



TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: November 15, 2017
 Rondout Municipal Center, 1915-1925 Lucas Avenue
 Meeting Room C-4
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Kris Lovelett	Present
Todd Natale	Present
Laura Shabe	Absent
Larry Ricci	Present
Dan Proctor	Present
Elisa Tinti (Alternate)	Present

Also present was Planning Board Consultant Bonnie Franson of Nelson, Pope & Voorhis, L.L.C.

A quorum being present, Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:04 p.m.

Chairman Lanzarone indicated that Alternate Elisa Tinti would be voting in the absence of Member Laura Shabe.

New Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Michael Warren	N/A	Duchess Farm Equestrian Community LLC – Phase IV Subdivision	33 Warren Way	R-1	69.2-5-22.120	Review of Final Phase IV – initial plan approval issued in 2007

Applicant Michael Warren and Nadine Carney of Peak Engineering were present on the application. Mr. Warren provided a review of the plan presently before the Board. The Plan had been previously approved for 26 lots but was now 24 lots with Phase IV consisting of 7 lots and the overall subdivision now consisted of 20 lots. Ms. Carney stated that the conditions set forth in the initial approval applied to all phases of the subdivision. It was noted by the Board that the Building Department would rely on the maps on file and determine that conditions were met in issuing subsequent building permits. The original signed plan was provided to the Board members for comparison with the final Phase IV pending before them. Mr. Warren proffered that each phase required Board of Health Approval. It was noted that this was the first Conservation Subdivision developed in Marbletown and that a portion of the property had been set aside never to be developed. The Board was polled to determine that the final plan did not significantly deviate from the original approval and that the plan currently presented substantially complied with the initial approval. All member responded in the affirmative.

Chairman Lanzarone called for a motion to approval final Phase IV of the Duchess Farm Equestrian Community LLC. Upon Motion of Member Larry Ricci, seconded by Vice-Chairman Steve Wood, and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

The Planning Board Secretary was directed to draft a resolution for distribution to Members for review prior to filing. It was noted that the elements of SEQRA had not changed and the previous SEQRA requirements had been previously reviewed and had been complied with.

Pending Application:

Applicant- Board Member Delegate	Application	Location	Zoning District	SBL	Status

Christopher Clifford	N/A	Atwood Acres Subdivision Map Note Amendment	Vly Atwood Road	A-r	54.3-2-7.24	Request by Applicant for Board to amend map note “12” of the approval issued by the Board on 3/14/07 as it pertained to Lot No. 4 – reduce rear set back to 100’.
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Mr. Clifford was not present on the application. The Board entertained comments from neighbor Joseph Pugliese who was initially involved in the original Subdivision review. Mr. Pugliese raised issue of the concession of all parties that the agreed setback would be 250’ on the part of himself and Mr. Clifford and that ended up not being the case with regard to all lots. Being that the issue was not part of the application currently before the Board, the Board moved on to the matter at hand with regard to the amendment to the map note. The Board had obtained an opinion from its attorney who indicated that a substantial change in circumstances had not been presented to warrant a change to the existing map note. To accomplish same, it would be necessary to revisit the approval, conduct SEQRA and all requirements of subdivision approval. This request did not warrant such review.

Chairman Lanzarone called for a Motion to deny Mr. Clifford’s request. Upon Motion of Vice-Chairman Steve Wood, seconded by Member Kris Lovelett, and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Absent
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Aye
Alternate Elisa Tinti	Aye

The Planning Board Secretary was directed to draft a letter to Mr. Clifford setting forth the findings of the Board.

Chairman Lanzarone called for a motion to approve the Minutes of October 16, 2017.

Upon Motion of Member Dan Proctor, seconded by Member Todd Natale and the affirmative vote of affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Absent
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Aye
Alternate Elisa Tinti	Aye

Chairman Lanzarone called for a motion to close escrow in Lotus Pond Farm Subdivision and Martin LLA applications. Upon Motion of Vice-Chairman Steve Wood, seconded by Member Dan Proctor and the affirmative vote of affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Absent
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Aye
Alternate Elisa Tinti	Aye

Chairman Lanzarone called for a motion to supplement escrow relative to the Brickner Subdivision application. Upon Motion of Member Kris Lovelett, seconded by Vice-chairman Steve Wood and the affirmative vote of affirmative vote of 6 members, 0 alternate members, the

negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Absent
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Aye
Alternate Elisa Tinti	Aye

Nadine Carney was present for the signing of the Site Plans for Stone Ridge Shoppes and the Board review the final conditions and compliance with same to obtain signatures of the Board. The Storm Water Prevention Plan had been provided, reviewed by the Planning Board's Engineers and it was determined that final conditions had been complied with.

Upon Motion of Chairman Lanzarone, seconded by Vice-Chairman Wood, all members in agreement, the meeting was adjourned at 7:16 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 27th day of November, 2017

Minutes Approved on: December 20, 2017