

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

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**MINUTES OF** May 13<sup>th</sup>, 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  
Larry Ricci  
Steve Woods

**ABSENT:**

Laura Shabe

**Also present:**

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

Mr. Cobb took a seat on the Board at 7:04PM.

**ACTION ON MINUTES**

**Mr. Ricci motioned to accept the April Planning Board Meeting Minutes. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 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 stated that Peak Engineering reviewed the driveway and said that the base was okay to build upon. He also stated that they had not received feedback from the DEC again regarding this matter.

Mr. Ricci explained to the public more in detail what they were waiting for from the DEC. He stated that they had asked the applicant to reach out to them 2 meeting's prior.

The Board discussed and agreed not moving forward until they get all the information they have asked for.

Mr. Proctor stated that the changes from Peak Engineering's letter are to be made to the plan and any other changes before moving forward.

Chairman Proctor stated that the Board had received a letter from a neighbor, Mr. Yaffe and that he wanted to make it part of the record.

Members of the public spoke regarding the drainage being handled where the driveway is.

Mr. Eggers stated that the culverts would help, and that the drainage was already happening in that direction.

**Mr. Ricci motioned to set the application as incomplete and wait to move forward until the Board hears from the Department of Environmental Conservation and the United States Army Corps of Engineers. Ms. Klein seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

#### **PB2019-05LLA – New Application**

Greg and Lori Childers

Lapla Road, Kingston, NY. SBL: 64.2-2-54.100. A-4 Zoning District. 51.72 +/- Acres.

Lot Line Adjustment to move lines to be perpendicular, lots would be the same size.

Bill Eggers was present on behalf of the application.

Mr. Eggers explains what the property owner wants to do.

The Board spoke about segmentation as this was a lot from a prior subdivision. They all agreed that this was not segmentation.

Chairman Proctor asked if there were any easements on the property.

Mr. Eggers stated that there were no easements. Just a right of way for the driveway.

The Board told Mr. Eggers to add the bulk table to the map.

**Mr. Woods motioned to accept the lot line adjustment. Ms. Klein seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**OTHER MATTERS:**

**Lead Agency Request – Zoning Board of Appeals:**

The Zoning Board of Appeals sent a lead agency request for CES Marbletown Solar to the Planning Board. The Planning Board discussed the matter.

**Mr. Ricci motioned to give the Zoning Board of Appeals Lead Agency. Mr. Woods seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**Escrow Accounts:**

**Mr. Kostides motioned to give back the monies in the Brickner Subdivision Escrow account and close the account. Mr. Ricci seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Stratton motioned to adjourn the meeting at 7:40PM. Chairman Proctor seconded the motion.**

All in favor. Motion carried.

7 ayes, 0 nays, 0 abstentions, 0 absent

Respectfully submitted,  
Shaye Davis, Secretary

Accepted June 10<sup>th</sup>, 2019