



TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: April 20, 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	Present
Todd Natale	Present
Kristopher Lovelett	Present
Kathleen Hawk	Present 7:20 p.m.
Larry Ricci	Absent
Mary Collins (Alternate o/b/o Steve Wood)	Present- 7:20 p.m.

Also present was Planning Board Consultant Bonnie Franson,

Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:05 p.m.

New Application(s):

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Maxwell Stratton	Sylvia Ricci	Lot Line Adjustment	494 County Route 2, Accord & 231 Cherry Hill Road	A-3	61.3-2-62, 61.3-2-49; 61.3-2-38.113 & 61.3-2-38.111	Proposed map and EAF submitted on 3/30/16

Pending Application(s):

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
McClatchy/ Weiss	Todd Natale	2 Lot Subdivision	262 County Route 2	A-3	69.1-5-10	SEQRA review, schedule Public Hearing

Member Todd Natale brought the Board up-to-date with regard to the application noting that the responses from the Ulster County Planning Board, SHPPO and County Health Department had been received.

Upon review of the Long EAF Part I and the potential environmental impacts contained in Part II, III and a review of the proposed Resolution **Member Todd Natale called for a motion** to issue a Negative Declaration. Upon motion of Member Kathleen Hawk, seconded by Member Kris Lovelett, and the affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

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

Member Todd Natale called for a motion to schedule a public hearing on May 18, 2016. Upon motion of Member Kris Lovelett, seconded by Member Sylvia Ricci, and the affirmative vote of 6 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 1 Members being absent, a motion was carried unanimously by the following vote:

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

It was noted by the Board that, barring an adverse outcome at the public hearing, conditions of approval would include Department of Health approval, transmittal (letter) demonstrating that the filing of the CPS 7 with the Department of State had taken place, proposed deed descriptions and a revised map note with regard to mitigation of bat habitat (to be provided by the Planning Secretary).

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Stone Gate Subdivision	Larry Ricci	4 Lot Minor Subdivision	Atwood Road	A-3	54.1-12-2	Revised maps submitted, SEQRA review and classification

In the absence of Member Larry Ricci, Chairman Lanzarone reviewed progress of the application and asked that the comments of the Town Engineer Joe Mihm be reviewed.

Applicant Mark Usvolk and **Andrew Willingham, P.L.S.** were present and Mr. Willingham provided responses to Mr. Mihm's recommendations. Request was made by Board for Secretary to refer the application to the Fire Department including modifications to the SWPPP. Member Todd Natale volunteered to effectuate the review with Vly Atwood Fire Chief since he was a volunteer with the Fire Department. Mr. Willingham stated that **Tim McGrane** of the UC Department of Public Works had conducted a preliminary review and a letter would be provided. The response of the Ulster County Planning Board was reviewed by the members of the Board.

Planner Franson discussed the findings of her site visit and the presence of old existing foundation(s) on the property. Planner Franson indicated that SEQRA may not be able to be concluded until the application had been referred to SHPPO. Discussion determined that the foundations were located far from the limits of disturbance and would have not impact.

Member Kris Lovelett addressed issues relative to the wetlands and maps were exhibited for review in particular, Lot 2, which included streams. Member Kris Lovelett noted that a wetland specialist may be consulted to provide satisfactory evidence that the work conducted would not disturb the wetland area. Mr. Willingham inquired as to how the area(s) of disturbance should be depicted as to how they relate to the wetlands. Member Kris Lovelett indicated that the SWPPP modifications should be simultaneously forwarded to the Ulster County Planning Board, Ulster County Highway Department and the Vly Atwood Fire Department. It was determined that to conclude SEQRA, the applicant needed to adequately address the issues including responses to Engineer Mihm's comments relative to SWPPP and County Planning and Ulster County Department of Public Works' comments in addition to notes relative to wetlands and archeological issues.

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Ballincurry Builders Inc.	Steve Wood	5 Lot Major Subdivision	Canary Hill Road	A-4	55-1-3.22	SEQRA review and classification

Engineer Louis DuBois and applicant Walter Heenan were present on the application.

Member Kathleen Hawk was excused at 8:45 p.m.

April 13, 2016 review of the revised SWPPP of Engineer Joe Mihm which recommended that the SWPPP and driveway details be accepted by the Board. Planner Franson noted that of concern were the building envelopes and the limits of disturbance which may become a condition. The Board determined that both were available as separate plans.

The Board reviewed the Short EAF Part II and III noting that "8." of the Short EAF Part II was answered in the negative based upon conditions that were to be part of the final approval.

Members of the public were present and the process relative to their comments and the public hearing were delineated. The Board suggested that F.O.I.L. requests were available for records filed that were of concern. Chairman Lanzarone noted that although this was not a public hearing, comments received from the members of the audience relative to the Ballincurry application were taken under advisement. Neighbors voiced concerns with regard to their wells to which it was noted that, based upon aquifer study, wells would be 500'. The depth of wells and supply of water was at issue but it was noted that the water under the property was the possession of the property owner and that a shared water supply was not part of the proposed plan.

Chairman Richard Lanzarone called for a motion to issue a negative declaration. Upon motion of Member Todd Natale, seconded by Member Kris Lovelett, and the affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

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

Chairman Richard Lanzarone called for a motion to schedule a public hearing on May 18, 2016. Upon motion of Member Kris Lovelett, seconded by Alternate Member Mary Collins, and the affirmative vote of 4 members, 1 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	Absent
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Absent
Todd Natale	Aye
Mary Collins (Alternate)	Aye

Richard Lanzarone called for a motion to approve the March 16, 2016 Minutes. Upon Motion of Sylvia Ricci, seconded by Member Kris Lovelett and the affirmative vote of 5 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion scheduled a Public Hearing on May 18, 2016 was carried unanimously by the following vote:

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

Discussion relative to change of subdivision requirements to depict 2' contours was put off until Member Steve Wood could be present.

Upon Motion of Member Sylvia Ricci, seconded by Member Kris Lovelett, the meeting was adjourned at 9:34 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 18th Day of May, 2016

Minutes Approved on: June 15, 2016