

**PLANNING BOARD MINUTES**  
**December 15, 2025**  
**Town Hall, 284 Broadway**  
**Port Ewen, New York 12466**

**Present:** Chairman Darin DeKoskie, Member Roxanne Pecora, Member Ephie Trataros, Member Sal Morello and Member Christina Hill

**Excused:** Member David Mastny and Member Steve Bailer

**Also present:** Planner Bonnie Franson, AICP and ZEO Hannah Palen

Chairman DeKoskie called the meeting to order at 7:40 p.m. with the pledge of Allegiance.

**Minutes:**

**Chairman DeKoskie called for a motion to approve the November 17, 2025 Minutes.** Upon Motion of Member Trataros, seconded by Member Hill, the Minutes were approved by a vote of 4-1-2 (Member Morello abstained).

**Vouchers:**

|  |             |
|--|-------------|
| Whiteman, Osterman & Hanna LLP – Alonso Escrow                         | \$ 185.00   |
| Whiteman, Osterman & Hanna LLP – Alonso Escrow                         | \$ 886.00   |
| Clough Harbor and Associates - Hardenburgh Subdivision Escrow          | \$ 1,272.50 |
| Nelson Pope & Voorhis – Planner Professional Services for October 2025 | \$ 2,700.00 |

Planner Franson noted that the Voucher for November 2025 services had been submitted but not provided. Administrative Assistant asked Chairman DeKoskie if it could be provided prior to the close of the meeting.

**Chairman DeKoskie called for a motion to approve the Vouchers.** Upon Motion of Member Hill, seconded by Member Trataros and all present voting in favor, the Vouchers were approved by a vote of 5-0-2.

**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 read the Public Hearing Notice for the record.

Khattar Elmassalemah, P.E. was present.

Dan Kearney – 14 Valhank Drive – Stated he had presented his written comment (on record) which had been read at the November 2025 meeting. Mr. Kearney expressed concern relative to a Central Hudson Line which serviced his residence and was situated under the existing

driveway and any disturbance could affect his power service and the existing line should be fixed. He stated that it was a Central Hudson owned public utility but that it was the responsibility of the Town. He intimated that it should have been corrected previously and he may retain an Attorney if necessary to fix the line. He stated review should have been triggered during the previous Planning Board review of the Leonard application. His second concern was the existence of the private road and that it was his understanding that it should have been built to Town Road Standards as part of a prior Subdivision and it was to be turned over to the Town. He expressed concern of the encroachment of trees that may inhibit access and responsibility of tree clearing and he didn't desire to participate in any homeowner's association for road maintenance. He supported a public road.

Todd Coutant – 15 Valhank Drive – Concurred with comments of Dan Kearney. He referenced a Rider attached to his Purchase Agreement with Alonso and Leonard which stated “Seller (Guy Leonard) conveys, warrants to the purchaser that neither he nor the predecessor or successor in interest nor agent or representative made any commitment to the Planning Board during the approval process to achieve the necessary lot line adjustment to make this transfer, nor has the Seller or any predecessor or successor in interest, agent or representative taken or failed to take any action which would bind the seller or any successor in interest to restrict the subdivision of the lot being transferred to the Purchase in this transaction. Seller further represents and warrants that at no time during the pendency of this contract or thereafter, will he take or fail to take any action which would restrict the subdivision or development of the lot being transferred.” Mr. Coutant stated this was the agreement he made during the purchase of his lot and his question was that it was his understanding that the road was going to be continued (not a private road) and he would have frontage on a road. If a private drive was proposed, would it restrict him and require involvement in an agreement which would be a restriction on his part. He asked if it made a difference if the verbiage was included in his Deed. Planner Franson suggested that he submit for the record and Mr. Coutant responded he would look for a copy. He stated that he would be restricted from subdividing further without access to a public road. He felt a shared drive agreement would be a restriction. Chairman DeKoskie recommended that the Planning Board attorney review document if provided by Mr. Coutant.

Planner Franson noted that the Attorney should review the stub, existing road, proposed road and revisit §280-a. Member Pecora stated the Planning Board had the discretion to require a public road but all information needed to be verified with the Planning Board attorney.

**Chairman DeKoskie entertained a Motion to close/continue the Public Hearing.** Upon Motion of Member Pecora, seconded by Member Hill and all Members present voting in favor, the Motion to continue the Public Hearing passed 5-0-2 by the following vote:

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

**PUBLIC HEARING:**

**Weitzman/Chan Site Plan/SUP – SBL No. 63.4-6-36; 326 Union Center Road; R40 Zoning**

George Chan was present. Chairman DeKoskie read the Public Hearing Notice for the record.

