

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

**MINUTES OF** March 9<sup>th</sup>, 2020 **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  
Max Stratton  
Harry Hansen  
Dave Cobb  
Paris Perry

**ABSENT:**

Lawrence Ricci  
John Kostides

**Also, present:**

Dave Warren and Sharon Klein, alternates. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

**ACTION ON MINUTES**

**Mr. Cobb motioned to accept the February Planning Board Meeting Minutes as amended. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**APPLICATIONS:**

**PB2020-02SBD – Continued Application**

Minor Subdivision

Anthony Tampone, Frank Tampone and Michael Anello

2991 Route 209, Kingston, NY 12401

Proposing to subdivide the 9.8 acre parcel into two separate lots one with 1 existing dwelling and one vacant parcel.

Zoning District: R-1, SBL: 62.1-2-30.1, Acreage: 9.8

No one was present on behalf of the application.

The application was set for public hearing. Chairman Proctor opened the meeting for public comment.

Glorida Embree stated that she was concerned about the water with wells running dry in that area.

There were no further comments on this application.

**Mr. Perry motioned to hold the public hearing open. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

There was no further discussion about this application.

**PB2020-03SBD – New Application**

Minor Subdivision

Robert & Sandra Heinitz

1946 Lucas Ave, Cottekill, NY 12419

Proposing to subdivide 19 acre parcel into two separate lots, one with 1 existing dwelling and one vacant parcel

Zoning District: R-1, SBL: 62.3-4-44.100, Acreage: 19

Heather Gabriel from Medenbach and Eggers was present on behalf of the application.

Ms. Gabriel explained to the Board the history of the prior subdivision, the existing roadway, and what they were proposing.

Chairman Proctor stated that there were already 4 houses using the existing roadway, therefore one of the lots would need new access.

Ms. Gabriel stated that the Heinitz are fine with putting a driveway in if they need it. She also stated that the other driveways would be used as emergency turnouts if needed. She noted that they would prefer to use the “new” driveway for the existing house and use the private driveway for the vacant lot.

**Mr. Cobb motioned to classify the application as a minor subdivision. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Perry motioned to list the application as an Unlisted Action under SEQR. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Stratton motioned to send the application to the Ulster County Planning Board, Department of Environmental Conservation, Town Board and the Fire Department contingent on receiving a new plat showing the new access on Lucas Ave. Mr. Hansen seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Chairman Proctor and Mr. Stratton stated that they would conduct a site visit.

There was no further discussion on this application.

PB2020-04SBD – New Application

Minor Subdivision

Millicent Young

242 Old Kings Highway, Stone Ridge, NY 12484

Proposing to subdivide 26.1-acre parcel into 2 separate lots. One with an existing dwelling, and the other vacant land.

Zoning District: R-1, SBL: 69.4-1-5.100, Acreage: 26.1

Heather Gabriel from Medenbach and Eggers and Millicent Young, owner were present on behalf of the application.

The Board brought up the thought of the vacant lot being a flag lot. The Board determined that the subdivision would not create a flag lot.

Chairman Proctor asked to have the elevation of the house, utilities, and the distance from the house to the lot line on the plat. He also asked if there were any wetlands.

Ms. Young stated that as far as she knew there was no wetlands on the property.

**Mr. Cobb motioned to classify the application as a minor subdivision. Mr. Warren seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Cobb motioned to classify the application as an Unlisted Action under SEQR. Mr. Warren seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Stratton motioned to send the application to the Town Board and the Highway Department. Ms. Klein seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

The Board stated that they would need a curb cut from the Highway Superintendent. They also brought up the thought of using a shared driveway with the current home there.

Ms. Young was not against that idea.

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

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

### **Hardenburgh Hills II – Final Approval**

6 lot subdivision

Stone Ridge Equities, LLC (George Fakiris & Stacy Varsos)

US Route 209 – Hardenburgh Drive

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

Dan Koehler was present on behalf of the application.

The Board reviewed a letter from the applicants engineer that stated every condition they have met.

**Mr. Stratton motioned to grant Final Approval to Hardenburgh Hills II. Mr. Hansen seconded the motion.**

All in favor. Motioned Carried.

4 ayes, 0 nays, 1 abstain, 2 absent

### **PB2020-01SUP – New Application**

Special Use Permit – Bed and Breakfast

Stone Ridge Hospitality Group, LLC

3050 Route 209, Stone Ridge, NY 12484

Proposing a 5-room bed and breakfast in the existing stone house with no exterior changes besides repairs. Creating an additional 3 bathrooms.

Zoning District: A-2, SBL: 62.1-2-9.210 & 9.221

Dennis Larios was present on behalf of the application.

Mr. Perry stated that for 5 bedrooms requires 1 parking space per room plus 1 one space. He also stated that they would need Ulster County Board of Health Approval.

Mr. Larios stated that they would only be doing repairs to the outside and painting. They stated that they would use the historic pallet of colors.

Mr. Perry asked if they were proposing an additional lighting.

Mr. Larios stated that they had no new lighting proposed.

Mr. Perry stated that because of where the parking was for the bed and breakfast, they would need to have downward facing light along the walkway.

Chairman Proctor asked for them to show distances between the property lines and the existing buildings.

Mr. Perry stated that the applicant would need to answer the 4 questionbs in 200-46C – regarding health and safety.

