



TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: July 28, 2016
 Rondout Municipal Center, 1915-1925 Lucas Avenue
 Meeting Room M-1
 Cottekill, New York 12419

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

Also present was Planning Board Consultant Bonnie Franson. Vice-Chairman Steve Wood was monitoring the meeting through "GoToMeeting."

Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:08 p.m.

Pending Application

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Schneller Subd.	Kathleen Hawk	2 Lot Minor Subdivision	75 Bowden Road	A-3	54.3-1-28.100	Application Review; revised maps submitted

Applicant Austin Schneller and Surveyor Terry Ringler were present on the application.

Revised maps indicating two pull off locations were presented for review. Discussion took place with regard to the driveway and comments of the Marbletown Highway Superintendent including a 30' wide entrance. It was noted that driveway detail would be covered during the building permit process. The proposed Resolution was reviewed relative to the application (annexed hereto as "Schneller Resolution").

Chairman Lanzarone called for a motion to approve the application for a subdivision. Upon Motion of Kris Lovelett, seconded by Member Larry Ricci and the affirmative vote of 4 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 3 Members being absent, a motion was carried unanimously by the following vote:

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

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Smith LLA	Sylvia Ricci	Lot Line Adjustment – Different owners	522 Buck Road	A-3	61.1-3-49.200, 61.3-2-83.100 & 61.3-2-17	Application review

Bill Eggers, L.S. was present on the application and provided an overview of the revised map dated July 27, 2016.

Upon Motion of Kris Lovelett to classify action as a lot line-adjustment, seconded by Member Kathleen Hawk and the affirmative vote of 4 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 3 Members being absent, a motion was carried unanimously by the following vote:

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

Planner Bonnie Franson provided a review of her written comments relative to the application (annexed hereto as “Smith LLA Planner Review”).

Chairman Lanzaone called for a motion to classify the action as unlisted under SEQRA. Upon Motion of Kris Lovelett, seconded by Member Larry Ricci and the affirmative vote of 4 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 3 Members being absent, a motion was carried unanimously by the following vote:

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

An EAF Part II was presented for review (annexed hereto as Smith LLA EAF Part II).

Chairman Lanzaone called for a motion to issue a negative declaration. Upon Motion of Member Kris Lovelett, seconded by Member Kathleen Hawk and the affirmative vote of 4 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 3 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzaone (Chairman)	Aye
Steve Wood (Vice Chairman)	Absent
Kris Lovelett	Aye

Sylvia Ricci	Aye
Kathy Hawk	Aye
Larry Ricci	Absent
Todd Natale	Absent
Mary Collins (Alternate)	Absent

Draft Resolution (annexed as “Smith Resolution”) was reviewed in its entirety. Corrections to the acreage of the lots depicted in the map were corrected in the bod of the Resolution. **Chairman Lanzarone called for a motion** for final approval. Additional condition to include stream note on the map was made. Upon Motion of Kris Lovelett, seconded by Member Larry Ricci and the affirmative vote of 4 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 3 Members being absent, a motion was carried unanimously by the following vote:

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

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Stone Ridge Clock Tower Shoppe	Kris Lovelett	Site Plan	3885 Main Street	B-1	69.2-5-4	Application review

Nadine Carney of Peak Engineering, Sam Dillehay of Alfandre Architecture, Michael Moriello, Esq. and George and Stacy Fakiris were present on the application. New renderings of the plaza proposal design of the buildings were presented and discussed. It was the intention for the Clock Tower structure to house a restaurant with Ms. Carney noting that access and doors had not been

developed as of yet. Member Lovelett questioned the allowance of a flat roof/patio pursuant to the Design Guidelines. Michael Moriello, Esq. interpreted concerns of the Fakiris’.

The Planning Board indicated that it wished to react quickly to concepts and discussions should take place frequently between meetings to help speed process and reduce need for lengthy meeting discussions. The use of various native materials in the exterior design was encouraged with attention being given to screening between the road and the buildings, ie. trees, fencing or walls, etc. Member Kris Lovelett requested that similarities and/or inspirations from local character be drawn from the Design Guidelines and be incorporated into the plans.

