

PLANNING BOARD MINUTES

April 20, 2026

Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Vice-Chairperson Roxanne Pecora, Member Darin DeKoskie, Member Steve Bailer, Member Sal Morello, Member Ephie Trataros and Member Christina Hill

Excused: Member David Mastny

Also present: Town Board Liaison Paul Brooks

Vice-Chairperson Pecora called the meeting to order at 7:34 p.m. with the pledge of Allegiance.

Minutes:

Vice-Chairperson Pecora called for a motion to approve the February 16, 2026 Minutes. Upon Motion of Member Trataros, seconded by Member Bailer, the Minutes were approved by a vote of 5-1-1 (Member DeKoskie abstained).

Vouchers:

Nelson Pope & Voorhis – Services of Planner for February & March 2026	\$ 5,400.00
Yan (Castlemore) Escrow Refund	\$ 8,692.91
Streamside Farms (Paul Page) Escrow Refund	\$ 6,052.49
Bridgeview Marina (Ourrea) Escrow Refund	\$ 6,947.50
Wood-n-Wheels (Sorbello) Escrow Refund	\$ 362.04
Hardenburgh Subdivision Escrow – CHA Vouchers	\$ 250.00
	\$ 125.00
Alonso Subdivision Escrow - WOH Voucher	\$ 1,137.50

Vice-Chairperson Pecora called for a motion to approve the Vouchers. Upon Motion of Member Hill, seconded by Member DeKoskie and all present voting in favor, the Vouchers were approved by a vote of 6-0-1.

PRESUBMISSION:

Feeney Shipyard -Amended Site Plan – SBL Nos. 56.15-1-26 thru 31; 389 New Salem Road; W Zoning District

Tyler Sweet, E.I.T. of Sterling Environmental Engineering, P.C. and Tim Feeney addressed the Planning Board to present a proposal for an amended Site Plan/Special Use Permit. A review of the proposed amendment had been requested by the Town’s Building Inspector as a result of additional storage containers and trailer(s) with accommodations for employees for breaks/lunches and office space being created. The existing Site Plan/Special Use Permit needed to be amended to reflect the expansion and layout on the site. The Applicant was directed to

submit a complete application to the Planning Board and that no public hearing would be required. Member Morello requested the Applicant to contact the Code Officer to obtain the permits and/or inspections of the trailers.

Montella, Berardi & Juranic LLA (preliminary) – SBL Nos. 79.1-1,-2 & 3; 814, 820 & 550 Cow Hough Road; R40 Zoning District

Michael Vetere, III L.S. was present as Agent. The Lot-Line Adjustment proposed the reconfiguration of three (3) existing lots. Lot 1 consisting of 0.138 acres would become 3.822 acres, Lot 2 consisting of 11.401 acres would become 4.149 acres and Lot 3 consisting of 7.971 acres would become 11.539 acres. A 50' wide right-of-way was proposed for access from Cow Hough Road through new Lot 1 to new Lot 3. The most reasonable access was the ROW given the topography. The Applicant was seeking direction relative to the access and what would be required ie. a maintenance agreement. Member DeKoskie inquired if grading would be greater than 12%. Surveyor Vetere indicated that Engineer Chris Dechairo would provide road profile as well as topography. Vice-Chairperson Pecora requested building envelopes for all proposed lots. The next step would be to submit a formal application.

Transportation Services (John Mensch) – Site Plan – SBL Nos. 63.4-5-16.210 & 18; 680-690 Broadway; LI Zoning District

Representative John Mensch was present. He stated that a New York State Mandate had been enacted which would require all school bus services to become electric by 2035 and would need to start building the fleet in 2027. Transportation Services has current contracts with Kingston City Schools and Ulster County Pre-K Handicapped Program. He had purchased property located at 680-690 Broadway. Extensive development in conjunction with Central Hudson was required to provide enough power to be able to charge 75-100 buses midday and overnight. A repair facility, washing station, parts storage and a dispatch office were proposed. Mr. Mensch would be working with Central Hudson to determine location of transformer(s) as well as New York State Department of Transportation (NYSDOT) for access proposed from Broadway. The wetlands had been delineated by the surveyor. Member DeKoskie stated that whether paving or gravel was proposed, either was impervious and a stormwater management plan would be required. Member DeKoskie also stated that a conversation needed to take place with the NYSDOT given the number of vans and buses proposed to be operating. Member Morello stated that Ulster Avenue was regulated by Ulster County Department of Public Works which would determine appropriate curbcut.

