



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

Planning Board Meeting
October 23rd, 2023
Meeting Minutes

Meeting Called to Order by Chairman Stratton

6:01 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dave Cobb, Brendan Masterson

Alternate Present - John Farrar

Absent - Jim Economos, Ilan Bachrach, Sharon Klein

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications:

Business:

The Secretary notes a quorum of 4 voting and 1 unappointed alternate.

1.) 2022-06 SP: Ulster Savings Bank Site Plan – Closed Public Hearing (H.H.)

Applicant: Ulster Savings Bank, 180 Schwenk Drive, Kingston, NY, 12401

3885 Route 209, Stone Ridge, NY, 12484

SBL: 69.2-5-4, B1, 2.72 Ac +/-

New construction of an 8,600 square foot Banking facility with Drive-up Bays, Offices, and a Conference Room; to include access from Route 209 and associated infrastructure.

The Board and Application Agent Nadine Carney of Peak Engineering reviewed the applications progress:

- The commentary and requests of the Town Engineer on the SWPPP and Site Plan review were addressed by the Applicants Engineer; any additional to be addressed prior to final signature upon the Site Plan.
- The Board notes several Conditions which will come with Board approval to ensure Bonding of infrastructure, General Permit and SPDES Coverage, Wetlands Permitting, DOT permitting, and Health Department Approvals to name a few; the Applicants Engineer has provided copies of all Applications to State, County, and Federal Agencies.



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- The Board has received all required and requested documentation and has completed its review of the Application and the Site Plan; commentary and satisfactory review received from the Town Engineer.
- Architect provided sketch of a proposed roof mounted solar system and a solar carport structure to be considered in possible future parking area if expansion is required.
- The Public Hearing was previously closed at the August 2023 Planning Board Meeting and the Board has a drafted Determination and Resolution for consideration.

The Board and Agent reviewed the proposed Solar Carport architectural cut sheet and discussed in detail the particulars of the proposed future vehicle and pedestrian pass-through and the need for Site Plan map notes detailing the easements being contemplated and reserved, as well as the proposed future infrastructure to include the proposed solar carport, pedestrian sidewalk, reserved area for future parking expansion, and a roof mounted photovoltaic system.

The Board read, reviewed, discussed, and edited a draft Determination and Resolution for the Ulster Savings Bank Site Plan Application.

The Board discussed and reviewed the required Conditions for Approval; noted several Conditions which are required to be met prior to Final Signature upon the Site Plan.

Motion to Approve the Determination and Resolution for the Ulster Savings Bank Site Plan made by M. Stratton, second by H. Hansen; call for a vote with Roll Call interrupted by the appointment of J. Farrar as a Voting Member; Secretary notes that the Motion began with 4 Voting and requests a new Motion and new Vote with 5 Voting; **Motion and Vote abandoned**.

Chairman Stratton appointed Board Alternate John Farrar a Voting member; The Secretary notes a voting quorum of 5 members.

Motion to Approve the Determination and Resolution for the Ulster Savings Bank Site Plan made by M. Stratton, second by H. Hansen; call of the Roll: H Hansen, Aye; B. Masterson, Aye; D. Cobb, Aye; J. Farrar, Aye; M. Stratton, Aye. (5-0)

Board member Harry Hansen recuses himself from the Crestview Ridge Subdivision as he is a neighboring property owner; the Secretary notes a Voting quorum of 4 to include the Appointment of Alternate J. Farrar.



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2.) 2023-02 SBD: Crestview Ridge 3 Lot Minor SBD – New 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:

- Public Hearing was carried from the last meeting and remains open.
- The Board circulated SEQRA; reviewed and accepted EAF Part 2; The Board is prepared to discuss the EAF Part 3; the DEC provided a SEQRA response which was received and reviewed by the Board.
- The Sketch Plat with Roadway specs and Erosion Control Plan for Construction was referred to the Town Engineer and the Board is awaiting response and commentary.
- Copies of Easements, Rights of Way, and Restrictions will need to be provided for review by the Town Attorney; several restrictions and map notes are required to be carried from the original Crest View Subdivision to include deed restrictions and Historic District requirements.
- The Board, Town Attorney, and Agent Terry Ringler discussed the plan for an expansion of the Road Maintenance Agreement and Easements; Terry Ringler to discuss further with the Applicant and provide additional details to the Board and the Town Attorney.
- The Board to consider Conditions for Approval to include a Surety for Roadway Construction and maintenance of Escrow for required inspections of the Roadway by the Town Engineer.

