



TOWN OF MARBLETOWN PLANNING BOARD MEETING MINUTES

Date: August 16, 2017

Rondout Municipal Center, 1915-1925 Lucas Avenue
Meeting Room M-1
Cottkill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Kris Lovelett	Present
Todd Natale	Absent
Laura Shabe	Absent
Larry Ricci	Present
Dan Proctor	Present
Elisa Tinti (Alternate for T. Natale)	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.

The Public Hearing relative to the Brickner 3 Lot Subdivision was called to order at 7:03 p.m. Chairman Lanzarone called for any person to be heard on the application and hearing no one, the **Chairman then called for a motion to close the Public Hearing.** Upon Motion of Vice Chairman Steve Wood, seconded by Member Dan Proctor and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood (Vice-chairman)	Aye
Kris Lovelett	Aye
Laura Shabe	Absent
Dan Proctor	Aye

Larry Ricci	Aye
Elisa Tinti (alternate) for Todd Natale	Aye

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Paul & Eileen Brickner	Larry Ricci	3 Lot Minor Subdivision	24 Stillwater Road	A-3	54.2-1-36.112	Review draft Resolution of approval with conditions after Public Hearing

Paul and Eileen Brickner, as well as their daughter and son-in-law and Attorney Mark Serino were present on the application.

The Board was in receipt of a review from Joseph Mihm, P.E. of Brinnier and Larios, P.C., engineering consultants to the Planning Board, who raised numerous issues with the proposed Subdivision and layout with regard to Storm Water Prevention and Erosion Control as well as the driveway construction and detail (attached hereto as Engineer Mihm's Report). It was noted that issues raised were not new and had been discussed previously. Because there was under five (5) acres of disturbance proposed, an erosion and sediment control plan was needed, not a full-blown analysis except that Engineer Mihm would like appropriate drainage improvements in place relative to the driveway. Discussion ensued with regard to what had been previously requested and what was depicted on present map with the determination that, although the map was dated March 27, 2016, it was the last map brought into the office on June 14, 2017 and certain revisions had been made (ie. Bat note and "no blasting" notation"). The revision date had merely not been updated.

The Board was also in receipt of a letter from Building Inspector Dave Allen (attached hereto as Allen Letter) who had spoken with the Vly Atwood Fire Chief Kelleher. Chief Kelleher made two (2) specific requests for the layout of the driveway relative to access by fire apparatus.

The Board indicated that if the Applicants' Engineer was able to make all necessary revisions and address comments of Planning Engineer Mihm and Fire Chief prior to the next regular scheduled meeting, the Planning Board would provide a special meeting to accommodate the applicants in concluding review of this application. It was noted that an official letter would be provided to the Applicants noting what was expected and the Applicants were directed to have their Engineer consult with Engineer Joseph Mihm, adding that it would be beneficial to have their Engineer Bob Travis present at the next meeting.

Action Items:

Chairman Lanzarone called for a Motion to approve the Minutes of July 19, 2017 and July 27, 2017. Upon Motion of Member Dan Proctor, seconded by Member Kris Lovelett, and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood (Vice-chairman)	Aye
Kris Lovelett	Aye
Laura Shabe	Absent
Dan Proctor	Aye
Larry Ricci	Aye
Elisa Tinti (alternate) for Todd Natale	Aye

Upon Motion of Vice Chairman Steve Wood, seconded by Member Larry Ricci, the Meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 17th Day of August, 2017

Minutes Approved on: October 18, 2017

DENNIS M. LARIOS, P.E.
Lic. No. 58747

CHRISTOPHER J. ZELL, L.L.S.
Lic. No. 49629

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August 16, 2017

Mr. Richard Lanzarone, Planning Board Chairman
Town of Marbletown
Town Hall, P.O. Box 217
Stone Ridge, New York 12484

RE: Site Plan Review
Brickner Subdivision
Town of Marbletown

Dear Chairman Lanzarone and Planning Board Members:

As requested, our office reviewed the site plans for the proposed Brickner Three Lot Subdivision located off of Stillwater Road in the northwest portion of the Town of Marbletown. The project is a further subdivision of a 20.73 acre parcel identified with SBL# 54.2-1-36.112 which has one single family residential building. The following documents were reviewed:

- 4 drawing set titled Map of Subdivision of Lot 1, 2 and 3, Paul and Eileen Brickner prepared by Travis Engineering PLLC dated March 26, 2017 (Sheets S1, S1.1, S2 and S3)

Our review was focused on the stormwater and roadway details of the project. The site plan layout and zoning details are being reviewed by the Town Planner. The sanitary wastewater disposal details of the project will be reviewed and approved by the Ulster County Health Department. Our comments are as follows:

