

PLANNING BOARD MINUTES

January 19, 2026

Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Chairman Darin DeKoskie, Member Roxanne Pecora, Member Steve Bailer, Member David Mastny (7:37 p.m.), Member Sal Morello and Member Christina Hill

Excused: Member Ephie Trataros

Also present: Planner Bonnie Franson, AICP, Dylan Harris, Esq., Town Board Liaison Paul Brooks, CEO Mark Jaffee and ZEO Hannah Palen

Chairman DeKoskie called the meeting to order at 7:35 p.m. with the pledge of Allegiance.

Chairman DeKoskie announced that Member Roxanne Pecora would be taking on the responsibility to serve as Vice-Chairperson.

Minutes:

Chairman DeKoskie called for a motion to approve the December 15, 2025 Minutes. Upon Motion of Member Hill, seconded by Member Morello, the Minutes were approved by a vote of 5-1-1 (Member Bailer abstained).

Vouchers:

Whiteman, Osterman & Hanna LLP – Alonso Subdivision Escrow	\$ 1,113.50
Nelson Pope & Voorhis – Services of Planner for December 2025	\$ 2,700.00

Chairman DeKoskie called for a motion to approve the Vouchers. Upon Motion of Member Morello, seconded by Vice-chairperson Pecora and all present voting in favor, the Vouchers were approved by a vote of 5-0-2 (Member Bailer abstained).

PUBLIC HEARING CONTINUATION:

Alonso Subdivision, Khattar Elmassalemah as Agent – Case No. 2025-6; SBL No. 63.4-5-32.310; 17 Valhank Drive; R40 Zoning District

Chairman DeKoskie stated that, given the number of Public Hearings being conducted, comment would be limited to three (3) minutes.

Agent Khattar Elmassalemah, P.E., and Robert Alonso were present. The Public Hearing commenced at 7:36 p.m.

Dan Kearney – 14 Valhank Drive – Mr. Kearney stated that the power feed to his house was at risk due to the amount of gravel above it and stated that he was looking for someone to “own” that – either Central Hudson or the Planning Board. He stated it should have been fixed when

the first house had been built. It was his understanding that the intent was to make the access a public road and the Town Code needed to be enforced to support fire safety and road dimensions. A private roadway put him at risk. He felt the proposal didn't qualify as a minor subdivision and questioned what Code specifications applied to the private road. He stated the driveway had been constructed prior to the Planning Board's previous review.

Todd Coutant – 15 Valhank Drive – Provided an update pursuant to his questions at the previous meeting regarding the 50' x 50' driveway with a hammerhead turnaround and his future legal access if the proposed subdivision was approved. After discussions with the Town Building Department, legal counsel and Engineer Elmassalemah, most of his questions and concerns had been resolved. Going forward, he knew the Board would look out for the best interests of all the parties involved.

Chairman DeKoskie entertained a motion to close the Public Hearing. Member Hill Motioned to close the Public Hearing.

Planner Franson cautioned that if the Public Hearing was closed, the 62-day timeframe within which to make a decision applied or it would be automatically approved.

Vice-Chairperson Pecora motioned to continue the Public Hearing. (Member Hill withdrew her Motion to close), seconded by Member Bailer. All Members present voting in favor, the Motion to hold the Public Hearing open passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

PUBLIC HEARINGS:

Rondout Yacht Basin Site Plan – Gary MacDonald, Agent – SBL 56.50-2-1.114; 101 1st Street, Connelly; Waterfront District

Owner Andrew Rothlein were present. The Public Hearing commenced at 7:50 p.m.

Chelsea DeMaria -370 Mountainview Avenue (Aunt Joanne Mignone – 356 Mountainview) – Present to support the proposed Site Plan Amendment. The marina had existed for many years and the owners supported the community.

Jeffrey Henowitz – 244 Tilden Street – Expressed support for the renovations. Longtime resident who was also a member of the Yacht Basin which had needed facilities upgrades for a long time and hoped the project would be expedited.

Nathan Gebert – 174 Hoyt Street - Expressed support for the proposal and looked forward to the improvements.

Mike Fitzgerald – Resident whose family had resided in Connolly since the 1920’s and also a 30-year Fire Chief. The Town had become a bedroom community with minimal business but the three marinas were the largest businesses in Connolly. With regard to Rondout Yacht Basin and Nick and Andrew Rothlein, couldn’t ask for more neighborly, professional and Town-minded people. They go above and beyond, allowing the Fire Department to use the facility for training and have donated equipment. As a business owner, he stated that everything done was topnotch and professional with neighbors in mind. They have enhanced and beautified the marina which had been previously neglected was no longer an eyesore. They had made previous improvements that were not detrimental to the neighborhood.