Mr. Chan addressed the Board to support the application stating they wished to operate a short-term rental to offset a mortgage.

**Hearing no persons wishing to speak, Chairman DeKoskie entertained a Motion to close the Public Hearing.** Upon Motion of Member Hill, seconded by Member Trataros and all Members present voting in favor, the Motion to close the Public Hearing at 8:16 p.m. passed 5-0-2 by the following vote:

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

**PRESUBMISSION:**

ZEO Hannah Palen presented new site plan and special permit applications to the Planning Board for review and comments.

**Hurley Energy, LLC Site Plan – SBL No. 72.9-2-22.130; 1121 Route 9W; GC-2 Zoning District**

ZEO Palen stated that Wendy and John Quinn owned the business and were proposing a small-scale bulk fuel storage business which required site plan review. A prior workshop meeting had taken place in April 2024 during which the Applicants were requested to provide engineered plans but they stated they were not able to financially able to provide without knowing that the proposal would be allowed. An existing shed would be used as an office, delivery trucks would be parked on-site, and the fence and entrance would be improved. A diesel skid tank would be placed on site for business use and a filling station for the community was proposed. There was an existing curb cut from an existing business, Planner Franson confirmed the proposed operation was similar to the existing Britt and Graff operation and Ms. Quinn stated that it would be to a smaller. The proposed 20-thousand-gallon storage tank was to be located within the residentially zoned portion of the property which were on NYS DEC wetlands and the Applicants were suggested to consult with NYS DEC and NYS DEC prior to filing an application to determine what expectations would be.

Mr. Quinn stated he had a conversation with the Esopus Highway Superintendent who indicated that a culvert through the property to connect to the Town sewer system would be repaired and it would no longer be wetlands. Chairman DeKoskie noted that a permit may be necessary. Planner Franson stated that NYS DEC regulations may apply and the Applicants should be concerned with what permits may be necessary and to consult with the NYS DEC prior to designing the site. The requirements for the Esopus Route 9W Overlay District needed to be met, Ulster County Board of Health requirements for well and septic, lighting impact on residents, NYS DOT access approval and business operation plan were needed. Planner Franson stated that the use was allowed but it was critical to determine how to accommodate the site plan layout if NYS DEC regulations were applied.

**Wright Site Plan/SUP (Short-term rental) – SBL No. 56.76-21-8.100; 47 River Road; R40 Zoning District**

Sonia and Andrew Wright were present. ZEO Palen informed the Planning Board that the proposal was for a non-owner-occupied short-term rental (STR) and required a special use permit. The property was adjacent to the Wright’s property and they had purchased the property when the owner had passed. Interest had been expressed by persons that wanted to stay at the property on a short-term basis.

Planner Franson stated that the Applicants should confirm with the UCDOH that the septic could accommodate guests and show the location of the septic on the plans as well as a parking layout. Member Morello stated that most details would be handled by the Building Department but reiterated that the parking should be indicated to determine it was adequate. The Applicants would be utilizing the services of a property management company.

**OLD BUSINESS:**

**Weitzman/Chan Site Plan/SUP – SBL No. 63.4-6-36; 326 Union Center Road; R40 Zoning**

Planner Franson directed the Administrative Assistant to correct notes that it was a Type II action rather than an Unlisted Action.

**Chairman DeKoskie entertained a Motion to confirm the SEQRA classification as a Type II action.** Upon Motion of Member Morello, seconded by Member Trataros and all Members present voting in favor, the Motion to classify as a Type II action passed 5-0-2 by the following vote:

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

**Chairman DeKoskie entertained a Motion to grant Site Plan/Special Use approval.** Upon Motion of Member Hill, seconded by Member Morello and all Members present voting in favor, the Motion to classify as a Type II action passed 5-0-2 by the following vote:

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

**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 asked if it had been discussed at the last meeting and determined it was a private road with a three-lot subdivision. Chairman DeKoskie responded that the Planning Board wanted to review concerns of private owners and land swaps. Engineer Elmassalameh referenced a 1980's subdivision that was to be developed in stages and had stopped at Phase 3. Phase 4 was proposed to create eight lots with the extension of the public road and an additional hammerhead, but Phase 4 never was completed. Currently, there were three (3) lots at the end of a hammerhead, one of which was being subdivided with an existing right-of-way which would be converted to a private road to be shared with the three lots in addition to a lot that has existing access. The Engineer provided maps which he had marked with hatching the area of the private road for clarity.

