

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

**MINUTES OF** January 13<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  
Lawrence Ricci  
John Kostides  
Max Stratton  
Dave Cobb  
Paris Perry

**ABSENT:**

Harry Hansen

**Also, present:**

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

**ACTION ON MINUTES**

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

All in favor. Motioned Carried.

6 ayes, 0 nays, 1 abstain, 1 absent

**APPLICATIONS:**

**PB2020-01SBD – New Application**

Minor Subdivision

Walter Johnsen and Robert & Patricia Williams

40 DePew Road, High Falls, NY 12440

Proposing to subdivide the 3.1 acre parcel into two separate lots each with 1 existing dwelling on each.

Zoning District: R-3, SBL: 70.9-2-34, Acreage: 3.1

Bill Eggers was present on behalf of the application.

Mr. Eggers explained to the Board that the parcel currently has two (2) dwellings on it. The two homeowners would like to subdivide the parcel into two lots with one (1) dwelling on each parcel.

The Board did not see any issues with the application.

**Mr. Ricci motioned to type the application as an Unlisted action under SEQR. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

**Mr. Ricci motioned to set the application for public hearing at the next Planning Board meeting. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

There was no further discussion regarding this application.

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

Site Plan Approval

Applestone Meat Company

3603-3611 Main Street, Stone Ridge, NY 12484

Proposing to amend the 2018 Site Plan Approval Decision by changing/adding multiple things.

Zoning District: B-1 & R-3, SBL: 61.20-5-12.100, Acreage: 1.54

Samantha Gloffke from Applestone Meat Company was present on behalf of the application.

Ms. Gloffke explained to the Board the difference in the Site Plan from the 2018 Approved Site Plan. She noted that Peak Engineering was working on an as-built survey for the property as well. She told the Board that they were thinking in the future to have weekend events, guest events, and to serve food out of the airstream from the kitchen to guests.

Chairman Proctor stated that this application is an extremely layered concept. He asked Ms. Gloffke if the airstream was to be fixed or left on wheels and if it was to be attached to the current structure.

Mr. Perry stated that for retail services there needs to be parking for 1 car per 200sqft and that for restaurant service there needs to be parking for 1 car per 50sqft. He also raised the question if the Board would consider the grills to be part of the restaurant.

Chairman Proctor stated that the grills were part of the prior 2018 Site Plan Approval, so they would not be considered part of the restaurant.

Mr. Ricci stated that the Site might not be able to handle all the different layers of uses.

The Board discussed that an in-office workshop meeting with a Town Planner, Attorney, Chair and a member of the Board would be best to figure out the next steps for the project.

**Mr. Stratton motioned to set an escrow account for \$5,000. Chairman Proctor seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

**Mr. Ricci motioned to assign a Town approved Planner to the project. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

**Mr. Stratton motioned to have CPL as Town Approved Planner for the project. Mr. Kostides seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

#### **PB2020-02SBD – New 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. Chairman Proctor noted that the Board would wait to review this project until the next meeting when someone was present.

#### **OTHER MATTERS:**

Point Person Assignment:

Applestone – Paris Perry & Sharon Klein

Tampone – John Kostides

Williams & Johnsen – Dave Cobb

Special Use Permits:

Attorney Kellogg explained to the Board that there is a push to move the Special Use Permits from the Zoning Board of Appeals to the Planning Board. Kellogg had written up a proposed law change for the Planning Board to recommend to the Town Board to make the change.

**Mr. Stratton motioned to send the Special Use Permit law change recommendations to the Town Board. Mr. Ricci seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

Chairman Proctor told the Board of his wishes to work on the Town of Marbletown's Comprehensive Plan as well as the Zoning Code this year.

**Mr. Kostides motioned to adjourn the meeting at 7:55PM. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 1 absent

Respectfully submitted,  
Shaye Davis, Secretary

Accepted February 10<sup>th</sup>, 2020