Chairman DeKoskie entertained a motion to close the Public Hearing. Upon Motion of Member Hill, seconded by Vice-Chairperson Pecora and all Members present voting in favor, the Motion to close the Public Hearing at 7:55 p.m. passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Cannon/Winquist Subdivision (Agent – Khattar Elmassalemah) – Case No. 2025-16; SBL No. 71.3-3-27.100; 1154 Old Post Road; R40 Zoning District

The Public Hearing commenced at 7:57 p.m.

Joseph Barbarito – 1 Martin Sweedish Road – Inquired who was liable for the hill on the westside corner of Old Post Road and Martin Sweedish Road – the County, City or the property owner. The visibility on the hill when the grass grows blocks visibility and he had been cutting it for years. The south end of his property abutted the subject parcel and his family had buried pets. He asked who he should talk to if the pet cemetery needed to be moved. Chairman DeKoskie stated Mr. Barbarito should talk to the property owner.

Hearing no further persons wishing to speak, **Chairman DeKoskie entertained a motion to close the Public Hearing.** Upon Motion of Member Morello, seconded by Member Mastny and all Members present voting in favor, the Motion to close the Public Hearing at 8:00 p.m. passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent

Christina Hill Aye
Steve Bailer Aye

PRESUBMISSION:

Thanchan Farmstead Site Plan/SUP (Agricultural education with overnight accommodations) – SBL No. 63.4-6-18; R40 Zoning District

ZEO Palen stated that the proposal was to create an agricultural educational experience with overnight accommodations. Cherish Thanchan proposed the development of the 27.9- acre parcel on Union Center Road which had previously been an orchard, to create a farm-first retreat with plantings of fruit trees and bushes, vegetables and bees. The idea was to cultivate the property and obtain a special use permit for a campground to allow persons to stay on the property for educational purposes.

Member Mastny noted that there appeared to be extensive wetlands. The Applicant was not proposing to disturb the wetlands. The property owner had provided a survey which the Applicant had used to provide a special outline for the development but had not recently been surveyed. Planner Franson noted that data showed that there were new informational wetlands and suggested that Mr. Thanchan write a letter to the New York State Department of Conservation (NYSDEC) to determine if any of the wetlands would become State jurisdictional which requiring a 100’ buffer which could affect the plans and was potentially the most constraining feature. The land was planned to be cultivated for new agricultural plantings to preserve agricultural aspects of the development.

There would be two (2) residential structures on the property for family with the remaining structures to accommodate 2-3 night overnight accommodations. The structures (possibly A-frame design) would contain a living room, kitchen and bedrooms. Chairman DeKoskie stated that septic and water would be required with engineered plans.

Warehouse 441, Inc. Site Plan (Sonia & Andrew Wright, Agents) (proposed storage) – SBL No. 64-1-28; GC-1 Zoning District

Sonia Wright noted the property currently had a building at the front of the property for bottle returns. There was a structure in the back of the property which was planned to be demolished with parking and temporary containers. The property was bounded on the West by Route 9W, GC1 properties abutting North and South and R40 abutting on the East.

The Wright’s client was looking to warehouse large signs. The property lent itself to the development of a warehouse structure and was able to meet the required setbacks. Water and sewer would connect to the existing and the temporary containers would be removed. ZEO Palen had note that the proposal was allowed “as of right” but required site plan approval. Chairman DeKoskie stated a stormwater management plan would be needed. Member Mastny requested that contours be provided given the topography. Planner Franson inquired if the wetlands had been delineated but it did not appear that disturbance in proximity to the wetlands

wa]s proposed. The warehouse was proposed to be a 50' x 144' one story structure. Employee parking needed to be accounted for.

OLD BUSINESS:

Alonso Subdivision, Khattar Elmassalemah as Agent – Case No. 2025-6; SBL No. 63.4-5-32.310; 17 Valhank Drive; R40 Zoning District

Engineer Elmassalameh had provided a letter which provided the subdivision history from the 1990's 2003 and at present. The extension of the public road was eliminated in 2003. The portion that was to be given for a future road was merged with a prior lot-line adjustment. The present proposal was to subdivide to create three (3) lots with a private street with each lot having access to a private street. Communication had taken place with the Planning Board Attorney who confirmed there was no need for the creation of an Open Development Area.

Chairman DeKoskie inquired what the difference was from the 2003 map. Engineer Elmassalameh provided a map merging the 1990 approval and Lot which had been previously 14 Valhank Drive marked as Phase III. In 2003, a Subdivision eliminated Phase III together with a proposed road which eliminated further expansion of the previously proposed lots. An approved Lot-Line Adjustment in 2021 provided for access from Valhank Drive.