Member DeKoskie noted that given the present layout, there would be significant impact on the wetlands and suggested the development should be pulled further within the property. Mr. Mensch stated that currently, the grid could not support the energy demand (statewide) and he was working with NYSERDA and Central Hudson. A study would be conducted to review the length of the routes, and timing and charging of the proposed number of vehicles for peak and off-peak hours to provide kilowatts necessary and provide the electric. Solar energy did not provide enough energy. Member DeKoskie also stated that the Fire Department should be contacted relative to the lithium-ion batteries. He added that given the proposed maintenance garage and washing station, stormwater would be impacted and that needed to be considered for

stormwater calculations. Member DeKoskie stated that the site was challenging to develop given the wetlands and proposed disturbances created on the site for parking, maintenance facilities and septic.

OLD BUSINESS:

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. The Applicant had returned for the Planning Board to consider the amendment of the Special Use Permit/Site Plan Resolution. An additional condition “12” had been reviewed by Planner Franson and the Planning Board’s Attorney which was read by Vice Chairperson Pecora as follows: “The surveyor shall certify prior to construction to the Applicant and evidence provided to the Building Department that the lowest level of the building is no less than two feet above the certified base flood elevation. However, where the Building Inspector finds that pursuant to ASCE 24-24 - Flood Resistant Design and Construction, the structure is functionally dependent on close proximity to water, it can be built with the lowest level below the certified base flood elevation, provided the building can be designed for ‘Wet Floodproofing’ in accordance with ASCE 24-24. The final determination shall be made by the Building Inspector.”

Vice Chairperson Pecora entertained a Motion to amend the Special Use Permit/Site Plan to add condition “12.” Upon Motion of Member Morello, seconded by Member DeKoskie, the Motion passed 6-0-1 by the following vote:

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

Habitat for Humanity 2-Lot Subdivision – Case No. 2026-1; SBL No. 56.67-8-29; 149 Doris Street; R-12 Zoning District

Project Manager Christine LaValle was present as Agent. A revised EAF Part I needed to be provided as well as the driveway layouts. Planner Franson had provided a Project Review Memo for the Members which was reviewed. Planner Franson recommended that the Applicant submit a complete set with all required elements which included plans stamped and dated by the surveyor. The Planning Board agreed that the map could be stamped and signed after approval. There was no overall note applying to both properties regarding the Central Hudson utilities. Other items to be added to the map included driveway locations included with bulk standards, proposed setbacks for Lot 2, map note referencing the ZBA variance and a bat map note. It was not clear if the EAF Part 1 had been completed using the DEC EAF mapper. The Application

needed to be provided to the Highway Superintendent to approve access and provide a letter to the Planning Board.

Vice Chairperson Pecora entertained a Motion to classify as a minor subdivision. Upon Motion of Member DeKoskie, seconded by Member Morello, the Motion passed 6-0-1 by the following vote:

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

Vice Chairperson Pecora entertained a Motion to conduct an uncoordinated SEQRA review. Upon Motion of Member Hill, seconded by Member DeKoskie, the Motion passed 6-0-1 by the following vote:

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

The Applicant was directed to provide detailed maps before a public hearing could be scheduled.

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

Caegen Burnett and owner Doug Tyson were present. The Application had been revised to include signature of the owner and signature blocks had been added to the map. The proposed layout of the parcels remained the same as initially shown with revised lot SBL No. 71.3-6-6.200 remaining landlocked. The Applicant was willing to sell the two lots together. Mr. Tyson inquired if the Planning Board could provide the appropriate language for a map note. The Planning Board would refer to Attorney Dylan Harris for the appropriate verbiage for a map note stating the lots would be sold together.

Mr. Tyson inquired if alternatively, language be provided that the lots be sold together or, a right-of-way be granted through the Martin Sweedish parcel if the lots were sold separately. Member Trataros commented that it couldn't be done prior to the event since an agreement would need to be made between two parties which would not be known.

