



## TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: January 18, 2017  
 Rondout Municipal Center, 1915-1925 Lucas Avenue  
 Meeting Room M-1  
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Kris Lovelett	Present
Todd Natale	Present
Laura Shabe by Elisa Tinti	Present
Kathleen Hawk	Present (7:05 p.m.)
Larry Ricci	Present
Mary Collins	Present
Dan Proctor	Present
Elisa Tinti for Laura Shabe	Present

Also present was Planning Board Consultant Bonnie Franson of Nelson, Pope & Voorhis, L.L.C.

A quorum being present, Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:00 p.m.

Chairman Richard Lanzarone introduced and welcomed the newest members of the Planning Board – Elisa Tinti as an alternate and Laura Shabe as a member – making reference to their credentials and experience being brought to the Board.

### **Pending Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
<b>Salvatore &amp; MaryEllen Bafumo</b>	Todd Natale	3- Lot Subdivision	338-354 Woodland Road	A-3	61.1-1-26	Application review, SEQRA review, classify, needs Neg Dec & PH

Morgan Decker, survey technician of Medenbach & Eggers, P.C., as well as the applicants, Salvatore and MaryEllen Bafumo was present on the application and provided the Board with an update to the proposed subdivision plan. Member Todd Natale provided the Board with the current status of the application. Responses to referrals from the Fire Department, Highway Department, Ulster County Planning Board and Central Hudson had been received and Member Natale wished to address the Central Hudson easement in more detail. Mr. Bafumo responded with an explanation as to what had transpired with Central Hudson, Planner Franson indicated that a map note may be warranted since the issue was that the primary isn't on Lot 1 or 2 and that a map note that an easement would be provided from Lot 1 or Lot 3 and it would be handled at the point that a Building permit may be applied for and an easement would be needed at that time. It was determined that a map note was needed which indicated that an easement would originate from Lot 3 to provide power to Lot 2. The Board indicated that the existing pole numbers should be included in the map note and the Deeds should reflect that Grantor allowed for sufficient easements as necessary for Central Hudson to provide power from Lot 3 to Lot 2.

Planner Franson recommended standard wetland map note to be on map rather than delineating wetland and that the final map be entitled "final" rather than "sketch" as conditions to approval.

**Chairman Lanzarone called the Public Hearing to order at 7:22 p.m.** There being no persons present to comment on the application, the Chairman called for a motion to close the Public Hearing. Upon motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

Draft Resolution was displayed for review by the Board and conditions were specified within the body of the Resolution. Upon motion of Vice Chairman Steve Wood, seconded by Todd Natale and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**New Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Gore & Haller LLA	Kathleen Hawk	Lot Line Adjustment – Different owners	382 & 400 Chestnut Hill Road, Stone Ridge	A-3	61.2-1- 28, 61.2-1- 29.300 & 61.2-1- 29.200	New Application

Michael and Alice Haller were present on the application as well as Morgan Decker on behalf of Medenbach and Eggers, P.C. Planner Bonnie Franson covered the content of her review (annexed hereto as “Haller/Gore Review”). Mr. Haller confirmed that the applicants are not proposing any land disturbance at this time. The Board explained the importance of the SEQRA review and the impact actions have on sensitive species. Based upon the applicants’ assertions, the Board was willing to issue a waiver regarding the archeological study but that a map note would be required that any future disturbance would require the applicant to revisit the Planning Board prior to the issuance of any building permit. The Board went on to indicate that the “bat note” would also be required as a note to the map and to be made a condition of approval.

Upon review of the Draft Resolution, **Chairman Lanzarone called for a motion** to issue determination that the application met the requirements as a Lot Line Adjustment. Upon motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Chairman Lanzarone called for a motion** to classify the application as an unlisted action under SEQRA. Upon motion of Member Larry Ricci, seconded by Member Kathleen Hawk and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Chairman Lanzarone called for a motion** to issue a Negative Declaration. Upon motion of Vice-Chairman Steve Wood, seconded by Member Kathleen Hawk and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye

Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Chairman Lanzarone called for a motion** to approve the application for a Lot Line Adjustment. Upon motion of Member Todd Natale, seconded by Member Kathleen Hawk and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Pre-Application Review – New Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Applestone Meat Company High Falls Facility	Dan Proctor	Site Plan Amendment	2452 Lucas Turnpike	I1	69.4-1-58.110	New Application

Applicant Samantha Goffke and agent Mark Styker (real estate agent). Member Dan Proctor was lead on the application and had compiled a list of question to pose to the applicant which questions included the hours of operation, parking requirements, garbage removal, proposed and existing lighting and adequacy of water supply sufficient. The Board noted that a Long EAF

would be required to be submitted. Vice-Chairman Wood noted the close proximity of the site to the Rail Trail and raised matter of landscaping plan requesting that it be part of the site plan. The applicant stated that no modifications to the exterior of the structures was being proposed.

