



**Town of Marbletown
Planning Board
PO Box 217, Stone Ridge, NY 12484
(845) 687-7500 Ext. 171
Email: Planning@marbletown.net**

Planning Board Meeting
November 20th, 2023
Approved Meeting Minutes

Meeting Called to Order by Chairman Stratton

6:06 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dave Cobb, Brendan Masterson, Sharon Klein, Jim Economos

Alternate Present - John Farrar

Absent - Ilan Bachrach

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications:

Business:

The Secretary notes a quorum of 6 voting members; 1 non-voting alternate.

1.) 2023-04 SBD: Mastropietro Minor SBD – Open & Circulated Application

(D.C.)

Owner/Applicant: June Mastropietro

Address: 46 Fairview Avenue, High Falls, NY, 12440

SBL: 70.9-1-27.210; R1 Zone, 11.50 Ac. +/-

Requesting approval for a 2 Lot Minor Subdivision

Application Agent and Surveyor John Post in attendance for the Application

Application Point is Dave Cobb

The Board and Agent for the Application reviewed the Application request and discussed the Boards progress in the review of the proposed Minor Subdivision:

- Minor Subdivision; dividing the 11-acre parcel into two lots.
- Previously classified as an Unlisted action due to numerous EAF Flags.



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- SEQRA Circulation for Lead Agency has been initiated; mailings and/or electronic submission to all interested and involved agencies and are awaiting responses.
- Topography was added to the Subdivision Plat and a revised Plat has been received and reviewed by the Board.
- The Board and Agent discussed the topography of the parcel and the drop to the Rondout Creek; discussed the parcel to be created and its buildability and conformance with zoning density requirements; lot lines being deleted to allow for buildability; portion of parcel being created can not be build upon due to topography.
- Septic Approval previously acquired and on file with the Application.
- Need to verify 65-foot setback from centerline of Fairview Ave on revised Plat.
- Exempt from referral to UC Planning Board; SEQRA provided to Town of Rosendale due to municipal boundary proximity.

The Board reviewed, discussed, and filled out a draft EAF Part 2 Short; all responses “No or Small Impact.”

Motion to Set a Public Hearing for the December Planning Board meeting made by H. Hansen, second by D. Cobb; call for vote with unanimous Aye. (6-0)

The Board will continue their review of the Application, await SEQRA responses, and move to open a Public Hearing at the December 2023 Meeting.

Board member Harry Hansen recused himself from the Crestview Ridge Subdivision as he is a neighboring property owner.

The Chair Appointed Alternate J. Farrar as a Voting Member for the remainder of the evenings business.

The Secretary notes a Voting quorum of 6 with 1 member recused.

2.) 2023-02 SBD: Crestview Ridge 3 Lot Minor SBD – Closed Public Hearing (M.S. & B.M.)

Applicant/Owner: David L Smith

Agent: Terry Ringler

SBL: 69.4-1-46.410; 55.88 +/-acre, R-1; Rest Plaus Historic District
3 Lot Minor Subdivision; Phase 2 of Crestview Ridge Subdivision

Terry Ringler in attendance for the Application.

Terry Ringler and the Board discussed the Application’s progress:



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- The Public Hearing is closed, and the Board is finalizing its review of the Application.
- Additional Town Engineer review commentary received and discussed with the Applicants Agent; Applicants Engineer has satisfactorily answered to Town Engineers comments and requests; will provide answer to most recent commentary received.
- The Private Road which serves the original Crestview Subdivision in 2007 was inspected and approved to the 500-foot mark to encompass Lots 1, 2, and 3 as noted on the signed and filed map from 2008.
- The curb cut and 500 feet of roadway inspected and approved by previous Highway Superintendent and Town Engineer; no inspections or approval beyond this point.
- The length of the existing gravel roadway beyond the 500-foot mark which is proposed to be built out to meet Private Roadway specs and Fire Code is required to be inspected per the Town Code and per Fire Code.
- The base of the existing shale road which extends beyond the 500-foot mark will need to be inspected by the Town Engineer and Town Highway Superintendent during the build out and roadway construction; test holes to be dug to verify the existing base was constructed to meet imposed loads of Fire Apparatus and to ensure construction to Town Code for Private Roadway.
- Applicant may Bond the infrastructure construction or may choose to build out the Roadway, have it inspected, and approved prior to receiving signature upon the Final Subdivision Plat.
- Road Maintenance Agreement to be shared evenly amongst all owners of properties which are accessed across the Right of Way and Private Roadway; Roadway is not intended to be dedicated to the Town; RMA reviewed by Town of Counsel.
- Roadway and driveway infrastructure will require review and approval of the Fire Chief and Code Officers as a Condition of Approval for signature upon Final Plat unless Roadway is Bonded or Surety established.
- Deed Covenants and Restrictions which were established during the original Crestview Subdivision are to be applied to Crestview Subdivision Phase 2.
- Rest Plaas Historic District Design Guidelines to be applied as Condition of Subdivision Approval

The Board has 62 days from the close of the Public Hearing to consider a Determination and vote on the Application. The Board is compiling its review findings and will have a Determination for consideration at the December 2023 Board meeting.

The Chair acknowledged Board member Harry Hansen's return to the Board as a Voting member.

The Secretary notes a Voting quorum of 7.



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3.) 2023-03 SBD: Sans Minor Subdivision – New Application

(B.M.)

Applicant: AHB1 LLC; c/o Katy & Gregory Sans

120-121 Mill Road, Stone Ridge, NY, 12484

SBL: 61.1-2-22.200, A3 Zone, 7.07 Acres +/-

Requesting subdivision approval for a 2-lot minor subdivision to include an undersized flag lot which has received an Area Variance.

Bill Eggers of Medenbach & Eggers is in attendance as Agent for the Application

Motion to accept and open the Application made by M. Stratton, second by J. Economos; call for a vote with unanimous Aye. (7-0)

The Board and the Applicants Agent discussed the details of the Application proposed and request:

- Subdivision Application was initially received in July; Code Officer flagged an undersized Flag Lot as part of the Subdivision proposal and the Application was referred to the Zoning Board of Appeals where an Area Variance was granted to allow for the creation of an undersized flag lot.
- 3 Acre Zoning District with a 7 Acre lot which is proposed to be subdivided into two separate lots; Flag Lots are required to be 1 and 1/2 times the size of the minimum lot size for the district; proposed flag lot needed to be 4.5 acre but is proposed to be 3.4 acre.
- Parcel proposed to be accessed along a private driveway on the flag lot access strip fronting on Mill Road; 50-foot width is noted on the Subdivision Sketch Plat.
- Sketch Plat depicts proposal to construct a Single-Family Residence upon the parcel and provides a call out for well, septic, and septic reserve.
- Sketch Plat confirms compliance to Code Section 200-20, Density Requirements, for the parent parcel, and an Area Variance was granted for the new parcel which is proposed to be created to satisfy density requirements.
- Septic Plans are being prepared for submission to the Board of Health; Perc holes dug, and data being obtained; request for septic feasibility letter if Board of Health Approval can not be obtained in full.
- Flag Lot granted an Area Variance to be 4.04 acre in size; the parent parcel contains an existing Single-Family residence and a detached garage and will be 3.03 acres if Subdivision is approved.
- EAF Part 1 reviewed; only EAF flag noted was for “wetlands” which were found to be within the vicinity on a parcel on the south side of Mill Road.



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The Board reviewed and discussed the EAF Part 1 and discussed the impact potential of the proposed Subdivision plan.

Motion to Classify the Application as a Type II Action under SEQRA made by S. Klein, second by J. Economos; call for a vote with unanimous Aye. (7-0)

Motion to Set a Public Hearing for the December 2023 Meeting made by H. Hansen, second by D. Cobb; call for a vote with unanimous Aye. (7-0)

Board member Brandon Masterson is Point for the Application

The Board requested either Septic Approval by the UC Department of Health for the next meeting or a letter of septic feasibility from the Applicants engineer; Board to continue its review and open a Public Hearing at the December 2023 meeting.

4.) 2023-05 SUP: Lexington Center Medical Office – Open Application

(J. E.)

Applicant: Lexington Center for Recovery

Address: 10-14 Gagnon Drive, Stone Ridge, NY, 12484

SBL: 69.2-5-8.100, B1 Zone, 4.30 Ac. +/-

Requesting Special Use Permit Approval for an outpatient health care office

Suzanne Tisne, Adrienne Marcus, and Barbara Tabala are in attendance for the Application.

Board member Jim Economos is Point of Contact for the Application

Presentation of Site Plan Revision made by Application Representatives:

- Access road to the lower parking lot to be widened to meet the full 20-foot fire code requirement; increase and ensure efficiency in the movement of traffic.
- 4 additional parking spaces to be created in the lower parking lot to meet Town code requirements for the proposed Use in its association with square footage; Accessible and ADA compliant spaces also to be provided and marked per code; total parking in the lower lot is 10 spaces.
- The upper parking area also has an additional 6 parking spaces that face the wooded section toward Route 209, or the front of the parcel.
- Vehicle Turnaround to be built out which is fire code compliant; signage to be placed to ensure “no parking” and to designate the access drive as a fire lane.
- Turn around area is to double as a temporary Use turning space for larger vehicles but is not to be obstructed by parked vehicles.



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- Addition of a staircase to facilitate access to the lower lot from the upper parking lot; Applicant notes they are looking to minimize their use of the upper parking lot where possible, but that spaces are available to them in the upper parking lot.
- Addition of a guiderail along the outer aspect of the access road to the lower parking lot.
- Addition of proposed Lighting to the Site Plan revision as well as demarcation of the Zoning district boundary.

The Board engaged in conversation and discussion amongst themselves as well as with the representatives for the Application:

- The Board noted appreciation for the Site Plan revisions provided by the Applicant; Applicant is working with Medenbach & Eggers on their Site Plan.
- The increase in parking as reflected on the Site Plan triggers a need for referral to the Ulster County Planning Board.
- The Turn Around area will be beneficial to the flow of traffic onto and off the site; ensure “no parking” signage is provided in that area to ensure it remains clear for emergency vehicles use.
- The Board wishes to have a more comprehensive understanding of the potential and actual impacts that the increase in traffic upon the site will have on the site itself as well as Route 209; requesting a Traffic Study to be completed and submitted.
- Additional signage that there be no parking or waiting along the shoulder of the access road or the turnaround area; ensure traffic is moving efficiently and doesn’t get congested.
- Concern expressed about the potential impact of 150 clients being served on the site and what that means for traffic into and out of the Site; noted potentially that if there are 150 clients being served, could that translate to 150 vehicle trips per day onto and off the site?
- The current Use on the site, an office building, is innocuous and rather invisible with the amount of activity it generates on the site.
- Will the traffic patten on Route 209 need to be addressed and discussed as the turn onto Gagnon Lane from the southbound route 209 travel lane is across a double yellow line?
- The Applicant noted that most of the traffic will be during the early morning hours, noting that approximately 40% of the clients served would arrive at the site during these early morning hours between 6 a.m. and 9 a.m. The remaining 60% would be spread out across the day, with weekday hours beginning at 6 a.m. and running through 2 p.m.
- Daily operations not only include “dosing hours”, but also intake, counseling, and wellness visits. Dosing hours take place between 6 a.m. and 11:30 a.m., Some clients may only sporadically arrive at the site to pick up a supply of take-home self-dosing



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packs; not all 150 clients would be at the site each day and their need to be at the site would be need driven.

- The Board agreed that the expansion of parking necessitates the need for referral to the Ulster County Planning Board.

Motion to refer the Application to the Ulster County Planning Board made by J. Economos, second by S. Klein; call for a vote with unanimous Aye. (7-0)

Conversation and discussion continued:

- The Board discussed the EAF Part 1 and the potential or likelihood for impacts upon the site by the proposed Use and the proposed infrastructure construction. Overall, the Board felt the potential for impact was low and potentially negligible, except for wanting a more comprehensive understanding of the total increase and impact in traffic upon the site.
- The EAF Part 1 contained several EAF flags, which paired with the expansion of parking, referral to the UC Planning Board, and the increase in the vehicular traffic and trips per day, the Board discussed a potential Unlisted SEQRA Classification to obtain feedback and commentary from potential involved and interested agencies.
- The Applicant is advised to ensure comprehensive and complete data is collected and provided to the firm conducting their traffic study so that the Board can have a complete picture of the impact of traffic upon the site, and provide that study to the Department of Transportation and the Town Engineer; encouraged to use the data from other sites which have similar client numbers and a comparable operation to what is being proposed.