Vice Chairperson Pecora entertained a Motion to establish escrow in the amount of \$1,000.00. Upon Motion of Member DeKoskie, seconded by Member Trataros, the Motion passed 6-0-1 by the following vote:

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

Vice Chairperson Pecora entertained a Motion to waive the Public Hearing pursuant to §107-16A. Upon Motion of Member Trataros, seconded by Vice Chairperson Pecora, the Motion passed 5-1-1 by the following vote:

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

The Applicant was requested to label Martin Swedish Road on the map.

Vice Chairperson Pecora entertained a Motion classify as a Type II action under SEQRA. Upon Motion of Member DeKoskie, seconded by Member Trataros, the Motion passed 6-0-1 by the following vote:

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

Warehouse 441, Inc. (Sonia & Andrew Wright) – Case No. 2026-5; SBL No. 64.1-1-28; 441 Route 9W; GC-1& Route 9W Overlay Districts

Agents Sonia and Andrew Wright were present. The Planning Board reviewed Planner Franson’s Project Review Memo dated April 20, 2026, specifically the procedural and plan comments relative to storage containers, parking calculations, landscaping, and lighting (to include lighting cut sheet). Vice-Chairperson Pecora read excerpt of the Planner’s Review which

included “11. Site Plan Submission as follows: In addition to the Site Plan Checklist, note the following:

- a. The datum is to be provided on the site plan, as well as the survey sheet.
- b. Has the NYSDEC validated the wetland boundary map – the letter is received but we do not see the validation block signed.
- c. As mentioned previously, list all the sheets that are part of the site plan set. A sewer pump detail and the survey need to be included not just those prepared by Wright Architects.
- d. Has a standard bat note been added to the site plan? Include the last revision date for each sheet.
- e. On the grading, it should not indicate “new infill as required.” The sheet should show the change in grade. The silt fence has to encompass all grading proposed. The stormwater management plan scale should be the same as the prior sheets – also make sure the scale is shown appropriately – inches, feet. The same is true of the lighting and landscaping plan – the details for both sheets should be on a separate detail sheet. On both sheets, there is a note that states “1:30” and then the same is shown as 1”=20’. Please indicate which is the correct scale.
- f. On the grading plan, grading is outside the sediment control fence. Also, the limits of disturbance may not include all graded areas if it is represented by the hatched area – please check.
- g. On the landscaping plan, provide the genus/species – fringe tree is generic. Provide the planting height – only mature height is provided.
- h. Maple leaf viburnum is a shrub which achieves a height of 6 feet in height. Planning Board should determine if this is adequate landscaping for this site. Again, what is the planting size.”

As part of the Planner’s review, a Site Plan Checklist had been provided which indicated required data and what had been provided.

Member DeKoskie requested that a drainage study be provided given the amount of impervious surfaces being proposed. Turning radii needed to be shown as well. The Planning Board would determine when the application would be referred to the Ulster County Planning Board. The Applicant was responsible for obtaining an approval letter from the NYS DOT, Water & Sewer Department and the Fire Departments. The Planning Board would determine if a referral to the Town Designated Engineer (TDE) was required when the drainage study had been provided.

Member Morello noted that a contour line shown through the parking area was 228’ and appeared to be pitched so that any stormwater may run into the building. He also noted that the ADA parking was required to be 8’ wide (presently hatched area was 5’) and provide an accessible pathway. Member Morello noted there was a proposed forced main for the sewer line from the proposed back building up to the existing building and stated an upgrade may be needed. Mr. Wright responded that the existing building had its own macerator and Engineer Richard Rothe had designed a double macerator pump and connect into the sewer main. Vice-Chairperson Pecora stated that the Water and Sewer Superintendent needed to review the connection and system capacity. Member DeKoskie stated that the TDE should review the sewage plans.

The Applicants were requested to clearly depict the five (5) containers (lines currently were too light). A written response to all of the Planner’s comments was requested.

Vice Chairperson Pecora read the March 2026 request to waive the requisite contours – “pertaining to requirement (2)(a) Existing contours with intervals of five feet or less, based upon a reference system satisfactory to the Board. The surveyor mapped the contours approximately eighty feet short of the rear of the property line since no disturbance on the property is proposed on that area.” **Member DeKoskie felt that the requisite contours should not be waived and needed to be provided.**

Member Hill made a Motion to waive the requirement for a public hearing based on the site location and surrounding properties. There being no second, the Motion did not carry.

