

PLANNING BOARD MINUTES
February 16, 2026
Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Vice Chairperson Roxanne Pecora, Member Steve Bailer, Member David Mastny, Member Sal Morello and Member Ephie Trataros

Excused: Member Christina Hill and Member Darin DeKoskie

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

Vice Chairperson Pecora called the meeting to order at 7:42 p.m. with the pledge of Allegiance.

Minutes:

Vice Chairperson Pecora called for a motion to approve the January 19, 2026 Minutes.

Upon Motion of Member Mastny, seconded by Member Bailer, the Minutes were approved by a vote of 5-0-2.

Vouchers:

Whiteman, Osterman & Hanna LLP – Alonso Subdivision Escrow	\$ 97.50
Nelson Pope & VanVoorhis – Services of Planner for January 2026	\$ 2,700.00
Whiteman, Osterman & Hanna LLP – Legal service to Planning Board	\$ 145.00

Vice Chairperson Pecora called for a motion to approve the Vouchers. Upon Motion of Member Bailer, seconded by Member Mastny and all present voting in favor, the Vouchers were approved by a vote of 5-0-2.

PUBLIC HEARING:

47 River Road, LLC Site Plan/Special Use Permit (Andrew & Sonia Wright) – SBL No. 56.76-2-8.100; 71 River Road; R40 Zoning District

Vice Chairperson Pecora entertained a motion to open the Public Hearing. Upon Motion of Member Mastny, seconded by Member Bailer and all Members present voting in favor, the Motion to open the Public Hearing at 7:44 p.m. passed 5-0-2 by the following vote:

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

Hearing no persons wishing to speak, **Vice Chairperson Pecora entertained a motion to close the Public Hearing.** Upon Motion of Member Bailer, seconded by Member Morello and all Members present voting in favor, the Motion to close the Public Hearing at 7:46 p.m. passed 5-0-2 by the following vote:

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

PRESUBMISSION:

Laestadius Site Plan, 374 Broadway – Owner Linda Laestadius addressed the Planning Board stating that she was proposing a 2-car garage with a small studio in the rear with a two-bedroom apartment above for long-term rental. There was a dilapidated shed that was to be removed, planned landscaping improvements and a single-driveway replacing the existing long driveway in front of the existing house. She was pursuing grant opportunities that allowed for a 750-square foot accessory dwelling unit (ADU).

ZEO Palen stated that the Applicant had obtained a Use Variance from the ZBA since it was not an allowed use in the GC-1 Zoning District. Planner Franson inquired if the ZBA had placed any conditions that applied to the location. ZEO Palen responded that originally, the Applicant had requested an area variance which the ZBA denied and the location now proposed met the setbacks and would be allowed with special use permit approval. The entire front of the house was currently a driveway with little privacy and Ms. Laestadius stated that she planned to make the front landscaped with evergreens and create a driveway straight back to the ADU with a turning area and parking for tenant and herself.

Vice-Chairperson Pecora stated that a site plan referencing the ZBA decision was needed and a landscaping plan. Planner Franson noted that there was transition requirements stating that “where a lot in a GC-1, GC-2 or LI District abut a lot in a residential district, there shall be provided a yard of at least 100’ in width in the non-residential district and the yard a strip at least 50’ wide abutting the residential district shall be kept free of roadways, parking or storage of any materials or goods and shall be suitably landscaped.” The oddity was that the requirement would apply to non-residential uses but a use variance had been granted. It needed to be determined if the requirement applied. There was an 86’ setback from the rear lot line and now that a residential use was being requested, a determination may be needed and the Planning Board would review. Member Morello noted that the Code required accessory structures to have a 10’ separation from the principal dwelling. The Town sewer line easement was on the property line as well as connection to the Town water and a letter from the Town Water & Sewer Department would be required. The Applicant needed to determine if she would extend service from the house or from the street.

ZEO Palen confirmed the variance was needed pursuant to the GC-1 regulations for ADUs. The residence predates Zoning and discrepancies usually go in favor of the property owner. Planner Franson asked if the ZBA stated a Special Use Permit would be required. ZEO Palen stated the matter wasn't brought up by the ZBA and would review minutes. The question raised was if a special use permit was required or simply a site plan. Vice Chairperson Pecora noted this was a section of the Zoning that needed to be revised. ZEO Palen stated that that "accessory dwelling units (exterior) without acreage require site plan."

Larkin Site Plan – 127 Station Road, SBL No. 56.219-3-4.100; R40 Zoning District

ZEO Palen noted that a Use Variance had been granted in 2002 since it wasn't allowed in the R40 Zoning District. Dale Larkin stated a carport type structure was being proposed. There was a roof with no sides and no foundation. There was an existing garage with 2 bays and there was 24' between the existing garage and the proposed "carport." There was a commercial building on Town owned property adjoining the Applicant's parcel and he owned 16' of the building.

