health approval prior to Ulster issuance of building permit(s), payment of \$4,000.00 recreation fee and submission of a mylar and six (6) paper copies passed 4-0-1 by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Excused

DISCUSSION:

Port Ewen Fire Site Plan/SUP – A final site plan had been submitted for signatures of the Planning Board and was missing information. Vice-Chairman DeKoskie and Member Marta took a copy of the map to review and to draft a letter for review by the Planning Board and submission to the Applicant.

Chairperson Pecora entertained a Motion to increase the escrow for the Esopus Barns Site Plan/SUP application. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and the affirmative vote of all members present, the motion for the Applicant to supplement escrow in the amount of \$7,500.00 passed 4-0-1 by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Excused

Esopus Barns Site Plan/Special Use Permit –

Owner Jordan Goldberg, Steve Wilson, P.E. and Alexandra Kinyon were present.

Chairperson Pecora read the draft SEQRA Negative Declaration Resolution for the record and thereafter called for a Motion to approve the Resolution as amended. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and the affirmative vote of all members present, the motion to approve the Resolution for a SEQRA Negative Declaration as amended passed 4-0-1 by the following vote:

Roxanne Pecora -	Aye
------------------	-----

Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Excused

Chairperson Pecora read the draft approval Resolution for the record and thereafter called for a Motion to approve the Resolution as amended. Upon Motion of Vice-Chairman DeKoskie, seconded by Member Marta and the affirmative vote of all members present, the motion to approve the Resolution for a SEQRA Negative Declaration as amended passed 4-0-1 by the following vote:

Roxanne Pecora -	Aye
Darin DeKoskie	Aye
Chris Marta	Aye
Sal Morello	Aye
David Mastny	Excused

K&Y Site Plan – Case No. 2024-

Khattar Elmassalemah, P.E. was present for the application as well as owner Ahmed Magdi. Engineer Elmassalemah provided an overview of the proposal. Planner Franson’s review notes had been provided prior to the review and the Applicant was requested to address those comments. Member Morello noted the storage building was large (25’ x 48’) and inquired what equipment it was to be utilized for. A detailed business plan, Highway Superintendent curbcut approval, fire department input and FPA standards compliance would be necessary. Due to the location of the project in the Route 9W Overlay District, landscaping needed to be added to the plans.

The Planning Board requested that the Esopus Code Enforcement Officer include his interpretation of Section 123-14B in his determination for the application.

The Applicant was requested to review the Planner’s comments and the plans be modified accordingly to address parking, screening, sanitary facilities and outside storage.

Upon Motion of Member Marta, seconded by Vice-chairman DeKoskie and all in favor, the meeting was adjourned by a vote of 4-0-1 at 9:47 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: March 10, 2024
Approved: March 18, 2024