Discussion regarding sidewalk was being reserved for New York State Department of Transportation and should be installed under their guidelines.

Planner Franson provided comments relative to the parking summary indicating the need for more needed to be addressed. Applicant indicated that it was % based rather than referring to ITE. Chairman Lanzarone indicated the study should include types of businesses and the length of time customers would be utilizing the parking – banking vs. restaurant patrons.

The Board expressed willingness to convene bi-monthly to help facilitate the progress of the application review if the applicant agreed and had material for review.

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Barking Dog Antiques Ltd./Suzanne Paterson	Mary Collins	LLA – Different owners	5 & 7 Second Street, High Falls	B-1	70.46-2-26 & 27	Application review

Chairman Lanzarone called for a motion to approve a revised Resolution to include the basis for the Boards’ waiver of an archeological study and to include condition with the Resolution that if there was to be subsequent ground disturbance and a building permit was to be applied for, referral back to the Planning Board for archeological review would be required.

Chairman Lanzarone called for a motion to adjourn. Upon Motion of Larry Ricci, seconded by Member Kris Lovelett and the affirmative vote of 4 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 3 Members being absent, a motion was carried unanimously by the following vote:

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

The meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 7th Day of September, 2016

Minutes Approved on: October 19, 2016



**Town of Marbletown Planning Board Planning Board
PO Box 217, Stone Ridge, New York 12484
(845) 687-7500 Ext. 171**

RESOLUTION GRANTING SUBDIVISION APPROVAL FOR SCHNELLER SUBDIVISION

Tax Map Numbers 54.3-1-28.100

Property Address: 75 Bowden Road, Stone Ridge, New York

WHEREAS, the project is a proposed minor subdivision involving the subdivision of one lot to create two (2) new lots. The application involves SBL #54.3-1-28.100, comprised of 83 +/- acres located at 75 Bowden Road owned by Judith A. Schneller, said property being located in the Town of Marbletown A-3 Zoning District; and

WHEREAS, the Town of Marbletown ("Town") Planning Board ("Board") is in receipt of a Subdivision for Lands of Judith A. Schneller, last revised July 26, 2016, which depicts the creation of a 23.576 +/- acre lot from an 83 +/- acre parcel identified on the Town of Marbletown tax maps as 54.3-1-28.100 owned by Judith A. Schneller; and

WHEREAS, the parcels maintain road frontage on a public road, namely Bowden Road and are located in the A-3 Zoning District as shown on the Town of Marbletown Zoning Map; and

WHEREAS, the Town of Marbletown Planning Board (the "Board") has reviewed the application for a Minor Subdivision; and

WHEREAS, the Board referred the Subdivision Application to the Ulster County Planning Board (UCPB) to comply with General Municipal Law 239-n. The UCPB, in the referral response dated 6/2/2016 indicated "No County Impact;" and

WHEREAS, the Board has examined the proposed subdivision plat and has determined that the plat meets the criteria for approval as set forth in the New York State Town Law Sections 276 through 277, Chapter 169 Subdivision of Land and Chapter 200 of the Zoning Law, subject to the conditions imposed herein and revision to the subdivision plat.

NOW, THEREFORE, BE IT RESOLVED, that the map depicting the plan of the subdivision of lands belonging to Judith A. Schneller, as shown on maps prepared by Terry G. Ringler, Jr., a licensed surveyor, last revised July 26, 2016, is hereby approved with the following conditions to be met prior to signing of the map:

1. A Mylar and 6 paper sets of the final subdivision plat shall be submitted for signature.
2. Submission of new legal descriptions.
3. Ulster County Department of Health approval on proposed well and septic relative to Lot No. 1.
4. Compliance with comments of Fire District dated June 2, 2016.
5. Compliance with comments of Highway Superintendent in his letter dated May 17, 2016.

NO WRITTEN OR VERBAL NOTICE OF THE PENDING EXPIRATION OF THE FINAL APPROVAL SHALL BE GIVEN TO THE APPLICANT BY THE PLANNING BOARD OR ANY OTHER TOWN DEPARTMENT.