NEW BUSINESS:

Scenic Hudson Site Plan Amendment (Heather Blaikie, Agent)- Case No. 2026-8; SBL No. 72.3-1-1.310; Winding Brook Road; RF-1 Zoning District

Scenic Hudson’s Park Planner was present to explain the Site Plan Amendment for the Black Creek Preserve. An application had been made to New York State for a grant which had been awarded for the reconstruction of components of infrastructure existing at the site, specifically the driveway and bridge. The present bridge was low and subject to flooding and a paved road would allow better public access. The project goal was to raise and widen the bridge and create an ADA slope to the access road. The grant required involvement with various State agencies and SEQRA review by the Planning Board. NYS DEC comments were focused on the bridge, SHPPO had issued a finding of “no effect” previously, and the Fire Department had requested inclusion of an emergency pull-off for fire apparatus if possible. Planner Blaikie provided the Fire Department email and April 17, 2026 NYS DOS letter regarding Permit Application review was defaulted by the U.S. Army Corp. of Engineers. The Applicant preferred a review provided from the Waterfront Advisory Board if it existed.

Vice-Chairperson Pecora confirmed with Ms. Blaikie that an updated SEQR was being requested. A discussion ensued regarding Planner Franson preparing a resolution and that ultimately, a Short EAF Part II and III would be appropriate.

Vice Chairperson Pecora asked Members if they felt the infrastructure amendment needed a review by the TDE. Initially, Members felt it should be reviewed but after further discussion and the point raised by Member Morello that the NYS DEC was conducting the construction, details and specs review. Member DeKoskie stated that if written confirmation could be provided that Scenic Hudson Engineers were working in conjunction with the State and the engineering was acceptable, the TDE should not need to be involved.

Vice Chairperson Pecora entertained a Motion to waive the Public Hearing pursuant to §123-47. Upon Motion of Member DeKoskie, 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	Aye
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Absent

Planning Board would confirm whether GML referral to Ulster County would be required.

Member DeKoskie requested fire apparatus pull-off be shown and reviewed by Fire Department.

Vice Chairperson Pecora entertained a Motion to classify as an Unlisted Action and conduct an uncoordinated SEQRA review. Upon Motion of Member DeKoskie, 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	Aye
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Absent

Laestadius Site Plan/SUP – Case No. 2026-7; 374 Broadway, SBL No. 56.83-4-15; GC-1/9W Overlay Districts (ZBA Use Variance granted November 2025)

Owner Linda Laestadius was present. She had received comment from the Water & Sewer Superintendent Butler which needed to be provided for the record. She had also planted 120 evergreens along her property which were currently 6’ and would grow to a maximum of 15’ in height an 3’ in width. Ms. Laestadius asked for clarification of Planner Franson Plan Comment “5” relative to monumentation. Members Morello and DeKoskie stated that there was no existing monumentation. Ms. Laestadius stated that the sewer easement was not on her property and she was not allowed access. Member DeKoskie stated she should confirm with the Superintendent that there was no existing monument.

Member Bailer inquired if the water and sewer would be connecting from the street and if the existing line was sufficient to service the ADU. Ms. Laestadius said Superintendent Butler said it may be possible to connect to the neighboring connection but a discussion with the owner of Lighthouse Village would be needed. Service was currently proposed through the existing residence.

Vice Chairperson Pecora entertained a Motion to waive the public hearing pursuant to §123.47C(6). Upon Motion of Member Hill, seconded by Member Morello, the Motion passed 6-0-1 by the following vote:

Darin DeKoskie	Aye
Roxanne Pecora	Aye

Sal Morello	Aye
Ephie Trataros	Aye
Christina Hill	Aye
Steve Bailer	Aye
David Mastny	Absent

Ms. Laestadius had provided two options for the ADU elevations and asked if the Board had a preference. She preferred Option 2. The garage/studio depicted on the south elevation was 8’ and she would prefer 9’ to accommodate her catering business.

LWRP – Planner Franson was reviewing draft to comment.

ZBA Referral – Broadway Professional Area Variance – no comment.

Upon Motion of Member Trataros, seconded by Member DeKoskie and all Members present in favor, the meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Lisa K. Mance

Dated: May 4, 2026

Approved: