

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

**MINUTES** OF November 18<sup>th</sup>, 2019 **Regular Meeting** of the Town of Marbletown **PLANNING BOARD**, held at the **Rondout Municipal Center**, Cottekill, NY.

Acting Chairman Ricci called the meeting to order at 7:00PM.  
S asked everyone to stand for the pledge to the Flag.

**PRESENT:**

Lawrence Ricci (Acting Chairman)  
John Kostides  
Harry Hansen  
Max Stratton  
Dave Cobb

**ABSENT:**

Dan Proctor  
Steve Wood

**Also present:**

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

**ACTION ON MINUTES**

**Mr. Stratton motioned to accept the October Planning Board Meeting Minutes as amended. Ms. Klein seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

**APPLICATIONS**

**PB2019-03SPA – Continued Application**

Site Plan Approval

Innis Lawrence (owner: Field and Barn LLC)

Use site to create a new restaurant with a fenced in yard, and green house.

4-8 Bruceville Road, High Falls, NY 12440

Zoning District: B-1, SBL: 70.46-1-29, Acreage: 0.50

Innis Lawrence was present on behalf of the application.

**Ms. Klein motioned to take Lead Agency under SEQR. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

**Ms. Klein motioned to set the application for public hearing at the next Planning Board meeting. Mr. Kostides seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Kostides motioned to resend the application to the UCPB. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Lawrence explained the project to the Board.

Ms. Klein asked about where the storage of wood would be.

Mr. Lawrence stated that the wood would be stored on the side of the building or in front of the building. He stated that he would depend on the quality. He stated the place they would order the wood from was insect and mold free.

Acting Chairman Ricci raised the concern about the smoke from the wood fire pizza oven. He added that there was a pizza place in Rosendale that had a wood fire pizza oven and was shut down due to the smoke.

Mr. Lawrence stated that the smoke stake is 3 feet above the roof of the barn which would make it higher than the buildings in the area so the smoke shouldn't affect them. He added that the wood would be restaurant grade and would not create black smoke.

Acting Chairman Ricci asked if there would be any grading.

Mr. Lawrence explained that they would just level and clear some in the parking lot area near the bank.

Attorney Kellogg asked how many picnic tables there would be.

Mr. Lawrence stated that there would be 8 of them but they would not be permanent.

Mr. Hansen asked about the fence design.

Mr. Lawrence stated that the fence would meet the historic district guidelines and would be 42 inches tall.

The Board discussed having the applicant supply a picture of the type of fence he was planning on using.

The Board decided to wait to do Part 2 of SEQR until the next meeting.

**Hardenburgh Hills II - Final Approval**

6 lot subdivision

Stone Ridge Equites, LLC (George Fakiris and Stacy Varsos)

US Route 209 – Hardenburgh Drive

Zoning District: R-1, SBL: 61.20-3-47

Daniel Koehler from Hudson Land Design and George Fakiris were present on behalf of the application.

Mr. Koehler explained the progress they had made on the matter and that they wished to be given a 6-month extension on the project. He explained that he is working with the Town Board on the Dedication of the Road currently.

**Mr. Hansen motioned to grant Hardenburgh Hills II a 6-month extension. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Stratton motioned to increase the escrow amount by \$2,000.00. Mr. Kostides seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

**Acting Chairman Ricci motioned to adjourn the meeting at 7:25PM. Mr. Kostides seconded the motion.**

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Respectfully submitted,  
Shaye Davis, Secretary

Accepted December 9<sup>th</sup>, 2019