Resolution Dated: July 28, 2016

Moved by: Member Kris Lovelett

Seconded by: Member Larry Ricci

All Aye -

Rich Lanzarone:	Aye
Larry Ricci:	Aye
Steve Wood:	Absent
Kathy Hawk:	Aye
Sylvia Ricci:	Absent
Kris Lovelett:	Aye
Todd Natale	Absent
Mary Collins (alternate):	Absent

Resolution Approved by a vote of 4 ayes, 0 nays, 0 abstentions, 3 absent.

Dated this 28th Day of July, 2016

Joyce Cain, Deputy Clerk o/b/o
Heather Moody, Town Clerk

Lisa K. Mance, Planning Board Secretary

Filed this 9th day of August, 2016



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LOT LINE ADJUSTMENT REVIEW - TOWN OF MARBLETOWN PLANNING BOARD

APPLICANT/OWNER/PROJECT ID

Applicants: David Smith/Craig Friedman, Rhonda Reininger/John Parete, Colleen Parete

Landowners: Same

Name of Development: Smith Lot Line Adjustment

SITE LOCATION AND ZONING

Street Address and Jurisdiction:

		Before	After	Net
Smith:	61.3-3-49.2 -	5.10 ac.	5.69 ac	+0.59 ac
Friedman	61.3-2-83.1 -	4.03 ac.	4.03 ac	0.00 ac
Parete	61.3-2-17 -	16.5 ac	15.91 ac	-0.59 ac
		25.63 ac	25.63 ac	0.00 ac

Zoning District: A-3

Agricultural District?: No **Historic District/Archaeo. Sensitive Area?:** No

DESCRIPTIONS AND APPROVALS

Project Summary: Action involves 3 lots, and 2 lot line adjustments. No new lot will be created.

Preliminary SEQR Classification: Unlisted Action - to be confirmed by Planning Board.

Planning Board Approval(s): Lot line adjustment – to be confirmed by Planning Board.

Other Required Approvals and Referrals: None, if determined to be a lot line adjustment.

DOCUMENTS REVIEWED

Plan: Preliminary Plan Showing Lot Line Adjustment for Lands of Smith, Friedman & Parete, prepared by Medenbach & Eggers, PC, last revised June 1, 2016.

Floor Plans/Architectural Plans: Not applicable.

PRE-APPLICATION MEETING: Not required.

ON-SITE NATURAL CONDITIONS/IMPROVEMENTS & OCCUPANCY

Topography: Rolling to moderately sloping.

Soils: LOC, Lordstown-Arnot-Rock outcrop complex, sloping; SGB, Scriba and Morris soils, gently sloping, very bouldery.

Vegetation and Habitat: Properties are primarily upland hardwood forest, except for lawns associated with dwellings. Forested upland wetlands are present on two of the lots.

Streams, Wetlands, Flood Hazard Zones. Freshwater wetlands are situated on the Parete and Smith lots. Floodplains are not present. Stream located close to or along the rear lot line of the Smith lot – water quality classification C(t).

Existing Structures on Site: The Parete lot is vacant. Single family dwellings are located on the Smith and Friedman lots.

APPLICATION/MAP COMMENTS

1. Lot line adjustment. The application involves tree tax parcels, and two lot line adjustments. No new lots are being created.

The Planning Board must resolve whether this application qualifies as a lot line adjustment.
2. Process. If the Planning Board determines that the application qualifies as a lot line adjustment, a public hearing and Ulster County Planning GML referral will not be required.
3. Septic systems. Septic systems are not shown on the Friedman and Smith lots, as required by the lot line adjustment map. These need to be shown. It is not expected that the septic systems will end up located on a different lot than the dwellings they serve, but the information needs to be shown.
4. Compliance with Density Control Schedule. A review of each lots' configuration after the proposed lot line adjustment indicates that no new or greater noncomplying condition would be created by the revisions.
5. Wetland and stream notes. The standard wetland and stream note should be added to the map.
6. Narrative. The applicants should discuss the intent of the lot line adjustments with the Planning Board and whether any improvements are being proposed. The SEAF indicates no improvements are proposed.
7. Easements and Map Notes. Is there any requirement that the lots remain a minimum of four acres as per previously approved maps?