The 2002 Use Variance allowed "a commercial garage for the use of storage of commercial vehicles with the stipulation that the hours of vehicle movement be between 6:00 a.m. and 9:00 p.m. and that there be storage of no more than 40 cubic yards of construction material." Planner Franson stated what was being proposed appeared to be accessory. Mr. Larkin stated it was a separate building to store equipment. Member Morello had conducted a site visit and that there were three storage containers. Mr. Larkin stated that the roof was bolted to the containers and there was no foundation. There was currently an operating trucking business as well as their residence. The question raised was if the current use was the same as when the variance was granted. Mr. Larkin responded that previously, he had conducted a paving business and he now conducted the same business with the exception of installations. Vice Chairperson Pecora asked if the proposed building would be needed if the Applicant was able to buy the building from the Town. Mr. Larkin stated the Town-owned building needed to be demolished and was not viable.

Planner Franson stated that a site plan was needed due to the storage containers and there were size requirements (there were two 40' containers and one 20' container) to be considered. The carport may be an accessory use and may need an amendment to the use variance. Vice Chairperson Pecora encouraged the Applicant to discuss purchasing the adjoining Town property if he was interested and including it in the Site Plan which would save money and avoid the need to revisit for a Site Plan amendment. Member Morello agreed with Vice Chairperson stating that if the Applicant was interested, it would be better for him to do a lot-line adjustment with the Town property and combine the lots. Member Bailer asked if the storage containers were pre-existing at the time of the Town's Zoning amendment and if that would apply. Member Morello stated that if the containers were placed after 2021, they were not allowed but would have been allowed if they were placed prior to 2021 and would be grandfathered in. Planner Franson noted the 2021 Zoning Amendments provided for the regulation of containers in both the commercial and residential zones and the Code addressed temporary versus permanent. Notes would be prepared but it was a situation where an old use variance was granted in a residential zone (but was granted a commercial use) and how it is regulated may need determinations and if the Applicant needed to come back.

Hardenburgh Subdivision – 171 Hardenburgh Road -

Matt Towne, P.E. as Agent was present, stating that another extension was being requested. Emails had been exchanged between Engineer Towne and the Town’s designated engineer, Tony Stellato, who last indicated on February 23, 2026 that all of the engineering comments had been addressed. All easement documents had been provided and were good from a legal standpoint. Dylan Harris, Esq. stated that he had reviewed the legal document and had no concerns with the exception of updating the dates.

Presently, a road is being offered for dedication to the Town and the Applicant was having difficulty obtaining the bonding. Engineer Towne introduced Max Stratton who was constructing the road and pursuing the bonding. The Planning Board approval had not explicitly stated that a road bond was required although the Applicant had been provided with the section of the Code which stated that the Planning Board may require it. Mr. Stratton stated that the bonding company had requested more than the reference to the Town Code. Planner Franson stated the Town Board and the Town Attorney would approve and would hold the surety. Attorney Harris recommended that the Planning Board make a Motion (Resolution) pursuant to Section 107-31(b) specifying the bond amount.

Vice Chairperson Pecora entertained a Motion for the Applicant to establish a performance guarantee, such as performance bond or letter of credit, pursuant to Section 107-31(b) of the Town Code in the amount of \$614,873.90 as per the estimate prepared and revised as of November 10, 2025. Upon Motion of Member Mastny, seconded by Member Morello and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Vice Chairperson Pecora entertained a Motion to grant an extension pursuant to NYS Town Law to April 16, 2026. Upon Motion of Member Morello, seconded by Member Bailer and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Rondout Yacht Basin Amended Site Plan – Case No. 2025-13; SBL No. 56.50-2-1.114; 102 1st Street, Connelly, W Zoning District

Owner Andrew Rothlein was present. Vice Chairperson Pecora stated that he had attended the February 2026 meeting of the Ulster County Planning Board (UCPB) which did not have a quorum to make a decision. In that instance, the Board at the local level has 30 days from submission to make a decision. The Administrative Assistant had made the submission to the UCPB on January 15, 2026 but subsequently submitted additional documents on January 28, 2026. Vice Chairperson Pecora had contacted the Director of the UCPB who was amenable to the Planning Board making a decision since its only comment was to make a referral to the Waterfont Advisory Board (which had taken place in December). The WAB was not able to respond due to a lack of a quorum. Since they are an advisory Board, the Planning Board could proceed. Member Morello expressed concern regarding the ability to act which had been addressed in the UCPB response which indicated that there was no decision and 30 days from the date of submission had passed.

Vice Chairperson Pecora entertained a Motion to issue a SEQR Negative Declaration.

Upon Motion of Member Mastny, seconded by Member Morello and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Vice Chairperson Pecora read the draft Resolution for the record. Member Morello remarked that “5” relative to the Department of Health was not involved since the water and sewer lines existed and the Resolution should be revised to reflect the Esopus Water and Sewer Department. Additionally, Member Morello sought confirmation that “11” indicating that the elevation of the building shall comply with the FEMA Certificate was reflected on the plans. He noted that before construction, the Engineer needed to certify that he was at the correct building elevation before construction and was required per the Town Code. The Resolution was amended to reflect that the surveyor shall certify prior to construction, that the elevation of the building is no less than 2’ above the lowest level of the building. Planner Franson noted that the Certificate indicated that the base flood elevation was 8.2’ and that construction of the top of the bottom floor would be 10.2’ and that lowest elevation of machinery and equipment servicing the building would be at 10.2’. The Resolution was to be revised to indicate who the surveyor should certify to.