Call for Public Comment: None

Motion to Close the Public Hearing made by M. Stratton, second by B. Masterson; call for a vote with unanimous Aye. (4-0)

The Board read, reviewed, discussed, and edited a drafted EAF Part 3 and Negative Declaration.

Motion to Accept the EAF Part 3 made by B. Masterson, second by D. Cobb; call for a Vote with unanimous Aye. (4-0)

Motion to Issue a Negative Declaration made by D. Cobb, second by B. Masterson; call of the Roll: D. Cobb, Aye; B. Masterson, Aye; J. Farrar, Aye; M. Stratton, Aye. (4-0)



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The Board is awaiting review commentary from the Town Engineer; The Applicant, Applicants Agent, and Town Attorney to discuss plan for expansion of the Road Maintenance Agreement, Easements, and Rights of Way; provide for review by the Board and Of Counsel.

The Board has 62 days from the close of the Public Hearing to consider a Determination for this Application.

The Chair noted Board member Harry Hansen's return as a Voting member; the Secretary notes a Voting quorum of 5.

3.) 2023-05 SUP: Lexington Center Medical Office – New 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

Chairman Stratton provided an update on the Application Progress:

- The Applicant is working on a revised Site Plan and gathering the additional documentation requested by the Board.
- No new information or submittals for review or discussion currently.
- The Application is open, and review will continue; Applicant proposes to have additional details and Site Plan revision ready for presentation at the November Board meeting.

Board member Jim Economos is Point of Contact for the Application

The Application to remain open and carried to the November 2023 Meeting Agenda

4.) 2023-04 SIGN: High Meadow School Sign Permit – New Application

(M.S.)

Applicant: High Meadow School

Address: 7-15 Acorn Way, Stone Ridge, NY, 12484

SBL: 61.20-5-18.111, B1 & R3, 9.40 Ac. +/-

Requesting approval for the replacement of an existing Freestanding Sign

Max Stratton provided an overview of the Application request:

- Replacing the existing Freestanding Sign along Main Street with a new sign; new design reviewed by the Board.



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- The Code Officer provided verification that the proposed Sign meets the requirements of Code Section 200-42 for the Zoning District.
- The proposed lighting is LED, downward facing, dark sky, and is external illumination.
- 911 Address to be added to the sign as a Condition of Approval.
- No safety, traffic, or neighboring parcel impacts or concerns with the proposed site placement or the design of the Sign.

Motion to accept and open the Application made by M. Stratton, second by J. Farrar; call for a Vote with unanimous Aye. (5-0)

Motion to Classify the Application as a Type II SEQRA Action made by M. Stratton, second by H. Hansen; call for a Vote with unanimous Aye. (5-0)

The Board read, reviewed, discussed, and edited a draft Determination and Resolution for the High Meadow Freestanding Sign Application

Motion to Approve the Determination and Resolution for Freestanding Sign Approval granted to the High Meadow School made by H. Hansen, second by D. Cobb; call of the roll: H. Hansen, Aye; D. Cobb, Aye; B. Masterson, Aye; J. Farrar, Aye; M. Stratton, Aye. (5-0)

5.) 2023-04 SBD: Mastropietro Minor SBD – New 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

John Post, Surveyor, is present as the Applicants Agent to the Application

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

- The applicant is seeking approval for a 2-lot minor subdivision; proposing the construction of a new single-family residence upon the new parcel to be created.
- The Subdivision Sketch Plat depicts location of proposed house, septic, and driveway; Applicant has provided Board of Health Septic Approval with the Application.
- Parent parcel runs parallel to the Rondout Creek in High Falls, and there's a precipitous change in elevation and significant topography on the creek side of the property.
- The new parcel to be created is proposed to be 4.431 +/- acre, reducing the parent parcel to 7.208 +/- acre from 11.639 +/- acre.



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- Parent parcel has an existing single-family residence with septic and driveway which are noted on the Sketch Plat.
- The Board notes several EAF Part 1 call out flags during its review of the Application; discussion on SEQRA classification to be Unlisted and circulate for Lead agency and request for Comment; no Public Hearing to be scheduled at this time.
- Request by the Board for the Surveyor to add Topographies to the Subdivision Plat; significant steep change in elevation noted along the creek side of the parent parcel and the new parcel to be created.

