

PLANNING BOARD MINUTES

November 17, 2025

Town Hall, 284 Broadway
Port Ewen, New York 12466

Present: Chairman Darin DeKoskie, Member Roxanne Pecora, Member Steve Bailer, Member Ephie Trataros, Member David Mastny and Member Christina Hill

Excused: Member Sal Morello

Also present: Planner Bonnie Franson, AICP

Chairman DeKoskie called the meeting to order at 7:30 p.m. with the pledge of Allegiance.

Vouchers:

Whiteman, Osterman & Hanna LLP – K&Y Escrow	\$ 1,607.50
Whiteman, Osterman & Hanna LLP – Alonso Subdivision	\$ 97.50
Clough, Harbor and Associates - Hardenburgh Subdivision Escrow	\$ 500.00
Whiteman, Osterman & Hanna LLP – River Heights Site Plan/SUP Escrow	\$ 487.50

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

An Executive Session pertinent to pending litigation for K&Y Site Plan that had been noted on the Agenda was not necessary.

Minutes:

Chairman DeKoskie called for a motion to approve the August 18, 2025, September 15, 2025 and the October 20, 2025 Minutes. Upon Motion of Member Pecora, seconded by Member Bailer and all present voting in favor, the Minutes were approved by a vote of 6-0-1.

PUBLIC HEARING:

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

Agent Khattar Elmassalemah, P.E., Robert Alonso and Guy Leonard were present.

Chairman DeKoskie entertained a motion to open the Public Hearing. Upon Motion of Member Mastny, seconded by Member Hill and all Members present voting in favor, the Motion to open the Public Hearing at 7:42 p.m. passed by a vote of 6-0-1.

Engineer Elmassalemah, P.E. provided a short summary of the proposed three lot subdivision. There was an existing right-of-way which was proposed to be extended and converted to a private road for access.

Todd Coutant, 15 Valhank Road – Noted that he owned neighboring property to the subject parcel but he had received a Public Hearing Notice over a week prior to meeting for a Public Hearing on an unrelated application. Mr. Coutant noted that neighbors (Kearney) had contacted him to inform that they would be out of Town, had provided written comment to the Planning Board, provided him with the correct Public Hearing Notice and inquired if he would be attending the meeting. Given the late notice, Mr. Coutant felt he wasn't adequately prepared but had compiled some pertinent information.

Mr. Coutant had purchased a 4.5-acre parcel that had originally been part of a 15-17 acre parcel and had obtained a lot-line adjustment to add to the rear of his property with the understanding that there would be an extension of Valhank Road to allow access and there was a deeded right-of-way. He was unaware of the requirements for a private road but assumed there would be a maintenance agreement and if, in the future if he chose to further subdivide his property, raised question if he would be restricted for lack of 50' of road frontage. Additionally, he had a Deed with rider that addressed access via the 50' ROW. There was a 50'x50' hammerhead proposed for a turnaround if the road were ever to be extended and if it was not utilized, it could be transferred back to Mr. Coutant. Engineer Elmassalemah stated that Mr. Coutant would have future access if the 50' x 50' hammerhead was not utilized.

Chairman DeKoskie cautioned about conversations taking place within the context of the Public Hearing. The Chairman thereafter read portions of the written comment that had been placed on the record by the Kearney's.

Chairman DeKoskie entertained a motion to either close or extend the Public Hearing.

Upon Motion of Member Hill, seconded by Member Pecora and all Members present voting in favor, a Motion to continue the Public Hearing on December 15, 2025 at 7:40 p.m. passed by a vote of 6-0-1.

Mr. Leonard expressed displeasure regarding the escrow paid and the services of the Attorney. Chairman DeKoskie noted that further discussion regarding the proposal was on the Agenda for "old business" and could be discussed at that time.

Yavaniski Subdivision, William Eggers, P.E., as Agent – Case No. 2025-11; SBL No. 71.1-3-30.100; 161 Hardenburgh Road; R40 Zoning District

Ben Pace of Meddenbach, Eggers & Carr was present as Agent. He provided an overview of the proposed Subdivision. There was an existing driveway being proposed as a right-of-way for access.