Planner Franson provided a review of her written comments (annexed hereto as “Applestone Planner Review”). Discussion took place with regard to the Town Code and the allowance of food processing and restrictions.

**Chairman Lanzarone called for a motion** to approve the October 19, 2016 Minutes. Upon Motion of Alternate Mary Collins, seconded by Member Kathleen Hawk and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Chairman Lanzarone called for a motion** to allow for a 90-day extension for which applicant in the Stone Gate Subdivision to be allowed time to comply with remaining conditions of approval. Upon Motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Chairman Lanzarone called for a motion** to supplement the Escrow in the Stone Ridge Clock Tower Shoppe site plan application. Upon Motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 0 members being absent, a motion was carried unanimously to request a \$3,000.00 supplement to the applicants' escrow by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe by Elisa Tinti	Aye
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye

Discussion regarding the requirements of 2' contours on maps reviewed and approved by the Planning Board was discussed and it was agreed that the matter would be placed on the February Agenda for discussion.

**Upon Motion** of Member Kris Lovelett, seconded by Member Larry Ricci, the meeting of the Marbletown Planning Board was adjourned at 8:44 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 1<sup>st</sup> Day of February, 2017

Minutes Approved on: February 15, 2017



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## APPLICATION REVIEW - TOWN OF MARBLETOWN PLANNING BOARD

### APPLICANT/OWNER/PROJECT ID

**Applicants:** Kenneth and Lynne Gore and Michael and Alice Haller

**Landowners:** Same

**Name of Development:** Lot Line Adjustment for Lands of Haller & Gore

### SITE LOCATION AND ZONING

**Street Address and Jurisdiction, Tax Map Number (Section/Block/Parcel) and Acreage:**  
382 Chestnut Hill Road (61.2-1-28 - Haller), 400 Chestnut Hill Road (61.2-1-29.300, Gore),  
Chestnut Hill Road ( 61.2-1-29.200, Haller & Gore), Stone Ridge, NY.

Parcel	Before LLA	After LLA	Change
61.2-1-28	16.53 ac	19.46 ac	+2.93 ac
61.2-1-29.300	7.07 ac	11.22 ac	+4.15 ac
61.2-1-29.200	7.08 ac	0.0 ac	-7.08 ac
	30.68 ac	30.68 ac	0.0 ac

The result of the lot line adjustment is that the total number of lots will be reduced from three to two lots.

**Zoning District:** A-3

**Agricultural District?:** No **Historic District/Archaeo. Sensitive Area?:** Yes, archaeological areas are located to the rear of the lots.

### DESCRIPTIONS AND APPROVALS

**Project Summary:** Applicants propose lot line adjustment that would eliminate lot 29.2 (the middle lot of the three lots).

**Preliminary SEQR Classification:** Unlisted Action (to be confirmed by Planning Board).

**Planning Board Approval(s):** Lot line adjustment.

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

### DOCUMENTS REVIEWED

**Plan:** Map showing Lot Line Adjustment between Lands of Gore and Haller, prepared by Medenbach & Eggers, PC, last revised December 1, 2016.

**Floor Plans/Architectural Plans:** Not applicable.

**PRE-APPLICATION MEETING:** No.



## **ON-SITE NATURAL CONDITIONS/IMPROVEMENTS & OCCUPANCY**

**Topography:** Moderate to steeply sloping with flatter areas close to Chestnut Hill Road.

**Soils:** BOD, Bath-Nassau-Rock outcrop complex, hilly; LNB, Lordstown channery silt loam, 3 to 8 percent slopes; LOC, Lordstown-Arnot-Rock outcrop complex, sloping; NbF, Nassau-Bath-Rock outcrop complex, very steep.

**Vegetation and Habitat:** As per USGS ecosystems data, northeastern Interior dry-mesic oak Forest and Laurentian-Acadian Acidic Cliff and Talus. Lawn areas associated with two single family dwellings.