Ms. Klein asked if they would be serving breakfast.

Mr. Larios stated that they would have a common kitchen where they would serve breakfast.

Mr. Hansen asked if there were any plans for the existing barns.

Mr. Larios stated that they only planned to do repairs.

Mr. Warren recused himself from the application.

**Mr. Stratton motioned to classify the application as a Type 2 under SEQR. Chairman Proctor seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Chairman Proctor motioned to set the application for public hearing. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Stratton motioned to refer the application to the Ulster County Planning Board. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Larios stated that they would like a small barn in the back to have a small store to operate in conjunction with the bed and breakfast.

Mr. Perry asked the applicant to add the septic, utilities and wells to the site plan.

There was no further discussion regarding this application.

**PB2019-05SUP – Continued Application**

Special Use Permit – Large Scale Solar

Bennet Solar – Juliette Bennett & Scott Greathead

170 Kripplebush Road, Stone Ridge, NY 12484

Proposing to install a large-scale solar system on 12.4 acres of property.

Zoning District: A-3, SBL: 69.1-5-20, Acreage: 31.10

Cate Parker from Summit Ridge Energy was present on behalf of the application.

Ms. Parker explained that she had met with community members regarding the small scale community solar. She stated that since the last meeting they had downsized the project. She stated that there was no prime farmland on the parcel. The access to the project has not changed, and they are aware that the creek crossing will require permits from the DEC. She stated that the panels themselves were skinner and pushed down so they would not have to grade as much as they previously had planned. The panels are called Terasmart Panels. She stated that they moved the placement of the panels due to some of the areas being too steep. She added that since the last meeting, they had conducted a site distances analysis of the access onto County Route 2/Kripplebush Road.

The Board had concerns about traffic on the turns where the access would be, especially with the trucks.

Ms. Parker stated that they could schedule a certain time of day when the trucks would be able to access the project.

**Mr. Cobb motioned to accept the Town of Marbletown Planning Board as Lead Agency. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Chairman Proctor motioned to classify the application as a Type 1 under SEQR. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Stratton motioned to set the application for public hearing. Mr. Proctor seconded the application.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Chairman Proctor motioned to have a planner/engineer review the application and to use CPL as the engineer. Mr. Stratton seconded the application.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Hansen motioned to set the escrow account for \$5,000.00. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

The Board asked if there was anyone from the community that had any questions.

Mr. Weintrob, a neighbor, asked why the applicants made the project narrower but not farther away from their home.

Ms. Parker stated that shading reasons for making it skinnier. She also added that they were working on visual analysis.

Mr. Weintrob asked why the visuals were only in certain areas.

Mr. Perry explained that the Board chose these locations due to where they would be living their lives.

Chairman Proctor asked if the panels were higher since they are different.

Ms. Parker stated that no, the panels will all be level and a little lower than the previous ones.

Mr. Perry explained to the Board, applicant and the neighbors how the Board would go and inspect the visual impacts before an issuance of compliance would be granted from the Building Department.

#### **PB2020-06SBD – New Application**

Intermediate Subdivision – 6 lots

Hasbrouck House Homes – 3805 Stone Ridge Inn, LLC

3805 Main Street, Stone Ridge, NY 12484

Proposing the creation of 6 new single family residential parcels. Each to have 1 residence and 1 guest house without a kitchen.

Zoning District: B-1 & R-3, SBL: 69.2-5-1.100, Acreage: 35.13

Stephanie Bassler and Peter Reynolds from North River Architecture and Dan Kohler from Hudson Engineering were present on behalf of the application.

Ms. Bassler & Mr. Reynolds presented the application to the Board. They explained that the roadway would be shared by the homeowners and the hotel. They stated that there would be a 50ft right of way through the hotel property.

There was discussion between the Board and the applicant regarding the roadway and if it was allowed or not. The discussed it having to be its own road, a sperate access, dead end road, private road versus Town road.

Chairman Proctor asked if the homes would be owned by the hotel or sold.

Ms. Bassler stated that they would be sold.

Mr. Perry asked what the use of the guest houses would be a studio or accessory buildings.

MR. Reynolds stated that the application is just a subdivision, why is there a concern regarding the guest houses.

Ms. Bassler brought up the Special Use Permit for the same parcel regarding the hotel cabins.

Mr. Perry stated that the way the code is written, a hotel is to have all the rooms within one building. The Zoning Board of Appeals had given approval for hotel rooms in a separate room to save the historic building.

The cabins also brought up concern with the water for that area and what they would do with it.

Chairman Proctor stated that he liked the project but felt it would be best if a Town Designated planner looked at the plans.

**Mr. Stratton motioned to set the escrow account to \$3,000.00. Mr. Perry seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**Mr. Cobb motioned to have Peak Engineering review the application. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

**OTHER MATTERS:**

Christ the King Episcopal Church requested to have their approval extended for 6 months due to the need to acquire approval for the construction.



Mr. Stratton motioned to grant a 6-month extension to the Christ the King Episcopal Church approval. Chairman Proctor seconded the motion.

All in favor. Motioned Carried.

4 ayes, 0 nays, 1 abstain, 2 absent

**Mr. Stratton motioned to adjourn the meeting at 9:29PM. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Respectfully submitted,  
Shaye Davis, Secretary

Accepted May 11<sup>th</sup>, 2020