Vice Chairperson Pecora entertained a Motion to approve the Amended Resolution. Upon Motion of Member Morello, seconded by Member Bailer and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Owner Andrew and Sonia Wright were present. Documentation from the Ulster County Department of Health regarding the location of septic and safety inspection documentation had been provided.

Vice Chairperson Pecora entertained a Motion to grant approval conditioned on submission of six (6) plans with architectural stamp for signature, final safety inspection, and payment of any outstanding fees. Upon Motion of Member Morello, seconded by Member Mastny and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Citivision Subdivision/LLA – Medenbach, Eggers & Carr as Agent – Case No. 2025-7; SBL Nos. 63.3-3-18.100 & 63.3-3-18.200; R40 Zoning District

Bill Eggers, L.S. as Agent was present. A submission had taken place in July 2025. Planner Franson reviewed content of her notes. Applications for septic permits were being processed through the Board of Health. Surveyor Eggers was requested to provide an explanation of a turnaround and research was needed to determine if the turnaround was previously required and if it needed to be constructed at this time. A Road Maintenance Agreement (RMA) needed to be provided for the private road from Grace Lane. Surveyor Eggers noted that a ROW would be needed over the 3-acre lot to access the middle lot. Given the existing steep slopes, driveway profiles were needed to confirm grading. The location of the house on Lot 1B did not meet setbacks and needed to be relocated on the plan. Planner Franson suggested that Members conduct a site visit. The Town Highway Superintendent would need to approve the driveway locations. Updates to map notes were needed, topography and contours were needed (on a separate sheet) to be shown as well as addressing Planners’ comments.

NEW BUSINESS:

Warehouse 441 Site Plan (Sonia & Andrew Wright as Agents) – Case No. 2026-5; SBL No. 64.1-1-28; 441 Route 9W; GC-1 Zoning District

There were eight (8) existing containers located on the property which were used for forensic storage. Ms. Wright stated that they would not be permanent but it was noted that the containers would be considered permanent by code and would require site plan approval. Vice Chairperson Pecora stated that there were existing zoning violations on the site that the Zoning Enforcement Officer should be requested to visit the property for inspection. Member Morello noted that in addition to the containers, the property owner was allowing a fabrication shop in the back downstairs of the existing building as well as subleasing property to Heritage Energy with propane tank storage and no approvals/permits.

Vice Chairperson Pecora stated that the Planning Board could not conduct the review without the zoning issues being addressed. There needed to be communications between the Planning Board and Code Enforcement Officer when any project may have potential issues and a letter from the CEO would be needed before being placed back on an agenda.

Ascension Church of Esopus and Lands of Order of the Holy Cross LLA – Case No. 2026-6; SBL Nos. 72.3-1-13, 14, 15 & 16.100, 1615 Route 9W and 1587 Route 9W; R40 Zoning District

Patricia Brooks of Cross Point was present as Agent for the Applicant and provided an explanation of what was being proposed. There were three separate parcels for Ascension Church as shown on a Deed from 1893 but there had been subsequent leases in the early 1900's which may have resulted in the parcel separation. The proposal was to eradicate the erroneous tax map differentiations and convey the easterly 9.84 acres to the adjoining southerly lands of the Order of the Holy Cross.

Vice Chairperson Pecora entertained a motion to classify as a Type II action pursuant to SEQRA. Upon Motion of Member Mastny, seconded by Member Trataros and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Vice Chairperson Pecora entertained a motion waiver the public hearing pursuant to Section 107-16(a)(i). Upon Motion of Member Mastny, seconded by Member Morello and all present voting in favor, the Motion passed 5-0-2 by the following vote:

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

Vice Chairperson Pecora entertained a motion granting approval conditioned upon map note pertinent to the Huntington Lane right-of way, submission of a mylar and 6 copies and payment of all outstanding fees. Upon Motion of Member Trataros, seconded by Member Bailer, the Motion passed 4-0-3 by the following vote:

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

OTHER BUSINESS:

Discussion: Town Board Liaison Paul Brooks addressed the Planning Board to note:

1. Resolution proposed to create a sub-committee to create revisions to Zoning.
2. Discussion with Kingston Creative to update the website, social media and making the website easier to navigate
3. Upgrade to the Ethics Code
4. He had been in contact with agencies for training sessions on Open Meetings Law and Freedom of Information Law

ZBA Referrals: None

Liaison to the Building Department Report: None

Upon Motion of Member Bailer, seconded by Member Mastny and all Members present in favor, the meeting was adjourned at 10:22 p.m.

Respectfully submitted,

Lisa K. Mance
 Dated: March 1, 2026
 Approved: April 20, 2026