**Streams, Wetlands, Flood Hazard Zones** None.

**Existing Structures on Site:** Single family residential dwellings on lots 29.3 and 28, with associated accessory structures. Middle property, Lot 29.2, is vacant.

## **APPLICATION/MAP COMMENTS**

1. Procedure. As this is a lot line adjustment map, the following procedures apply:
  - Determine if the application qualifies for lot line adjustment, and pass resolution;
  - Conduct SEQRA review;
  - Determine whether GML review required (if this is determined to be lot line adjustment, no referral is required);
  - The Planning Board requests that the applicant to submit the revised deeds for review.
2. All information set forth in Section 169-17 of the subdivision regulations must be submitted. Please note the following:
  - The well and septic on the two developed lots are shown.
  - Outline of existing structures are shown.
  - Driveways are shown.
  - A bulk table showing dimensional requirements applicable to the A-3 zone is provided.
3. Road reservation note. The standard Town road reservation note should be added to the map.
4. Disturbance. The applicants should confirm that disturbances to the lands are not proposed, as portions of the property are in an archaeologically sensitive area and habitat for listed species is present as well.

## **SEQRA COMMENTS**

1. Classification of action. The application appears to be an Unlisted action. The Planning Board can conduct SEQRA uncoordinated review. A short form EAF has been submitted.

2. Based on review of the EAF, the following comments are raised:

- a. 13.a – the EAF indicates a wetland is present on site, but based on aerial photos, National Wetland Inventory and NYSDEC mapping, wetlands are in close proximity to, but not located on, the parcels.
- b. 15 – the EAF indicates that a listed species is potentially present on the project site. It is important for the applicant to state for the record that disturbances are not proposed. It is unknown which potential species may be present. Given the prevalent habitat, it is likely to be listed bat species.

Once the EAF is revised, if necessary, the applicant's agent should sign the EAF form.

**Date of Review:** January 16, 2017.



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To: Richard Lanzarone, Planning Board Chairman  
Members, Marbletown Planning Board

From: Bonnie Franson, AICP CEP, PP

Date: January 18, 2017

Re: Applestone Meat Company – Pre-Application Review

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I am in receipt of the following:

- Site Plan for the Food Processing Facility for Applestone Meat Company, prepared by Medenbach and Eggers, prepared January 5, 2017.
- Short EAF, dated January 5, 2017.
- Site Plan Application.

Preliminary Comments

1. Lot 1. The application indicates that Lot 1 will be used, but the plan that was submitted identifies both lots as Lot 2. It should be clarified – which buildings are being used? From the previous application, I believe Lot 1 is along the trail.
2. SEQRA. The proposed project is in close proximity to the Rest Plaus Historic District. As a result, it would be a Type I action, and requires a long Environmental Assessment Form.
3. GML Review. The action will require referral to the Ulster County Planning Department, once the Planning Board determines the application and site plan are sufficiently engineered to transmit.
4. Woodman Site Plan. The Planning Board should review the previous application, to determine the extent to which data are available regarding the previous application. For example, I believe a cultural resource and ecological surveys were prepared for that previous application.
5. Narrative. The site plan should be accompanied by a narrative that explains the proposed operation of this industrial use. Specifically, the narrative should address:
  - Hours of Operation.
  - Specific processes that will be conducted – what is encompasses in “meat processing”?
  - Determination as to the demand placed on any existing septic and water supply system – what demand will be placed on them from the operations?
  - How many employees will work at the facility, and will it be in shifts?
  - Discussion of potential odor and noise emanating from the operations.

- Parking demand, location of parking, and split between truck and vehicular trips.
  - Building modifications – will there be any?
  - Will there be any exterior storage or improvements? Specifically, the building adjoins Town of Marbletown land, intended as a rail trail, and any storage may need to be screened to block views.
  - Waste disposal and location of waste storage.
  - Rodent control, if required.
  - Any need for lighting, including security lighting.
6. Performance standards. The application will need to include evidence that it will comply with all standards set forth in Section 200-40 of the Zoning Law.
7. Existing site conditions. The site plan should delineate the existing vegetative line, and existing topography, in addition to the wetland.
8. Parking. A parking demand analysis will need to be added to the plan.
9. Owner. While Sue Orange indicates she is the owner, the Ulster County GIS indicates the owner is Notorange, Inc. The authorization letter should specifically indicate that she is a principal or owner of Notorange, Inc.