SEQRA COMMENTS

1. Classification of action. The application appears to be an Unlisted Action.
2. SEAF, Part 1. Note that the SEAF did not include the entirety of the Parete lot. I did run the EAF Mapper, which includes the entirety of each lot, and the responses that self-populate did not change. We note the following with regard to the SEAF:
 - a. Project location, and project sponsor information, should reference all three parcels.
 - b. Item 3.c. should provide the total acreage of all three lots. There are three project sponsors.
 - c. Note that responses 9, 10 and 11 indicate "not applicable", as the proposed action will not require the introduction of new facilities.

Date of Review: July 18, 2016.

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Town of Marbletown Planning Board Planning Board
PO Box 217
Stone Ridge, New York 12484
(845) 687-7500 Ext. 171**

RESOLUTION GRANTING LOT LINE ADJUSTMENT APPROVAL FOR SMITH, FRIEDMAN & PARETE

Tax Map Numbers 61.1-3-49.200, 61.3-2-83.100 and 61.3-2-17

Property Address: 517 and 522 Buck Road/239 Cherry Hill Road, Stone Ridge, New York

WHEREAS, the Town of Marbletown ("Town") Planning Board ("Board") in receipt of an application for a Lot Line Adjustment to transfer land from a lot identified on the Town of Marbletown tax maps as Lands of Parete 61.3-2-17 by +/- 0.59 acres, and to add same to lands of Craig Friedman and Rhonda Reininger, identified as tax map number 61.3-2-83.100 and a transfer of 0.59 +/- from lands of Craig Friedman and Rhonda Reininger to lands owned by David Smith, identified on the Town of Marbletown tax maps as 61.1-3-49.2. After the Lot Line Adjustment, Tax Map Number 61.1-3-49.2 (Smith) will contain 5.69 +/- acres; Tax Map Number 61.3-2-83.100 (Friedman/Reininger) will remain 4.03 +/- acres and Tax Map Number 61.3-2-17 (Parete) will contain 15.91 +/- acres; and

WHEREAS, the subject parcels maintain road frontage on a public roads, namely Buck Road and Cherry Hill Road, and are located in the A-3 Zoning District as shown on the Town of Marbletown Zoning Map; and

WHEREAS, the Town of Marbletown Planning Board (the "Board") has reviewed the application for a Lot Line Adjustment; and

WHEREAS, on July 28, 2016, pursuant to the State Environmental Quality Review Act, the Marbletown Planning Board determined that the proposed action is an Unlisted Action. Based on review of the application, the Planning Board determined that the proposed action will not have any significant adverse impact on the environment; and

WHEREAS, the Board has unanimously agreed that the application meets the criteria for a Lot Line Adjustment as per 169-17 of the Town subdivision regulations.

NOW, THEREFORE, BE IT RESOLVED, that the map depicting the plan of the lot line adjustment of lands belonging to David Smith, Craig Friedman and Rhonda Reininger and John and Colleen Parete, as shown on maps prepared by William Eggers, a licensed surveyor of Medenbach & Eggers, P.C., last revised July 27, 2016, is hereby approved with the following:

1. A Mylar and 6 paper sets of the lot line adjustment map shall be submitted for signature.
2. Standard wetland stream note.
3. Correction on final maps for Friedman/Reininger tax map number.
4. Submission of new legal descriptions.

NO WRITTEN OR VERBAL NOTICE OF THE PENDING EXPIRATION OF THE FINAL APPROVAL SHALL BE GIVEN TO THE APPLICANT BY THE PLANNING BOARD OR ANY OTHER TOWN DEPARTMENT.

Resolution Dated: July 28, 2016

Moved by: Member Kris Lovelett

Seconded by: Member Larry Ricci

All Aye

Larry Ricci:	Aye
Steve Wood:	Absent
Rich Lanzarone:	Aye
Kathy Hawk:	Aye
Sylvia Ricci:	Absent
Kris Lovelett:	Aye
Todd Natale:	Absent
Mary Collins	
(alternate):	Absent

Resolution Approved by a vote of 4 ayes, 0 nays, 0 abstentions, 3 absent.

Heather Moody, Town Clerk

Lisa K. Mance, Planning Board Secretary

Filed this 10th Day of August, 2016