The Board and Town Attorney discussed the options and differences between Long and Short Form SEQRA EAF Part 2 and Part 3 for Unlisted Actions; Discussion continued about Type 1, Type II, and Unlisted triggers as outlined in the SQERA process by NYS DEC.

Conversation and discussion continued:

- The Board noted a need to refer the Site Plan and Application to the Town Engineer and Planner to ensure all aspects of the Code requirements are being addressed and to garner their professional feedback regarding parking and traffic patterns.

Motion to refer the Site Plan and Application to the Town Engineer for review and comment made by M. Stratton, second by J. Economos; call for a vote with unanimous Aye. (7-0)



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Motion to Classify the Application as an Unlisted Action under SEQRA made by M. Stratton, second by J. Economos; call for a vote with unanimous Aye. (7-0)

(2nd Vote) Motion to refer the Site Plan to the Town Engineer made by M. Stratton, second by J. Economos; call for a vote with unanimous Aye. (7-0)

Motion to establish an Escrow Account of 1,250\$ made by M. Stratton, second by D. Cobb; call for a vote with unanimous Aye. (7-0)

Motion to Circulate for Lead Agency to the following Interested and Involved Agencies: NYS DOT, Stone Ridge Fire Department, NY DEC, SHPO, Marbletown Highway Department, UC Health Department, and UC Planning Board; made by M. Stratton, second by J. Economos; call for a vote with unanimous Aye. (7-0)

Conversation and discussion continued:

- Overall, the consensus of the Board is that the site itself can handle the parking and travel of 20 or 30 vehicles per hour within the site itself.
- Concern was expressed for the increase in traffic turning from Route 209 and back on to Route 209; speed is 45 mph along that stretch and Board members also noted difficulties with pulling into and out of the neighboring Shopping Plaza during peak traffic hours; this in conjunction with the recent Site Plan approval for Ulster Savings Bank.

The Board will circulate SEQRA and refer the Application and Site Plan to the Town Engineer for review and commentary, as well as to the Ulster County Planning Board. The Board requested a Traffic Study for review by the Town Engineer and the State DOT. The Board will continue its review of the Application.

Other Business:

1. 4321 Route 209 LLC: Site Plan Revision Discussion

- Owner Doug Posey requested preliminary discussion with the Board about the need for a Site Plan Modification to facilitate the installation of a Fire Code required Sprinkler System Water Supply Tank and Utility Room addition on the Assembly Building which is to support the fire suppression systems in the Assembly building and the Hotel buildings.
- Initial discussion with the Code Enforcement Officers and Fire Chief have resulted in a mockup and depiction of a Site Plan revision that the CEO's and Fire Chief find



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acceptable, is Fire Code compliant, and maintains the current level of ingress and egress for both Emergency Vehicles and privately operated vehicles.

- The Fire Lane on the Approved Site Plan which is located on the Eastern side of the Assembly building would be re-routed directly East instead of routing to the North around the East side of the building; Fire Apparatus Turn Around call outs provided on the mockup to ensure adequate maneuverability on site.
- Re-routed Fire Access Lane proposed to be constructed of "pavers" which are engineered to support the imposed load of motor vehicles, and which will blend into the site by being covered with landscaping and grass; lane to be marked "Emergency/Fire Lane".
- The Board indicated that it did not appreciate any apparent problems with the proposed revision and requested that a formal Request for Revision be made to the Board.
- Applicant to supply the Revised Site Plan for review; to include documentation on SWPPP impact, if any, by the proposed revision.
- Renderings and Revised Site Plan requested by the Board to better review and appreciate the design being proposed for the addition and utility space; will return to the Agenda with a proposal for review and consideration.

2. Approval of October Minutes

Motion to Accept the minutes of the October 2023 Planning Board Meeting made by M. Stratton, second by H. Hansen; call for a vote with unanimous Aye. (7-0)

Motion to adjourn the meeting made by M. Stratton, second by D. Cobb; call for vote with unanimous Aye. (7-0)

Meeting Adjourned

7:13 P.M.

Draft Submitted 12/10/2023

Minutes Approved 12/18/2023

Shawn Marks