



PLANNING BOARD MINUTES March 17, 2026

C. Howard Post, Chair, opened the meeting at 7:30 p.m. Pledge

Present: C. Howard Post (Chair), Carole Furman (Vice Chair), Mike Tiano, Bob Hlavaty, Kevin Brady, Al Riozzi, and Gina Kiniry.

Also Present: Adriana Beltrani (Town Planner, NPV) and Dylan Tuttle (Town Planner, NPV).

Absent: Brigid Walsh (Alternate)

The draft minutes of the February 17, 2026 Planning Board meeting were reviewed. Tiano-one change on page 3 to reflect an “informational meeting” not “training”. A motion was made by Tiano, seconded by Hlavaty, to approve as with the one change. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

PUBLIC HEARINGS

NONE

OLD BUSINESS

1. Site Plan Amendment, Puttin Plus Family Fun Center, 455 Washington Ave. Ext. Presented by the owner/applicant, Jenn Rossano-Koschitzki. The applicant received the review memo from the Town Planner. Rossano-Koschitzki-the road width of the driveway will be added to the site plan. The lighting that is proposed is variable and will be kept at the 3,000 Kelvins or below as requested in the memo. Full cut-off fixtures will be used, a spec. sheet was provided for the proposed fixtures. The zoning table will be updated to include the variances that were approved by the Zoning Board of Appeals at the March 2, 2026 monthly meeting and as stated in the Decision from the ZBA received March 5, 2026.

Beltrani-the applicant has adequately answered our comments and the application can be approved with the conditions as discussed. The parcel has municipal water and the portable restrooms will continue to be used as they have. This is an Unlisted Action under SEQR and the Planning Board will need to approve a Negative Declaration prior to any additional action.

A motion was made by Tiano, seconded by Brady, to approve a Negative Declaration under SEQR and approve the site plan amendment with conditions that the road width of the driveway be added to the site plan and the zoning table updated to reflect the area variances that were approved by the Zoning Board of Appeals. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

2. Major Subdivision (4-Lot), Timothy Mauro, 171-177 Hilltop Road & 198 Hilltop Road. Presented by the owner, Timothy Mauro. Mauro-we are coming back to the Planning Board to update our previously approved 4-lot subdivision to include the parcel to the north and remove the lot line in between to allow direct access to Hilltop Road. Beltrani-a little background, this applicant received approval back in 2025 for a 4-lot subdivision requiring them to name the access drive. However, 911 has opined that they do not require a road that provides access for two houses to be named. Any road/driveway providing access to more than three residences does require a name. The applicant wishes to not name the access drive so they have reconfigured the subdivision by removing a lot line in between the original parcel and the adjacent parcel to the north and providing direct access

to Hilltop Road for the proposed Lot #1. Lot #2 and Lot #3 will have access via a common shared drive. Lot #4 has its own access to Hilltop Road. The applicant owns all parcels involved. The original subdivision was never filed with the Ulster County Clerk's office so therefore this revision is being reviewed under the same application. A public hearing was held for the original proposed subdivision. If the Planning Board agrees that the revision is conditionally the same with no additional changes being proposed another public hearing is not required. All members agreed. Beltrani-a draft resolution has been prepared for approval. Mauro-the condition regarding the Town Engineer's review of the PRR does not seem to be relevant with the proposed change. The Board agreed. Beltrani-we can remove that condition.

A motion was made by Tiano, seconded by Riozzi, to approve the final subdivision and resolution with removal of the Engineer Review. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

3. Site Plan/SUP, KCE NY 34 LLC/Key Capture Energy, 7 Tomsons Road. Presented by Paul Williamson (*Key Capture Energy*). Williamson-submitted a response letter to the February Planner's memo on March 3, 2026. We did receive the recent Planner Review memo late Friday afternoon. In preparation for the April 7, 2026 submission we are hoping to include a response to the most recent review memo with additional materials as it pertains. At this point the applicant is looking for any additional questions regarding the responses provided in the March 3, 2026 document. Tiano-prepared a list of questions for the applicant that would like to give to the applicant, Adriana and a copy for the record. Ask the applicant to provide the answers for the next meeting.

Beltrani-we did not include the Part II FEAF as the Planning Board can not and has not declared lead agency to date. The 30-day response window has not closed. The NOI was circulated on February 18, 2026. For clarity, the applicant has only been before the Planning Board for one meeting. The comment memo that was circulated in February was a minimal review as the submission was large. We will be adding to the comment memo as we go and additional items are submitted. This has been classified as an Unlisted Action under SEQR because it is not listed on the Type I Action list, it does not meet the threshold of Type I. The applicant did submit the long form EAF and will continue to be reviewed in the same manner as a Type I Action would be reviewed. The Planning Board will coordinate with all involved and interested agencies and has done so by circulating the Notice of Intent to Serve as Lead Agency. The board will have to wait 30-days, as required, for a response. Once that 30-day time period has lapsed the Planning Board can assume Lead Agency and commence/continue the SEQR review. There will be coordination with the solar project proposed on the adjacent parcel as well to ensure that surveys and timing are similar. The Planning Board will review the emergency response plan and work with emergency responders, the Town Board and the Town Attorney to ensure that all items are acceptable. An ecologist from NPV has reviewed the application/site and a memo has been provided to the Board and the applicant. The ecologist will do a site visit when the weather permits.

Williamson-will be providing supplemental information and touch base with Esopus Ridge Solar, LLC for the next meeting.

4. Site Plan/SUP, Esopus Ridge, LLC/Nexamp Solar, Tomsons Road. Presented by Michael Cucchiara (Nexamp Sr. VP) and Brian Riley (Colliers Engineering). Cucchiara-the applicant is proposing a 5MW DC solar facility north of the Central Hudson substation located off Tomsons Road. The facility will cover approximately 27.4 acres. There is no battery energy storage system proposed on this site. Riley-comments have been received from the Town Planner. An updated LEAF Part I was submitted. The team was on-site for visibility photos. Met with the owner of Winston Farms, who allowed us access for some visual impact photos. Will continue to work on the visual studies and response to the most recent comment memo received late Friday afternoon. Will coordinate with the ecologist from NPV for a site visit. Do we have a timeframe on the Town Engineer's comments? Beltrani-the SWPPP has been provided to the engineer. Once they have completed their review they will issue a comment memo. Can no answer what that timeframe looks like. Riley-when will this be referred to the UCPB? Beltrani-the board would like to have additional information before making that submission.

Riley-when can a public hearing be set. Beltrani-the Planning Board will require the applicant to provide more information before opening the public hearing and starting that time clock. Post-we may have to keep a public hearing open if the information required to move forward with SEQR is not received.

Tiano-does the applicant propose an arc fault detection system like solar arrays do? Cucchiara-we do not usually install those on BESS but can discuss with the Fire Chief. Tiano-the manufacturer's warranty is 25 years, performance warranty is 30 years, can you explain what that means? Cucchiara-the manufacturer warranties the units for 25 years with a guarantee that the units will perform up to 30 years. However, each unit may not function at maximum capacity as it would within the first 25 years. More information can be provided throughout the review process.

PRE-HEARING CONFERENCE

1. Lot Line Revision, West Camp House LLC/Savage Labs, LLC, 4174 Route 9W/6 & 8 Hanzl Lane.

Presented by Khattar Elmassalemah, P.E. (Praetorius & Conrad, P.C.). Elmassalemah handed out an updated lot line revision map that addresses many of the comments made in the Town Planner's review memo. The applicant is seeking the lot line revision to update the property lines so that all existing structures are conforming on both parcels. The northern parcel contains three units (2 apartments and one stand alone cabin). The parcels are pre-existing non-conforming and will remain the same. The proposal will include similar acreage swaps between the two parcels, with each remaining approximately the same size as prior to the LLR. The 25' setback is shown from the centerline of the road, as required. No new buildings are being proposed. The septic and the pool will not be on the corresponding parcel. Wells and septic have been located on the revised map. Hanzl Lane is shown with a 25' easement. There is no RMA.

Tiano-are the parcels used for short term rentals? Elmassalemah-only Parcel A. Beltrani-the applicant has answered our comments with the revised map. Lot B has rights to access. Both lots have a well/septic dedicated to each site. Parcel 1 does have a permit for the STR, no changes needed to that permit. The area to be swapped does not exceed the bulk requirement for the district. Not making anything more non-conforming. The LLR meets provisions of §245-13 of the zoning code. UCPB referral is not required and this is a Type II Action under SEQR. Riozzi-is there only one septic on Parcel B? Elmassalemah-yes, all units are tied to the one septic. The septic line runs parallel to Hanzl and was replaced by the previous owner.

A motion was made by Hlavaty, seconded by Brady, to waive sketch plan review, waive a public hearing and approve the lot line revision as proposed on the revised plat handed out at the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried.

2. Lot Line Revision, Michael & Deborah DePoala, 117 & 125 Sparling Road. Presented by Mike Vetere III, Vetere Surveying, PLLC. The applicant is proposing a lot line revision on two adjacent parcels, both owned by the applicants. The area has a Sensitive Area Overlay requiring a 2-acre minimum lot size. The applicant would like to transfer 4.135 acres from 117 Sparling Road (decreasing from 6.149 acres to 2.014 acres) to 125 Sparling Road (increasing from 20.203 acres to 24.338 acres). Already received a positive NYSDEC wetlands jurisdiction and has been indicated on the map with a 100' buffer. This does not leave room for development in the rear area of the lots.

Beltrani-this is a Type II Action under SEQR. The transfer of land is larger than the bulk requirement in the zoning district. Therefore, a supermajority vote is required to waive sketch plan and public hearing. UCPB referral is not required.

A motion was made by Furman, seconded by Tiano, to waive sketch plan approval, waive the public hearing and approve the lot line revision as proposed. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried by supermajority.

ADDITIONAL ITEMS

NONE

ADJOURNMENT

Since there was no further business to discuss, a motion was made by Kiniry, seconded by Riozzi, to adjourn the meeting. Board vote: Post-Aye, Furman-Aye, Tiano-Aye, Hlavaty-Aye, Brady-Aye, Riozzi-Aye, Kiniry-Aye. Motion carried. The meeting was closed at 8:15 pm.

Respectfully Submitted by,

Becky Bertorelli
Planning Board Secretary