



## TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: May 18, 2016  
 Rondout Municipal Center, 1915-1925 Lucas Avenue  
 Meeting Room M-1  
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Sylvia Ricci	Present
Todd Natale	Present
Kristopher Lovelett	Present
Kathleen Hawk (represented by Mary Collins)	Present
Larry Ricci	Present
Mary Collins (Alternate o/b/o Kathy Hawk)	Present

Also present was Planning Board Consultant Bonnie Franson,

Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:04 p.m.

### **Public Hearing:**

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,

Applicant Michael McClatchy was present on the application.

The Public Hearing was commenced at 7:08 p.m. and Chairman Lanzarone called upon persons present who wished to address the Board relative to the application.

- 1) Clarence Miller – Concerned with runoff and cutting of the trees. Photographs provided are attached hereto.
- 2) Christy Wilson – read letter to Board relative to her concerns.

The Planning Board revisited the content of the Negative Declaration and the condition contained therein which specified the period of time between October 31<sup>st</sup> and March 31<sup>st</sup> during which time no tree cutting would take place, directing Mr. McClatchy to be mindful of the requirement, noting that downed trees weren't concerned, only those that were standing.

Request made by Board for Medenbach & Eggers to provide an evaluation of the runoff situation and whether mitigation was warranted and if so, what it would be.

**Chairman Lanzarone called for a motion** to close the McClatchy/Weiss Subdivision Public Hearing. Upon Motion of Member Steve Wood, 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 1 Members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Alternate Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

Application was tabled pending determination from Medenbach & Eggers.

Vice-Chairman Steve Wood commenced Ballincurry Subdivision Public Hearing at 7:23 p.m. indicating that a 4-minute limit (changed to 3 minutes) applied with an opportunity for additional comments to be made at the end for those that were not able to complete their comment within that time-frame.

<b>Applicant – Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
Ballincurry Builders, Inc.	Steve Wood	5 Lot Major Subdivision of 38.71 Acres	Canary Hill	A-4	55-1-3-22	SWPP rec'd from Louis Dubois; Review rec'd from Joe Mihm and forwarded to applicants on 3/4/16; Erosion Sediment & Control Plan rec'd 3/9/16

Applicant Walter Heenan, Surveyor Colin Houston, Engineer Lou DuBois and Joe Diamond were present on the application. Mr. Heenan provided an overview of the proposed 5 lot subdivision plan.

The following individuals addressed the Board relative to the application:

- 1) John Harder – concerned with road and wetlands and location of runoff (Lot #1).
- 2) John Kokowsky – issue with proximity of driveway to his home indicating that location of driveway for Lot #2 & #3 came out directly across from his residence.
- 3) Jenny Pleutsch – read written statement attached hereto.
- 4) Walt Gill – indicated that the plan didn't keep with the rural aspect of the Town.
- 5) Darlene Gill – stated that there was a noticeable change in water when additional population was present during Summer.
- 6) James Werner - concerned with runoff issue.
- 7) Daniel Bishop – raised potential traffic issue and safety.
- 8) Roy Judson – concerned with water table and availability of water.
- 9) Mickey Schaffner – runoff issue
- 10) Eduardo Montelli – main concern was safety and water supply.
- 11) Tom Bachener – concerned with flooding issue at bottom of Canary Hill.
- 12) Mike McCreary – concerned with direction of water runoff.
- 13) Walt Gill – readdressed the Board with additional concerns relative to water runoff, sufficient water supply and safety and content of the archeological report.

Archeological Report of Joseph Diamond was projected for discussion. Mr. Diamond provided information relative to the report and confirmed that Dylan Lewis was working for him and performed the shovel tests, which results were contained in Mr. Diamond's report.

Chairman Lanzaone summarized key issues raised at the Public Hearing, suggested that individuals with concerns may review the aquifer study on file with the Town of Marbletown and requested that a written statement from Dylan Lewis (who performed work for Joseph Diamond relative to the archeological report) be provided to the Board.

Member Larry Ricci asked if the Board could make a recommendation to the Highway Department with the concerns raised to which an affirmative response was given.

**Chairman Richard Lanzaone called for a motion** to close the Public Hearing. Upon Motion of Member Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 6 members, 1 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzaone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

Chairman Lanzaone indicated that applications on the Agenda were to be taken out of order.

**Pending Applications:**

<b>Applicant- Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
Stone Gate Subdivision	Larry Ricci	4 Lot Minor Subdivision	Atwood Road	A-3	54.1-121.2	Application Review; SWPPP review

Engineer Andrew Willingham was present on the application and provided an update to the Planning Board and steps taken to address recommendations by Joe Mihm, preservation of the stone foundations and wet area(s).

Board directed that the SWPPP be sent to the DPW and requested that the Planning Secretary prepare a Negative Declaration and Resolution in anticipation of the next meeting.

**Chairman Lanzarone called for a motion** to schedule a Public Hearing for the next regular meeting of the Planning Board at 7:30 p.m. Upon Motion of Member Kris Lovelett, seconded by Member Steve Wood and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

The Board made request of the Planning Board Secretary to prepare a Negative Declaration to be available at the next meeting.

**New Application:**

<b>Applicant – Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
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

Applicant Maxwell Stratton was present on the application and provided an overview of the application to the Board. Planner Franson summarized the content of her report (attached hereto and made a part as “Attachment 1”).

