



## TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: January 17, 2018  
 Rondout Municipal Center, 1915-1925 Lucas Avenue  
 Meeting Room C-4  
 Cottekill, New York 12419

Dan Proctor (Chairman)	Present
Steve Wood (Vice-Chairman)	Absent
Kris Lovelett	Absent
Todd Natale	Absent
Laura Shabe	Present (7:04 p.m.)
Larry Ricci	Present
Max Stratton	Present
Dave Cobb (Alternate)	Present

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

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

Chairman Dan Proctor introduced new member Max Stratton and new alternate member Dave Cobb to the Planning Board and introduced himself, iterating that the goals for the future of the Planning Board were to effectively balance the needs of the community with the processes of the Planning Board to achieve said goals.

### Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Robert Rones & Gillian Redfern Rones	Dan Proctor	LLA – 2 Lots	16 School House Road	R-1 & R-3	70.3-6-4.121 & 70.3-6-2	Application review; rec'd High Falls Water District & Highway Responses; draft Neg Dec & Resolution review

Robert Rones & Gillian Redfern-Rones were both present. A review of what had been submitted to date and what may still be needed was provided.

**Chairman Dan Proctor called for a Motion to classify the action as a Type I action under SEQRA.**

Upon Motion of Member Larry Ricci, seconded by Member Laura Shabe, and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

The proposed Negative Declaration was displayed for review. Upon conclusion, **Chairman Proctor called for a motion to make a determination that the action qualified as a lot line adjustment.** Upon Motion of Member Max Stratton, seconded by Member Larry Ricci, and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

Thereafter, **Chairman Proctor called for a motion to adopt the Negative Declaration.** Upon Motion of Member Max Stratton, seconded by Member Larry Ricci, and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent

Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

The Resolution as drafted was presented and the **Chairman called for a Motion to adopt the Resolution.** Upon Motion of Member Laura Shabe, seconded by Alternate Member Dave Cobb, and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

Conditions included providing a mylar and 6 copies for signature and proof that an application had been filed for alterations with the Building Department.

**Pending Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Donald Brewer, PLS o/b/o Nancy Janicke, Administratrix	Todd Natale	Zajkowski 4 Lot Subdivision	299-300 Vly-Atwood Road	A-3	70.3-6-4.121 & 70.3-6-2	SEQRA Review, schedule Public Hearing

Hudson Bielecki appeared on behalf of Brewer Land Surveying. Concerns of Board were discussed which included the concern that the limits of disturbance were too restrictive and discussion as to why it had been depicted as thus. The Board indicated that limits of disturbance needed to be increased to accommodate landscaping, addition of porch, etc. and avoid potential for issue with application before the Building Department in the future. Question was raised as to why the limits of disturbance were so restrictive and the concern for the need for a SWPPP and what thresholds that triggered SWPPP actually were.

It was confirmed that 5' contours were shown and there were closer intervals depicted in areas of disturbance. It was noted that 2' contours would be necessary in steep slope areas that were going to be disturbed.

Concerns of Member Shabe and the running stones was discussed in detail. A substantive discussion took place between members of the Board regarding archeological surveys and SHPPO. Chairman Proctor noted that the absence of confirmation of the discovery of artifacts in the area and the proposed limited amount of disturbance warranted allowing the applicant to move forward without an archeological study, and he was not inclined to burden the applicant with the additional cost and time to conduct same. Although the State had not listed the property located in an archeologically sensitive area, it was agreed that a condition could be made that would limit the areas and disturbance of the stones to only take place in areas where septic needed to be installed. It was agreed that minimal disturbance and a rebuild of the wall when possible could take place. Mr. Bialecki confirmed that prior Board of Health approval of the septic for each lot had been obtained.

EAF Part I previously provided to Board was displayed for final review. Action on Negative Declaration was reserved until the next meeting prior to the Public Hearing to review limits of disturbance and revised maps to be submitted.

**Chairman Proctor called for a Motion to classify the action as Unlisted under SEQRA.**

Upon Motion of Member Larry Ricci, seconded by Alternate Member Dave Cobb, and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

**Chairman Proctor motioned to schedule a public hearing on the application for February 21, 2018,** seconded by Member Max Stratton, and the affirmative vote of 4 members, 1 alternate members, the

negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

The Planning Board secretary was directed to issue a letter to the ZBA (after review by the Board) with regard to the Brownlie Special Event application pending before that Board and the relevance of conditions that had been attached to an approval by the Planning Board of a lot-line adjustment from 2017.

Chairman Proctor made motion to approve Minutes of December 20, 2017, seconded by Member Larry Ricci and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent
Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

**Member Larry Ricci motioned to close escrow in the Atwood Acres application** which had a \$0.00 balance, seconded by Chairman Dan and the affirmative vote of 4 members, 1 alternate members, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Absent

Laura Shabe	Aye
Todd Natale	Absent
Max Stratton	Aye
Larry Ricci	Aye
Alternate Dave Cobb for Todd Natale	Aye

Upon Motion of Member Max Stratton, seconded by Member Larry Ricci, all members in agreement, the meeting was adjourned at 7:16 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 30<sup>th</sup> day of January, 2018

Minutes Approved on: February 21, 2018