



TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: February 17, 2016
 Rondout Municipal Center, 1915-1915 Lucas Avenue
 Meeting Room M-1
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Absent
Sylvia Ricci	Present
Todd Natale	Present
Kristopher Lovelett	Present
Kathleen Hawk	Absent
Larry Ricci	Present
Mary Collins (Alternate)	Present

Also present was Planning Board Consultant Bonnie Franson,

Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:07 p.m.

New Application(s):

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Gibbs Subd.	Richard Lanzarone	Lot Line Adjustment	1066 Berme Road	R-3	70.9-2-39	Daytime Review held 1/8/16

Chairman Lanzarone noted that the application involves property adjacent to two (2) of the Planning Board members (Members Sylvia Ricci and Larry Ricci) and that a boundary line discrepancy may exist with regard to the property. The Chairman made a determination that there may be a conflict of interest with regard to the application and asked that the Board Members recuse themselves but not leave the room, as they should be allowed to hear discussion.

William Eggers, L.S. was present to speak to the application and provided information to the Board with regard to same.

Planner Franson provided information from the pre-application meeting and the appropriateness of handling the application as a lot-line adjustment rather than a subdivision. Bill Eggers indicated that a building site was indicated to effectuate the sale of the property in the future.

William Eggers continued with review of the application with explanation of the proposed lot line adjustment map; that the owner had a buyer for the current residence and that she wished to sell off the lot. Chairman Lanzarone indicated that the creation of a lot required that all requirements relative to same would need to be met regardless of the presumptions. The State had placed the parcel in question within an archeologically sensitive area which would require the need for an archaeological study as deemed necessary by policy of the Planning Board. Chairman Lanzarone indicated that the Board would require at least a Phase 1(b) to move forward. The Board would accept the probable area of disturbance as delineated and schedule a public hearing (a finding of environmental significance would need to be determined). It was noted that if the application qualified as a lot line adjustment, the public hearing would not be required.

The Board then addressed matter of the property line and attempts made to alleviate the issue. A lot line adjustment to shift the line in question was strongly recommended by the Board. Mr. Eggers indicated he would consult with the involved parties to determine if the parties could come to a consensus.

Chairman Lanzarone called for a motion to make a determination that the proposed plan as presented met the requirements under the Town Code as a lot line adjustment. Upon motion of Member Kris Lovelett, seconded by Alternate Member Mary Collins and the affirmative vote of 3 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 2 members and 2 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Sylvia Ricci	Abstain
Kathy Hawk	Absent
Larry Ricci	Abstain
Todd Natale	Aye
Mary Collins (Alternate)	Aye

Chairman Lanzarone called for a motion classify the action as a Type I under SEQRA. Upon motion of Member Kris Lovelett, seconded by Alternate Member Mary Collins and the affirmative vote of 3 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 2 members and 2 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Sylvia Ricci	Abstain
Kathy Hawk	Absent
Larry Ricci	Abstain
Todd Natale	Aye
Mary Collins (Alternate)	Aye

It was noted for the record that a Long EAF was to be submitted on this application.

New Application:

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Brickner Subd.	Mary Collins	3 Lot Subdivision	24 Stillwater Road	A-4	54.2-1-36.112	Daytime Review held 1/8/16

Chairman Lanzarone called upon Alternate Member Mary Collins to bring the Board up to date with regard to the application. Ms. Collins provided her observations which were a result of her physical visit to the property and coming from the daytime preview that took place on January 8, 2016. Mr. Brickner and his attorney, Mr. Mark Serino was introduced to the Board and Mr. Brickner was called upon to provide further explanation with regard to the proposed plan.

Planner Franson recounted content of her review prepared subsequent to the daytime review (attached hereto and made a part hereof).

Chairman Lanzarone noted that a CPS7 would be required to be filed with the Attorney General's office as part of the application. The issue with regard to the existing private road, neighbor Osterhout and the existence of an easement were discussed as well as the contours

depicted with regard to new portion of the driveway and how much topography to show with 2' contours being preferred.

Chairman Lanzarone called for a motion to reach a determination that the proposed plan as presented met the requirements under the Town Code as a minor subdivision. Upon motion of Member Kris Lovelett, seconded by Member Larry Ricci and the affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (Alternate)	Aye

Chairman Richard Lanzarone called for a motion to classify as an Unlisted action under SEQRA. Upon motion of Member of Kris Lovelett, seconded by Member Sylvia Ricci, and the affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, the motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (Alternate)	Aye

Pending Application:

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Stone Ridge Clock Shoppe Tower	Kris Lovelett	Site Plan – Commercial	3885 Main Street	B-1	69-2-5-4	Lead Agency Requests 1/14/16

Nadine Carney of Peak Engineering was present on the application and provided the Board with an update regarding the progress made on the application to date. Ms. Carney indicated that septic plans (indicating which septic systems were being considered) were being development and that they were working through details of design flow. Applicant had been commencing communications with the Health Department to determine what systems would be acceptable. The Board indicated that determining specific uses would help to move process forward. It was recommended that covering as many uses as possible and the selection of use(s) that may be more intensive would help to determine necessary parking plan.

Chairman Lanzarone called for a motion to adopt lead agency status for a coordinated review. Upon motion of Member of Kris Lovelett, seconded by Member Sylvia Ricci, and the affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, the motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (Alternate)	Aye

Member Kris Lovelett called upon Planner Bonnie Franson to bring the Board and applicants current regarding her review dated February 17, 2016 (attached hereto). Chairman Lanzarone clarified that the uses would need to be determined prior to the traffic study and encouraged the applicant casting the “wider net” in determining uses so that the need to revisit the Board with

each potential future tenant would not be required. Attorney Michael Moriello indicated that Joe Diamond had been contacted to prepare the Phase 1A & 1B archeological study. North Country Ecological Services had been consulted and issues concerning the presence of bats were addressed and would apply to trees that were still present on the property.

Planning Board secretary was directed to refer application to the Stone Ridge Fire Department. The Planning Board, through the Chairman, indicated that additional meetings would be considered if needed to assist in helping the application progress at the point needed in the future.

Upon concluding review of the new and pending applications, Chairman Lanzarone called for a motion approving the Minutes. Absent members of the Board, no action was taken relative to the November 4, 2015 Minutes. Upon Motion of Member Sylvia Ricci, seconded by Member Kris Lovelett, affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, the motion to approve the Minutes of November 19, 2015 was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (Alternate)	Aye

Absent members present at the December 9, 2015 meeting, no action was taken to approve Minutes.

Motion to establish escrow relative to the McClatchly/Weiss Subdivision application was tabled until need to supplement became apparent.

Members reviewed the upcoming training seminars (attached hereto) and Chairman Lanzarone reminded all of the 4 hours of mandatory yearly training, directing Secretary to circulate list of training credits to members.

The meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 17th Day of May, 2016

Minutes Approved on: June 15, 2016