**Member Sylvia Ricci called for a motion to classify action under SEQRA.** Upon Motion of Member Sylvia Ricci, seconded by Member Kris Lovelett and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion to define as an unlisted action was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Chairman Lanzarone called for a motion** determining the environmental impact. Upon Motion of Vice-Chairman Steve Wood, seconded by Member Sylvia Ricci, and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion to issue a Negative Declaration was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Upon Motion** of Member Sylvia Ricci, seconded by Member Todd Natale and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion determining that the plan as presented met the requirements under the Town Code as a Lot Line Adjustment was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Upon Motion** of Member Sylvia Ricci, seconded by Member Todd Natale, and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, the application as presented was approved unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**New Application:**

<b>Applicant – Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
Reynolds, Bash & Gorn	Mary Collins	Subdivision & Lot Line Adjustment	88 Cherry Hill Road /72 Cherry Hill Road	A-3	61.3-3-37.100 & 61.3-3-37.200	New Application

Applicant Peter Reynolds was present on the application and addressed the Planning Board with his proposal. Surveyor Bill Eggers was also present on the application. Planner Franson provided an overview of her findings which resulted from the 4/20/16 daytime review.

Discussion took place in which applicant questioned need for septic approval on 6acre lot that was not presently improved. The Board indicated that the septic layout should be shown on the larger lot for disturbance purposes and that Board of Health approval would be necessary on the smaller 3+ parcel. It was agreed that Chairman Lanzarone and Alternate Member Mary Collins were going to conference call in regard to the CPS 7 requirement.

**Upon Motion** of Member Sylvia Ricci, seconded by Member Steve Wood, and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, the application was classified as an Unlisted action under SEQRA by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**New Application:**

<b>Applicant- Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
Schneller Subd.	Kathleen Hawk	2 Lot Minor Subdivision	75 Bowden Road	A-3	54.3-1-28.100	Application Review; revised maps submitted

Surveyor Terry Ringler and applicant Austin Schneller were present on the application. The Board directed that the revised map, when received, be forwarded to the Ulster County Planning Board.

**Upon Motion** of Vice Chairman Steve Wood, seconded by Member Kris Lovelett, and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, the application was classified as an Unlisted action under SEQRA by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Upon Motion** of Member Kris Lovelett, seconded by Member Todd Natale, and the affirmative vote of 6 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a determination was made



that the application met the criteria to qualify as a Minor Subdivision as set forth under the Town Code by following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**New Application:**

<b>Applicant- Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
Rite Aid #10704	Richard Lanzarone	Site Plan Modification	3852 Main Street	B-1	69.2-5-3.200	Application Review

Surveyor Bill Eggers and Dan Nikolich were present on the application. Mr. Nikolich indicated the proposal included enhancing the columns and painting the efface with a discussion as to colors and dimensions of sign. The Board through Chairman Lanzarone indicated that the original approval required consistency throughout the plaza and that the application presently before the Board did not adhere to the prior approval.

Chairman Lanzarone excused himself at 10:36 p.m. (executing the Oakes/Elliott LLA map prior to his departure).

**New Application:**

<b>Applicant- Board Member Delegate</b>		<b>Application</b>	<b>Location</b>	<b>Zoning District</b>	<b>SBL</b>	<b>Status</b>
Saypol, LLA	Todd Natale	Lot Line Adjustment-same owner	52 Buck Road	A-3	69.2-1-3 & 69.2-3-10	Application Review

Bill Eggers, L.S. was present on the application.

Planner Franson provided a summary of the application proposal.

**Upon motion** of Kris Lovelett, seconded by Member Larry Ricci and the affirmative vote of 5 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 1 Members being absent, a determination was made that the application met the criteria to qualify as a Lot Line Adjustment as set forth under the Town Code by following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Absent
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Upon motion** of Kris Lovelett, seconded by Member Larry Ricci and the affirmative vote of 5 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 1 Members being absent, the action was classified as an Unlisted action under SEQRA by following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Absent
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

The Board reviewed the content of the SEAF and thereafter Vice-Chairman Wood called for a motion to issue a Negative Declaration.

**Upon motion** of Sylvia Ricci, seconded by Member Kris Lovelett and the affirmative vote of 5 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 1 Members being absent, a Negative Declaration was by following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Absent
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

**Vice Chairman Steve Wood called for a motion** to approve the Lot Line Adjustment with standard conditions (revised legal descriptions and mylar & 6 maps copies). **Upon motion** of Todd Natale, seconded by Member Sylvia Ricci and the affirmative vote of 5 members, 1 Alternate Member o/b/o Member Kathleen Hawk, the negative vote of 0 Members, the abstention of 0 members and 1 Members being absent, a Negative Declaration was by following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Absent
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk by Mary Collins	Aye
Larry Ricci	Aye
Todd Natale	Aye

Due to the lateness of the hour, the remainder of the Agenda was tabled until the next meeting of the Planning Board.

**Upon Motion** of Member Kris Lovelett, seconded by Member Sylvia Ricci, the meeting was adjourned at 10:40 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 10<sup>th</sup> day of June, 2016

Minutes Approved on: August 17, 2016