Motion to accept and open the Application made by M. Stratton, second by D. Cobb; call for a vote with unanimous Aye. (5-0)

Motion to Classify the Application as an Unlisted Action under SEQRA made by D. Cobb, second by H. Hansen; call for a vote with unanimous Aye. (5-0)

Motion to Circulate for Lead Agency and Comment Request to the following Interested and Involved Agencies: SHPO/OPRHP, NYS DEC, Town of Marbletown Highway Department, High Falls Fire Department, ACOE, Fish & Wildlife, and NYS DEC Endangered Species Unit; made by M. Stratton, second by J. Farrar; call for a Vote with unanimous Aye. (5-0)

Other Business:

1. Hasbrouck House SUP and SBD Approval Extension Request #3

Application Agents Stephanie Bassler and Victoria Polidoro in attendance for the Approval Extension Request

The Board and the Application Agents discussed the details of the requested Approval Extension for the Hasbrouck House Subdivision and Special Use Permit:

- The Agents report that they have made substantial progress in satisfying the Conditions of Approval, and that most Conditions have been met, including the recent delivery of documentation to the Town Attorney for review; the Applicant and Agents will continue to diligently work on the remaining Conditions.
- The Agents report that the Ulster County Health Department notified them that the review of the Septic Proposal had not yet begun; email provided from the Ulster County Health Department dated September 19th 2023, documents that it will “most likely be a few more weeks before...” review of the septic plans will begin.
- The Agent reported that a Work Permit and Curb Cut Approval have not been acquired from the NYS DOT as of yet. An email was submitted from the NYS DOT in which an



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Engineer made note that additional reviews are needed on the proposed location of the Curb Cut along Main Street (Route 209).

- The Agent made note that an initial letter of review from a previous DOT Engineer, John Reilly, was submitted to the Board indicating that there were no concerns over the proposed location of the Curb Cut and that the Planning Board and Town Board indicated that the Bond proposal submitted by the Applicant was appropriate for acceptance.
- The Board expressed concern that the Curb Cut had not been granted Approval or a Work Permit issued, particularly since the Application initially came before the Board in 2020, and that the email provided from the DOT Engineer Michael Tinnie was additionally concerning in that sight distance was noted to be problematic and that “there’s a good chance that a traffic study may be needed”.
- The Board noted that it sees site distance as problematic at the proposed Curb Cut location, and that they agree with the DOT Engineer commentary that further review is appropriate to ensure safety and appropriateness of the proposed Curb Cut location.
- The Board agreed that the Curb Cut and ability to create access to the proposed Subdivision is critical for the ability of the Subdivision to be considered for final signature and approval upon the Plat.

The Chair polled the Board to if the members felt that the remaining Conditions on the Special Use Permit Approval and the Subdivision Approval could be met if an extension of 90 days were to be approved and granted to each Application, or if it felt it appropriate to split the SUP and the SBD Approval Extensions to be considered independently and individually of one another:

- The consensus of the Board was that with an extension of 90 days, the Conditions remaining for the Special Use Permit could potentially be satisfied.
- Board members D. Cobb, H. Hansen, and B. Masterson spoke to the Special Use Permit being viable and having the potential to have the Conditions satisfied during the Approval Extension period of 90 days.
- The Board felt collectively that the Conditions which remain for the Subdivision could not be satisfied in a timely manner if an extension were to be granted to the Subdivision Approval.
- The Board expressed concern that there’s no clear time frame which could be placed specifically on the Curb Cut Approval by the NYS DOT as the Curb Cut Review and Approval is critical to the Subdivision final approval and final signature upon the Plat.
- The Board noted that the ongoing review of the Curb Cut by the DOT could take several months and that there’s the potential that a Site Plan and Sketch Plat Revision could be the result of that review.



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- It was noted that this is the 3rd extension request and that there is concern that the DOT Curb Cut hasn't been granted approval or a Work Permit granted after several years of review and after the passage of over a year since the Subdivision Conditioned Approval was granted by the Board.

Motion to Accept and Approve the Hasbrouck House Special Use Permit Approval Extension Request, granting a 90-day Extension to the Approval, made by M. Stratton, second by H. Hansen; call of the Roll: D. Cobb, Aye; H. Hansen, Nay; B. Masterson, Aye; J. Farrar, Aye; M. Stratton, Aye. (4-1)

Motion to Deny the Hasbrouck House Subdivision Approval Extension Request made by M. Stratton, second by H. Hansen; call of the Roll: D. Cobb, Aye; H. Hansen, Aye; B. Masterson, Aye; J. Farrar, Aye; M. Stratton, Aye. (5-0)

2. Approval of Meeting Minutes

Motion to Accept the minutes of the September 2023 Planning Board Meeting, with noted edit, made by J. Farrar, second by D. Cobb; call for a vote with unanimous Aye. (5-0)

Motion to adjourn the meeting made by H. Hansen, second by J. Farrar; call for vote with unanimous Aye. (5-0)

Meeting Adjourned

7:34 P.M.

Draft Submitted 11/13/2023

Minutes Approved 11/20/2023

Shawn Marks