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

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

PRESUBMISSION:

Blue Stone Realty LLC by owner Sonia Wright – The New Hamlet Site Plan/SUP – 289 Broadway; Mixed Use Floating Zone

Sonia Lemus Wright and Andrew Wright were present.

Sonia Lemus Wright addressed the Planning Board stating that there had been a previous submission that had not progressed. The present submission proposed a commercial building with commercial space on the ground floor and a boutique hotel on the second floor with twelve (12) townhouse style apartment units with 20 units with parking in the rear. Originally, a community park had been proposed but now proposed a mini-pitch soccer park on the southeast portion of the property to meet the requirements of a mixed-use development required for an MFZ District.

Member Mastny stated that the present proposal was one of three that had been presented in prior years. Ms. Wright responded that financial resources and feasibility for the success of the project resulted in changes and the present submission. Member Mastny was concerned about the space available to develop the site. Ms. Wright noted that a ZBA variance for parking would be needed. Mr. Wright stated that the initial footprint of the building had not changed but that one and two-bedroom units were more marketable, and they had been waiting for interest rates to drop as well as to complete the stormwater engineering.

Planner Franson confirmed that the Mixed-Use Floating Zone had been adopted by the Town Board. Chairman DeKoskie stated that the approval was vague and written confirmation of the Town approval needed to be provided. Planner Franson inquired what process had been followed with the Town Board and if SEQR had been conducted properly. A Local Law had been created by the Town Board and thereafter, the Applicants had been granted an extension. Planner Franson stated that given there were new Members on the Planning Board, what had been done and what needed to be done and everyone should be brought current.

Member Pecora recounted that the Town had started back through the process. The Applicants had appeared in 2022, had received an extension in 2023 and there had been nothing until 2025. She had reviewed the Town Board Minutes and it appeared that the Application for a mixed-use development had been reopened and asked if she was interpreting it correctly. The Applicant responded that some reviews had been conducted and reviewed by Clough Harbor and was hoping to build on that since the footprint was the same. It did not appear that a Local Law had been filed. Ms. Lemus would provide copies of the documents to bring the Members up-to-date as well as a copy of the filed Local Law. The Administrative Assistant was able to provide a copy of the file Local Law from 2021.

Farris Site Plan/SUP – 21-25 St. Josephs Blvd; R12 Zoning District

Applicant was not present and no review took place.

OLD BUSINESS:

Captain Dan’s LLC Marine Maintenance Repair – Dan Wowaka – Case No. 2025-12; SBL No. 56.51- 2-14; 89 Old Route 9, Port Ewen, RG Zoning District

Dan Wowaka was present for the review. Mr. Wowacka stated that the New York State Department of Transportation (NYSDOT) would not provide any written confirmation that he could use portion of site within the ROW for parking without a permit. All access was pre-existing and wouldn’t require NYSDOT permits unless alterations were made. Given the size of the building and that two-thirds of the building would be shop space, parking was adequate.

Planner Franson stated that unless the Planning Board required any additional details or documentation, it could decide to make a decision.

Chairman DeKoskie entertained a Motion to waive the Public Hearing pursuant to §123-47(c) (6). Upon Motion of Member Mastny, seconded by Member Pecora and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Chairman DeKoskie entertained a Motion to grant approval conditioned upon plans submitted with Planning Board Member signature block and reference to the variance. Upon Motion of Member Mastny, seconded by Member Hill and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Maple Ridge Cottages Site Plan (SUP) Delaware Engineering, Agent – Case No. 2025-5; SBL No. 63.4-3-33.11; 100 Maple Ridge Drive; R-40 Zoning District

Martin Barth, Senior Planner Adam Yagelski and Ronald Porto, Esq. were present.

The Planning Board having no further questions, **Chairman DeKoskie entertained a Motion to issue a Negative Declaration and read the draft Negative Declaration for the record.**

Upon Motion of Member Mastny, seconded by Member Hill and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Member Trataros read portion of the draft approval Resolution staring at the fourth “whereas” clause.

Chairman DeKoskie entertained a Motion to grant site plan/special use permit approval.

