

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

MINUTES OF August 12th, 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
John Kostides
Harry Hansen
Steve Wood
Dave Cobb (7:05PM)

ABSENT:

Maxx Stratton
Larry Ricci

Also present:

Sharon Klein, Alternate. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

ACTION ON MINUTES

Mr. Wood motioned to accept the July Planning Board Meeting Minutes as amended. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

APPLICATIONS

PB2019-02SBD – New Application

High Falls Central, LLC (Quinn)

2 Lot subdivision

107 Main Street, High Falls, NY 12440

Zoning District: B-1, SBL: 70.46-2-3, Acreage: .52

Elizabeth Quinn, owner and her daughter Mia Quinn, were present on behalf of the application.

Mrs. Quinn gave a quick recap of the application and what they were applying for.

Chairman Proctor stated that since the property is in the historic district the Board has to classify the action as a type 1 action and seek lead agency.

Mr. Wood motioned to classify the application as a Type 1 under SEQR. Mr. Hansen seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Wood motioned to seek Lead Agency and send out notice to all involved and interested agencies. Mr. Hansen seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Chairman Proctor explained the Lead Agency process to the applicants before he opened the meeting for public comment.

Philip Russak, a neighbor, stated that he didn't really have a concern with the application but was upset with the notification process. He felt that he should have received the notification earlier than the Saturday before the Monday Planning Board meeting. Shaye Davis, as Secretary, stated that the notice was sent by certified mail 5 days in advance of the Planning Board meeting. Mr. Russak stated that he was also upset with the fact that his name was spelled incorrectly. Ms. Davis stated that she had used the spelling of his name identified by the County.

Neighbor Jim Allred stated that same concern about the late delivery of the notification as Mr. Russak.

Chairman Proctor stated that the board would investigate and if deficiencies were identified in the notification process the board would correct them.

There were no more further questions from the public.

Mr. Kostides motioned to keep the public hearing open. Mr. Wood seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

There was no further discussion.

PB2019-03SBD

John Russell, JR

4 Lot Subdivision (2 lot subdivision & 2 lot line adjustment within mapped subdivision)

Oakwood Drive, Kingston, NY 12401 Zoning District: R-1, SBL: 61.2-4-1. Acreage: 51.2

John Russell was present on behalf of the application.

Mr. Russel updated the Board on the status of the application.

The Board discussed having the house owned by Mr. Shirak and Ms. Obrig parcel, septic and well and any utilities, easements or any other structures.

Mr. Wood motioned to classify the action as a Type 2 under SEQR. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Cobb motioned to set the application for public hearing at the next meeting. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

There was no further discussion.

PB2019-02SPA – New Application

DiDonna Brothers, LLC – Ulster Saving's Bank

James Reynolds, Architect

Amendment to Site Plan Approval 2003

3857 Main Street, Stone Ridge, NY 12484

Zoning District: B-1 SBL: 69.2-5-3.200 Acreage: 6.25

James Reynolds, the architect for the project was present on behalf of the application.

Mr. Reynolds explained the Site Plan to the Board and what they would like to do. He stated that there's no change to the lighting, just new lighting on the porch. They're also getting rid of the parking spots in the front of the bank and leaving 1 for handicap parking. The board determined that there was sufficient parking available. Mr. Reynolds also indicated that the new plans showed an additional drive through teller to accommodate larger vehicles.

The Board discussed adding something to the side and front of the addition to make it look more fitting. They discussed options like a shadow box, bulletin board, window or landscaping. The Board requested the lighting schedule for the application.

Chairman Proctor suggested possible bike racks in front of the bank.

Mr. Reynolds stated that they would have the existing Ulster Savings Bank sign on the front of the addition and the hours of operation sign which they currently have as well. He added that Barry Medenbach from Medenbach and Eggers would be supplying a letter regarding the septic and stormwater but that he did not think there would be that much of a change.

Mr. Wood motioned to classify the application as a Type II under SEQRA. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Wood motioned to refer the application to the Ulster County Planning Board and the local Fire Department. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Wood motioned to set the application for public hearing. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

OTHER MATTERS:

CES Marbletown Solar:

Chairman Proctor gave a recap of the site visit for CES Solar. He stated that it went very well and the concerns from neighbors seemed to have been met.

Secretary Davis stated that the escrow account for CES Marbletown Solar needed to be replenished.

Mr. Kostides motioned to increase the escrow account by \$8,000. Mr. Wood seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Special Meeting:

TOMPB August 12th, 2019
REGULAR MEETING

Mr. Hansen motioned to set a special meeting for CES Marbletown Solar and Hurley Motorsports on Thursday, August 29th at 6:00PM.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Wood motioned to adjourn the meeting at 8:41PM. Mr. Hansen seconded the motion.

All in favor. Motion carried.

6 ayes, 0 nays, 0 abstentions, 2 absent

Respectfully submitted,
Shaye Davis, Secretary

Accepted September 9th, 2019