Attorney Harris stated that, based upon the information provided to him, he agreed that the ODA or a variance would not be required, but the key was that under 280-a and Subdivision Sections 276 and 277 of the Town Law would apply. Section 277 specified requirements for specifications pertaining to safety, fire, width, etc. which would need to be met. Engineer Elmassalameh stated the private road was less than 600' and wasn't required to be 26' wide with a hammerhead at the end with other lots able to access via the private road. Member Hill inquired if the private road would require adjoining owners to pay for maintenance. Engineer Elmassalameh stated currently, a maintenance agreement would not be required. The issue regarding the electrical conduit for Mr. Kearney was a private matter that would need to be discussed between the neighbors. CEO Jaffee stated that any road over 500' would be required to be 26' wide and Planner Franson remarked it should be indicated on the plans. Engineer Elmassalameh would contact Central Hudson regarding the neighbor's electrical conduit to determine if there were any records.

Chairman DeKoskie entertained a Motion to close the Public Hearing. Upon Motion of Member Hill, seconded by Member Mastny the Motion to close the Public Hearing at 8:38 p.m. passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Abstain
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Chairman DeKoskie entertained a Motion to issue a SEQR Negative Declaration. Upon Motion of Member Mastny, seconded by Member Hill the Motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Abstain
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Chairman DeKoskie entertained a Motion to grant preliminary and final subdivision approval conditioned upon payment of recreational fees, payment of any outstanding fees, road to be built to New York State Fire Code and Town specifications to be reviewed by Town Code Officer, address final comments (including prior Memos), mylar and six (6) paper copies, provide copy of the 2003 subdivision for the record, road maintenance agreement to be reviewed and Board of Health approval granted prior to issuance of a building permit. Upon Motion of Member Bailer, seconded by Member Hill, the Motion passed 5-0-2 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Abstain
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Rondout Yacht Basin Site Plan – Gary MacDonald, Agent – Case No. 2025-13; SBL 56.50-2-1.114; 102 1st Street, Connelly; Waterfront District

Owner Andrew Rothlein was present.

Planner Franson noted that her comments had been addressed. GML referral to the Ulster County Planning Board had been made and was scheduled for the upcoming February 2026 meeting. Referrals had been made to the Waterfront Advisory Board and the City of Kingston and no responses had been received.

Vice-Chairman Pecora noted that the December 2025 GML referral didn't go to the Ulster County Planning Board and the December 2025 Minutes needed to be corrected to include referral to the UCPB.

The Planning Board agreed to have Planner Franson draft an approval resolution and incorporate any UCPB comments into the draft resolution if needed.

Cannon/Winquist Subdivision (Agent – Khattar Elmassalemah) – Case No. 2025-16; SBL No. 71.3-3-27.100; 1154 Old Post Road; R40 Zoning District

Planner Franson noted that the Agent needed to address prior comments in a prior Memo, most importantly a map note that property on the other side of the road was not separate, the road didn't create a natural subdivision and any changes would require Planning Board review

Chairman DeKoskie entertained a Motion issue a SEQR Negative Declaration. Upon Motion of Member Mastny, seconded by Chairman DeKoskie, the Motion passed 5-1-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Abstain
David Mastny	Aye

Chairman DeKoskie entertained a Motion to grant final approval conditioned upon payment of recreational fees, payment of any outstanding fees, address final comments (including prior Memos), mylar and six (6) paper copies, permission to move pet cemetery by adjoining property owner, driveway approval and Board of Health approval granted prior to issuance of a building permit. Upon Motion of Member Bailer, seconded by Member Hill, the Motion passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

NEW BUSINESS:

Tyson LLA (Caegen Burnet, L.S., Agent) – Case No. 2026-4; 920 Cow Hough Road; SBL Nos. 71.3-6-6.200 & 8; R40 Zoning District

Planner Franson reviewed her comments and recommendations. The owner(s) needed to sign the Application. There was a situation creating one landlocked parcel which could be subject to §280-a requirements for access if the parcel was ever to be sold in the future and require a building permit. It was suggested that the Owners should consider direct access to Martin

Sweedish to address presently rather than having to address later. Alternatively, the map could be reconfigured to two lots which would then have sufficient access. The Planning Board agreed that a full survey wouldn't need to be required and noted as a Deed plot. Surveyor Burnett noted options were either to create a right of way, strip in fee or a lot-line deletion could be considered.

If the Applicant was signing on behalf of a Trust, documentation that the Applicant can represent the Trust needed to be submitted. Attorney Harris offered to review any trust documentation if needed.