Upon Motion of Member Bailer, seconded by Member Mastny and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

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

Engineer Elmassalemah stated that the proposed 3-lot subdivision would be served by a private road. The Town had previously indicated that it did not desire to have the road made public. The requirements of §280-a were discussed and if a variance would be required. Member Trataros read the opinion letter from the Planning Board’s Attorney. Engineer Elmassalemah objected to the findings of Attorney Harris.

Planner Franson stated the question was that, with the creation of lots 2 and 3 on a private road, did the requirements of §280-a apply and a variance may be needed or a request could be made to the Town to create an Open Development Area. Attorney Harris’ letter opined that those

options should be considered. Engineer Elmassalemah responded that there was a private road with a 50' ROW subject to a road maintenance agreement and this has been done many times in the past.

Chairman DeKoskie and Member Mastny noted that many of these have been allowed.

The second “hammerhead” would be eliminated and reverted back to Todd Coutant and removed from the plans. Chairman DeKoskie confirmed that the Public Hearing would be continued in December to submit additional documentation.

Yavaniski Subdivision, William Eggers, P.E., as Agent – Case No. 2025-11; SBL No. 71.1-3-30.100; 161 Hardenburgh Road; R40 Zoning District

Planner Franson reviewed her recommendations stating certain items could be conditions of approval – private road maintenance agreement, payment in lieu of recreation, add note indicating that Mike Nowicki prepared the wetland delineation and the date, monument locations needed to be updated on the map and confirmation from the Town Highway Superintendent that the culvert crossing the driveway was acceptable.

Chairman DeKoskie entertained a Motion to issue a Negative Declaration. Upon Motion of Member Tataros, seconded by Member Mastny and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Chairman DeKoskie entertained a Motion to grant approval conditioned upon submission of a driveway maintenance agreement, Board of Health approval, payment of the fee in lieu of recreation, updated wetland note, monument locations, Highway Superintendent approval letter of existing culvert. Upon Motion of Member Mastny, seconded by Member Pecora and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

NEW BUSINESS:

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

Applicant Gary MacDonald and owner Andrew Rothlein were present.

Planner Franson reviewed her recommendations noting that the Town CEO had determined it was an allowed use, that only Site Plan review was required and that a public hearing was optional and that GML review before the Ulster County Planning Board was required. Pursuant to her Memorandum, there were site plan details that needed to be shown as well as contours showing land elevations with floodplain indicated, structures, existing utility connections, and lighting.

The Planning Board agreed that updated plans with the requested details be provided for review prior to referrals and scheduling a public hearing.

Pasqua LLA – Case No. 2025-14; SBL Nos. 63.6-3-1.200 & 1.300; 1237 & 1233 Route 213; R40 Zoning District

Owner Steve Pasqua was present for application requesting lot-line adjustment to combine two (2) parcels.

Chairman DeKoskie entertained a Motion to waive the Public Hearing. Upon Motion of Member Mastny, seconded by Member Trataros and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Chairman DeKoskie entertained a Motion to classify as a Type II action pursuant to SEQRA. Upon Motion of Member Mastny, seconded by Member Pecora and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Chairman DeKoskie entertained a Motion to confirm the proposal qualified as a lot-line adjustment and grant approval upon submission of a mylar and 4 paper copies. Upon Motion of Member Mastny, seconded by Member Pecora and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Chan & Weitzman Site Plan/SUP – Case No. 2025-15; SBL No. 63.4-6-36; 326 Union Center Road; R40 Zoning District

George Chan was present and addressed the Planning Board confirming site plan submitted conformed with the existing survey. Planner Franson stated that the septic needed to be indicated (shown on survey).

Chairman DeKoskie entertained a Motion to classify as a Type II action pursuant to SEQRA. Upon Motion of Member Mastny, seconded by Member Trataros and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Chairman DeKoskie entertained a Motion schedule a public hearing to be held on December 15, 2025 at 7:45 p.m. Upon Motion of Member Mastny, seconded by Member Pecora and all Members present voting in favor, the Motion passed 6-0-1 by the following vote:

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

Upon Motion of Member Hill, seconded by Member Mastny and all Members present in favor, the meeting was adjourned at 9:46p.m.

Respectfully submitted,

Lisa K. Mance

Dated: December 5, 2025

Approved: December 15, 2025