Discussion ensued regarding creation of an Open Development Area, the requirements pursuant to 280-a and requesting a variance. Member Pecora recommended that the Minutes and documentation from the 1980 file be reviewed to determine what was discussed and agreed upon so the Planning Board could go forward.

Member Morello noted that access was being called “right-of-way” and “road” and requested clarification. Engineer responded that it was to be a right-of-way to a private road and would be constructed with dustless gravel. Member Morello stated the access defined with bold lines in front of Lots 2 & 3 but not in front of Lot 1 and it should be a separate ROW. Engineer Elmassalemah stated it would stay in ownership with owner of Lot 1 and stated that a new Deed modifying the access would be prepared for the three lots. Discussion ensued as to the width requirement for the road for fire apparatus. Planner Franson recited Subdivision Regulations for private roads - Section 88 – “Standards for construction of roads” and suggested the Engineer review the requirements. Member Pecora stated that the topic had been a major section of revision requiring all private streets be built to Town road specs to protect the Town.

Planner Franson stated for the public's benefit that the Public Hearing had been continued and written comment could be submitted and Chairman DeKoskie stated they could be read into the record. Chairman DeKoskie stated next step would be to pull the old file for review by a few Members and the Secretary would send any findings to the Engineer. Planner Franson asked if

the Engineer would be submitting a written response to comments especially relative to the status of the stubs. Member Morello noted that comment from the Attorney should be provided stating by definition whether access was a road, private street, etc.

**Rondout Yacht Basin Amended Site Plan – Case No. 2025-13; SBL No. 56.50-2-1.114; 101 1<sup>st</sup> Street, Connelly; W Zoning District**

Andrew Rothlein was present and provided an overview of the proposed renovations which included reshoring the foundation and the building footprint would be approximately 1000 sf larger to accommodate ADA improvements. Waters’ edge location was necessary given the use as a marina and the need to accommodate watercraft. Planner Franson noted that the building was beyond a lot-line and requested explanation. Mr. Rothlein explained that the waterline was a straight line and if the riverbank receded, he would not gain that land nor would he own the water if the waterline rose (riparian rights). Although some permits existed, Chairman DeKoskie stated he may need to contact OGS to confirm permitting. The Planning Board needed confirmation that he had the right to build on the land.

A lighting plan had been provided on Sheet E101 and there would be post lighting on the deck. The development had been potentially a Type II action but the proposed total floor area included a 3000 sf deck. A Short EAF Part I had been submitted and the Planning Board could conduct a coordinated review. Member Pecora recommended that referral should be made to the City of Kingston and although the Applicant had requested a Public Hearing Waiver, the Planning Board may decide to schedule a public hearing.

**Chairman DeKoskie entertained a Motion to schedule the Public Hearing for January 19, 2026, at 7:45 p.m., GML referral to the City of Kingston and referral to the Waterfront Advisory Board and the Environmental Board.** Upon Motion of Member Pecora, seconded by Member Hill and all Members present voting in favor, the Motion to schedule the Public Hearing passed 5-0-2 by the following vote:

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

(Motion was Amended by Motion made at the January 19, 2026 Planning Board meeting to noted that GML to Ulster County Planning Board was also required).

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

Engineer Elmassalemah was present as Agent. The proposed improvements would not be in the vicinity of the wetlands and the Planning Board concurred that the wetlands did not need to be

delineated. A map note indicating that the existing road did not create a natural subdivision was requested. Each of the three (3) pages of the map would need signature blocks. Engineer Elmassalemah would contact the Town Highway Superintendent for approval of the driveway curbcut.

**Chairman DeKoskie entertained a Motion to waive requirement of wetland delineation.**

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

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

**Chairman DeKoskie entertained a Motion to schedule a Public Hearing for January 19, 2026 at 7:55 p.m.** Upon Motion of Member Hill, seconded by Member Morello and all Members present voting in favor, the Motion to schedule a Public Hearing passed 5-0-2 by the following vote:

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

**Chairman DeKoskie entertained a Motion to approve the NPV Voucher for the Planner's services for the November 2025 in the amount of \$2,700.00.** Upon Motion of Member Morello, seconded by Member Hill and all present voting in favor, the Voucher was approved 5-0-2.

**ZBA referrals** – None

Upon Motion of Member Trataros, seconded by Member Hill and all Members present in favor, the meeting was adjourned at 9:52p.m.

Respectfully submitted,

Lisa K. Mance

Dated: January 8, 2026

Approved: January 19, 2026