Vice-Chairperson noted that the plans also needed to include correct signature block for Planning Board and owners and Martin Sweedish Road needed to be labeled.

Pade LLA (Dennis Suraci, Agent) – Case No. 2026-2; 205 Rogers Street; SBL Nos. 56.83-2-9; R12 Zoning District

Agent Dennis Suraci was present and provided an overview of the proposed lot-line adjustment. Planner Franson reviewed content of her Memorandum, noting that the proposal didn't create any new nonconforming conditions but that the two lots had been merged on the tax rolls without any history of how this occurred. There had been two separate parcels existing in the 1960s and were described in a 2010 Deed.

Chairman DeKoskie entertained a Motion to classify the Lot Line Adjustment as a Type II action under SEQR. Upon Motion of Member Mastny, seconded by Chairman DeKoskie, the Motion passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Chairman DeKoskie entertained a Motion to waive the public hearing pursuant to §107-16. Upon Motion of Member Mastny, seconded by Vice-Chairperson Pecora, the Motion passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Chairman DeKoskie entertained a Motion to grant approval conditioned upon map updated to reflect correct Planning Board signature block, bulk table and mylar and 6 copies. Upon Motion of Member Mastny, seconded by Chairperson DeKoskie, the Motion passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Wright Site Plan/SUP (Short-term rental) – Case No. 2026-3; SBL No. 56.76-2-8; 47 River Road; R40 Zoning District

Planner Franson reviewed content of her Memorandum.

Sonia Wright addressed the Planning Board to provide explanations pursuant to Planner Franson’s review Memorandum. There was an existing septic tank and the Applicant had FOILED the UCDOH which responded there were no records and documentation had been provided. Ms. Wright explained the adequacy of parking layout which incorporated an easement prior to the Wright’s purchase of the subject property. Planner Franson requested that required site plan data was necessary on the site plan - bulk requirements, zoning district and notes addressing bedrooms which would affect parking requirements. A public hearing would be necessary. Chairman DeKoskie inquired if GML referral was required, given the property location to which the final discussion outcome was that it would not be required given exceptions in GML referrals.

Planner Franson noted that legally, the Building Department should conduct a safety inspection and report findings to the Planning Board and asked if that had taken place. Ms. Wright responded that she had filed an application online, but her check had been returned. ZEO Palen stated that there had been no fire inspection for the operating permit. Planner Franson stated that the inspection should take place prior to the scheduled Public Hearing and provide documentation.

The Application needed to be referred to the Waterfront Advisory Board. Ms. Wright requested explanation of what “host affidavit” entailed and asked if there was an existing form. Planner Franson responded that documentation was needed indicating who would be maintaining the rental and the language in the Law indicated that an “affidavit” was required. If no disturbance was taking place on the property, a statement needed to be submitted requesting waiver for site plan to include natural features. Septic needed to be shown on plans as “reputed area.”

Chairman DeKoskie entertained a Motion to schedule a public hearing on February 16, 2026 at 7:35 p.m. pursuant to §107-16 subject to submission of updated plans. Upon

Motion of Vice-Chairperson Pecora, seconded by Member Bailer, the Motion passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

Ulster County Habitat for Humanity Subdivision – Case No. 2026-1; SBL No. 56.67-8-29; 149 Doris Street; R-12 Zoning District

Attorney James LaValle of Young & Sommer addressed the Planning Board to explain the proposal to create a two-lot minor subdivision of a property owned by Habitat for Humanity. The Application requires an appearance before the ZBA as an area variance is required.

Planner Franson reviewed content of her Review Memo. The plans needed to indicate locations of dwellings and driveways so the Planning Board could confirm that the proposed lots were buildable. Any proposed monuments for the lots needed to be included on the maps. The Short EAF needed to be revised, the Highway Superintendent needed to confirm driveway locations were acceptable and the Superintendent of Water and Sewer may need to provide comment regarding connections to public water and sewer. The Administrative Assistant would provide sample of Planning Board signature block.

December 2025 Minutes – Upon Motion of Vice-Chairperson Pecora, seconded by Chairman DeKoskie, and all present in favor, the Minutes and Motion pertaining to the GML referral for the Rondout Yacht Basin Amended Site Plan were to be amended to reflect that referral to the City of Kingston pursuant to GML-nn and referral to the Ulster County Planning Board pursuant to GML-m were necessary, passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye
Sal Morello	Aye
Ephie Trataros	Absent
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Aye

ZBA Referral – Ulster County Habitat for Humanity Area Variance – No comment.

Upon Motion of Member Mastny, seconded by Member Hill and all Members present in favor, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: February 3, 2026

Approved: February 16, 2026