Stormwater

1. The proposed project is a single family residential subdivision that will involve the disturbance of more than one acre of land but less than five acres and with less than 25% impervious cover at total site build-out. As such, the project must apply for and obtain coverage for stormwater discharges from construction activity under the NYSDEC SPDES General Permit No. GP-0-15-002. A SWPPP which gives erosion and sediment control details will need to be submitted that includes the following items:
 - a. A narrative that describes the project features and presents the amount of impervious surface that will be created (roof and gravel driveways/road);
 - b. A completed Notice of Intent (NOI) Form;
 - c. A full copy of the General Permit No. GP-0-15-002;
 - d. Contractor Certification page;
 - e. Weekly Inspection Form. Note, weekly inspection reports should be submitted to the Town Stormwater Officer electronically each week;
 - f. MS4 SWPPP Acceptance Form.
2. List the Area of Disturbance on Lot 1 for the road widening and road construction work.
3. The SWPPP called for in Comment 1 above, should provide an evaluation of any changes in the rate of runoff between the existing undeveloped site conditions and the developed site. Section 169-48E of the Town Subdivision regulations calls for the developed site to not increase the rate of runoff of the existing conditions. Please provide an evaluation which demonstrates that the proposed development will not impact downstream properties.

Engineer Mihm's Report

4. An Erosion and Sediment Control (E&SC) Plan should be submitted which shows the location of the stabilized construction entrance, silt fencing and any other E&SC measures. If the proposed common/shared driveway will be built separately from the Lot 2 and Lot 3 construction activities, provide E&SC details for each phase of work.
5. Provide a stabilized construction entrance detail.

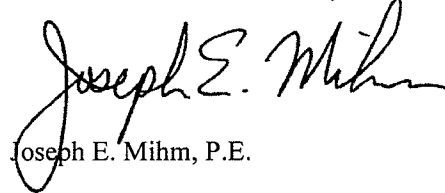
Roadways

6. The proposed common driveway does not comply with the following Section 206-41 Private Rural Road Standards minimum requirements:
 - a. Right-of-Way of at least 50 feet. The plans do not show any right-of-way limits. Add this to the drawing. The limit of disturbance line appears to indicate clearing of a 45 feet wide path which meets and exceeds the 25 feet minimum clearing requirements.
 - b. Drainage detail. Road swale grading details and/or roadway culvert information is not shown. Please provide.
 - c. Grade shall not exceed 12%. From approximately Station 14+25 to approximately Station 16+50 the Access Road Centerline Profile appears to have a slope of more than 17%. At locations where the road slope is 8% or greater, the roadside swales should be riprap lined or lined to prevent erosion.
 - d. Foundation Course not less than 12 inches. The Access Road Section does not show any foundation course.
 - e. Emergency vehicle turnarounds. The turnaround near Station 11+50 and Station 18+50 are 25 feet wide and approximately 40 feet long. Typically a hammerhead length of 100 feet to 125 feet is provided. The Fire Chief should be consulted to specify the minimum length of the hammerhead for turning around emergency vehicles.

We recommend that the Applicant address the comments given above and provide updated submittals to the Planning Board for review and acceptance. Please do not hesitate to contact this office, with any questions or concerns.

Respectfully submitted,

BRINNIER AND LARIOS, P.C.



Joseph E. Mihm, P.E.

cc: Dennis Larios, Brinnier & Larios
Bonnie Franson, Nelson, Pope & Voorhis, LLC
George Dimler, Highway Superintendent
Town of Marbletown Stormwater Officer



Marbletown Building & Safety Office

P. O. Box 217 Stone Ridge, NY 12484
1925 Lucas Avenue, Cottekill, NY 12419
(845) 687-7500 x 3 email: building@marbletown.net

August 15, 2017

Richard Lanzarone
Chair
Town of Marbletown Planning Board
1925 Lucas Avenue, Cottekill, NY 12419

Re: Paul and Eileen Brickner subdivision, Stillwater Road , Marbletown, NY

Dear Mr. Lanzarone:

I met with Chief John Kelleher, of the Vly Atwood Fire Department concerning the above referenced subdivision and fire department access to the three lots shown on the site plan. In order to better coordinate fire department operations Chief Kelleher has requested the following:

- 1.) A pull off of sufficient length to accommodate one piece fire apparatus located midway off of the main driveway.
- 2.) Cul-de sac's at the ends of each individual driveway to provide sufficient space to turn around fire apparatus.

If I can be of any other assistance feel free to contact me at the Marbletown Building Department.

Respectfully,

A handwritten signature in black ink, appearing to read "David Allen", followed by a long horizontal line.

David Allen
Building Inspector
Town of Marbletown

Allen Letter