

**PLANNING BOARD
TOWN OF MARBLETOWN
ULSTER COUNTY
COTTEKILL, NEW YORK
(845) 687-7500 Ext. 171**

MINUTES OF April 17th, 2019 **Regular Meeting** of the Town of Marbletown **PLANNING BOARD**, held at the **Rondout Municipal Center**, Cottekill, NY.

Chairman Proctor called the meeting to order at 7:00PM.

Chairman Proctor asked everyone to stand for the pledge to the Flag.

PRESENT:

Dan Proctor, Chairman
Max Stratton
John Kostides
Harry Hansen

ABSENT:

Steve Wood
Laura Shabe
Larry Ricci

Also present:

Dave Cobb and Sharon Klein, Alternates. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

Mr. Cobb and Mrs. Klein took seats on the Board at 7:04PM.

ACTION ON MINUTES

Mr. Stratton motioned to accept the March Planning Board Meeting Minutes. Ms. Klein seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 3 absent

APPLICATIONS

Fuhrman Subdivision – Continued Application

Isaac Fuhrmann – Point Person – Larry Ricci

Proposes 3-lot Minor Subdivision

Located at 7 Ricci Road, Accord, Zoning District – A-3. SBL: 60.4-1-27.12

SEQR: Unlisted Action – Negative Declaration 1/16/19

Bill Eggers was present on behalf of the application.

Chairman Proctor explained the history of the proposed subdivision to the Board and the members of the public. He noted that several of the owners of adjoining lots and expressed concern about the environment impact of the subdivision. He stated that the Board takes everything into consideration when reviewing applications. He explained the letter the Board had received regarding the driveway from Peak Engineering. He spoke about the Wetlands and the Department of Environmental Conservation (DEC) and his communications with the applicant and the DEC.

Chairman Proctor read letters from the public that were received from the Gibson Family and Mrs. Chrissy.

The Board discussed having a road maintenance agreement drafted for the proposed lots and to finalize communications with the DEC as the letter from Peak Engineering stated as well.

Mr. Stratton asked about the size of the wetlands by the driveway.

Mr. Eggers stated that it was less than a 10th of an acre.

Mr. Stratton stated that if all the conditions with the driveway are met (adding the culvert) it should resolve and improve the water situation.

The Board all agreed with Mr. Stratton's statement.

The Board discussed when the driveway should be brought up to specifications. They debated between before the building department gives a Certificate of Occupancy to the homes when they were built or before the property was sold.

Mr. Cobb voiced concern if the roadway was adequate to have the driveway fixed.

The Board discussed having Peak Engineering conduct another site visit and review the existing roadway to ensure that its condition was sufficient to support future upgrades required in the site plan.

Mr. Cobb motioned to have Peak Engineering conduct a site visit and review the road as it is.

Ms. Klein seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 3 absent

There was no further discussion from the Board.

PB2019-01SPA – New Application

Christ the King Episcopal Church – Point Person – TBD

3021 State Route 2013, Stone Ridge, NY. SBL: 69.8-2-15. R-3 Zoning District. 4 +/- Acres.

Proposes 1,200 Sqft addition and new 68 space parking lot.

Matt Towne, Engineer and Allison Quin, representative was present on behalf of the application.

Chairman Proctor asked the applicant how many parking spaces were being added.

Mr. Towne stated that they were adding 16 spots bringing the total parking spots to 68 spots. He also added that the Department of Transportation had approved their revised curb cut.

Secretary Davis asked for a copy of the approval letter from the Department of Transportation.

There were no further comments from the Board.

Ms. Klein motioned to close the public hearing. Mr. Stratton seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 3 absent

Findings of the Planning Board with review of the amended application

1. The Planning Board received a zoning referral for a Site Plan approval.
2. A public hearing was held March 20th, 2019. The public hearing was held open until April 17th, 2019
3. The Applicant, Christ the King Episcopal Church, C/O Bob Mansfield, had submitted to the Marbletown Planning Board a Site Plan application for the proposed 1,200sqft addition to the church, new parking lot, new lighting and new landscaping, and
4. The Planning Board subsequently reviewed the Short Environmental Assessment Form Part 1, dated, 2/6/19. The Board reviewed the Short Environmental Assessment Form Part 2 on 2/28/19 and declared a Negative Declaration.

5. The Planning Board is further in receipt of a Sketch Plan dated 2/6/19 and a Landscaping Plan on 2/6/19 that was prepared by Willingham Engineering.
6. The septic system and water supply for the proposed project are subject to approval by the Ulster County Department of Health.
7. The Planning Board referred the application to the Ulster County Planning Board. The Ulster County Planning Board responded with *"No County Impact"*
8. During the public hearing neighbors raised concern with the flow of water from the new parking lot due to neighboring parcels already having flooding issues. The Board and Applicant Engineer believed it would not cause more or increase the flooding issue.

Draft findings were prepared by the Board and were read and discussed by the Planning Board at a public meeting.

Adopted April 17th, 2019

RESOLVED,

The Town of Marbletown Planning Board grants Site Plan Approval to Christ the King Episcopal Church for the lands situated at 3021 State Route 213, Stone Ridge, NY, known as SBL: 69.8-2-15, and located in the 'R-3' zoning district for a 1,200sqft addition, new parking lot, new landscaping and new lighting.

The Site Plan dated February 6th, 2019 is approved with the following conditions.

CONDITIONS of APPROVAL for the APPLICATION:

- 1.) Payment of all outstanding fees to be paid in full prior to signature on Subdivision Plat.
- 2.) Obtain NYSDOT Driveway Permit Approval.
- 3.) Obtain building permit from the Town of Marbletown Building Department.
- 4.) Any and all associated map notes added to the plat.

The Town of Marbletown Planning Board further grants the authority to the Planning Board Chairman to certify all conditions have been completed without further resolution and to sign and date the plat at such time.

EFFECT of PRELIMINARY APPROVAL:

1. This Site Plan approval and associated conditions shall be binding upon the applicant and all successive owners of the land so long as such use(s) shall occur.

2. This approval shall remain effective as an authorization to secure the required permits and establish the use(s) for a maximum of one year from this date of approval and be considered null and void unless the applicant shall have submitted written request and the Planning Board shall have adopted such resolution granting an extension and provided the applicant has submitted proof of having diligently pursued the implementation of the plans.

Draft resolution was prepared and were read, discussed and amended by the Planning Board.

Adopted April 17th, 2019, by the following vote:

Ayes: 6 Nays: 0 Absent: 3

Motion made by Mr. Cobb

Seconded by Ms. Klein

OTHER MATTERS:

Secretary Davis explained to the Board the issues with the time of the month the meeting was in regards to the Ulster County Planning Board and having to push applications another month due to not having a response in time.

The Board agreed.

Mr. Stratton motioned to change the regular meeting date to the second Monday of every month. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 3 absent

Secretary Davis explained to the Board that Bill Eggers had asked what they would like him to do for a change of distance for road frontage for the Brown LLA/Subdivision.

The Board agreed to let the road frontage for the lot be 25'.

Ms. Klein motioned to adjourn the meeting at 8:06PM. Mr. Stratton seconded the motion.

All in favor. Motion carried.

6 ayes, 0 nays, 0 abstentions, 3 absent

Respectfully submitted,
Shaye Davis, Secretary

Adopted and accepted, May 13th, 2019