

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

**MINUTES OF July 13<sup>th</sup>, 2020 Regular Meeting** of the Town of Marbletown **PLANNING BOARD**, held via Zoom.

Chairman Proctor called the meeting to order at 6:00PM.

Chairman Proctor recited the pledge to the Flag.

**PRESENT: ABSENT:**

Dan Proctor  
Max Stratton  
Larry Ricci  
Harry Hansen  
John Kostides  
Dave Cobb  
Paris Perry

**Also, present:**

Sharon Klein, and Tracy Dewart as alternates. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

**APPLICATIONS:**

**PB2020-01LLA – New Application**

Lot Line Adjustment

Susan Tillson

35 Tillson Drive, Stone Ridge

Proposing to convey 8.38 +/- acres from SBL: 69.2-3-11 to SBL: 69.2-3-23.110 both owned by the same owner.

Zoning District: R-1 & A-2, Acreage: 41.99

No one was present on behalf of the application.

The Board reviewed the application and map.

**Mr. Kostides motioned to classify the application as a Lot Line Adjustment. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

The Board agreed that they would like for the septic and width of the access road to be added to the plan.

**Mr. Hansen motioned to accept the Lot Line Adjustment. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**PB2020-02LLA – New Application**

Lot Line Adjustment

Estate of Nettie Cannizzaro

98 Whitelands Road, Stone Ridge

Proposing to convey 2 +/- acres from SBL: 69.1-6-7 to SBL: 69.1-6-8 both owned by the same owner.

Zoning District: A-2, Acreage: 6.04

No one was present on behalf of the application.

The Board reviewed the application and map.

**Mr. Ricci motioned to classify the application as a Lot Line Adjustment. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

The Board agreed that they would like for the septic and for the utilities and easement to be added to the plan.

**Mr. Stratton motioned to accept the Lot Line Adjustment. Mr. Ricci seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**PB2020-03LLA – New Application**

Lot Line Adjustment

Bryan Mclean & Richard Roosa

40 Bonehollow Road, Accord

Proposing to convey 0.2 +/- acres from SBL: 61.3-1-57 to SBL: 61.3-1-58 to transfer an existing well to the other lot

Zoning District: A-3 , SBL: 62.3-4-44.100, Acreage: 21.4

Bryan Mclean was present on behalf of the application.

He explained to the Board that the reasoning behind the Lot Line Adjustment was for him to obtain the existing well on his Uncles' property for him to build a home on his lot.

The Board reviewed the application and the plan. They agreed that they would like to see the well and septic added to the plat.

**Mr. Ricci motioned to classify the application as a Lot Line Adjustment. Mr. Stratton seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Kostides motioned to accept the Lot Line Adjustment. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**PB2020-04LLA – New Application**

Lot Line Adjustment

Joseph Decker

605 & 609 Lapla Road, Kingston

Proposing to convey 2.67 +/- acres from SBL: 54.2-2-56 to SBL: 54.2-2-57.1

Zoning District: R-1, Acreage: 32.44

Joseph Decker was present on behalf of the application.

The Board discussed what the Marbletown Commons Line was that was referenced on the map.

Mr. Cobb motioned to classify the application as a Lot Line Adjustment. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Kostides motioned to accept the Lot Line Adjustment. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**PB2020-10SBD – Public Hearing**

Minor Subdivision – 4 lot subdivision

Henry Rich – Marbletown Vly LLC  
Vly Atwood Road/Scarawan Road  
Proposing to subdivide a 203.036-acre parcel into 4 large lots.  
Zoning District: A-3, SBL: 54.3-1-16.22, Acreage, 203.036

Mike Vetere from Vetere Land Surveying was present on behalf of the application.

He stated that part of the parcel was in the Town of Olive but the majority of it was in the Town of Marbletown. This would trigger a Lead Agency request under SEQR.

The Board agreed.

Mr. Vetere continued to state that Lot 1 and Lot 2 would use a common shared driveway with an easement to access the lots. Lots 3 and 4 would have their own driveways. He added that he was in the process of working with the Ulster County Board of Health regarding the septic for each lot.

**Mr. Hansen motioned to classify the application as a Minor Subdivision. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

Chairman Proctor asked what the elevations were and that he would like to see elevation lines and the wetlands on the subdivision map.

Mr. Stratton asked if they were planning on using underground utilities and to show it on the map as well.

Mr. Vetere stated that they were planning on using underground utilities but would have poles on the Road.

The Board also asked for a turn around for the shared driveway, elevations, utilities, setbacks on the smaller lots, a letter of feasibility from the engineer and wetlands. They also agreed that they would need the application to submit the Long EAF Part 1 instead of the Short Form that had already been submitted.

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

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion.

#### **PB2020-05SBD – Continued Application**

Minor Conservation Subdivision/Lot Line Adjustment  
Edwin Jasinski, Sue Ellen Jordan, William Dalton, Michael Jasinski  
Aqueduct Way, High Falls, NY 12440

Proposes to do a conservation subdivision and lot line adjustment to create 4 lots with a 25% conservation area.

Zoning District: R-1 SBL: 70.3-3-31.112 and 70.3-3-31.120 Acreage: 12.375

Edwin Jasinski was present on behalf of the application.

The Board reviewed the application and had concerns about the roadway/shared driveway not being up to specifications to access that many lots. The Board discussed having an engineer review the roadway.

**Mr. Stratton motioned to set the escrow account at \$2,500.00. Mr. Kostides seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Kostides motioned to have Peak Engineering review the cross-section analysis and stormwater for the roadway. Mr. Hansen seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion regarding this application.

Minor Subdivision – 2 lots

Hurley Excavation, LLC Mill Damn Road, Stone Ridge

Proposing to subdivide a vacant parcel into two lots. Lot 1 being 3.281 acres and lot 2 being 3.017 acres.

Zoning District: R-1 SBL: 62.3-1-47.222 Acreage: 6.298

Chris Zell from Brinnier and Larios was present on behalf of the application.

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

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

Mr. Stewart asked why the proposed house site was so far back off the road.

Mr. Stratton stated that the proposed house was within the setbacks for that zoning district.

No one else spoke on behalf of the application.

**Mr. Kostides motioned to close the public hearing. Mr. Hansen seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

The Board had no further comments or questions.

***Findings of the Planning Board with review of the amended application***

1. *The Planning Board received a zoning referral for a subdivision approval.*
2. *A public hearing was opened on July 13<sup>th</sup>, 2020 with no comments from the public*
3. *The Applicant, Hurley Excavation and Landscaping Inc had submitted to the Marbletown Planning Board a subdivision application for the proposed 2 lots; and*
4. *The Planning Board subsequently reviewed the Short Environmental Assessment Form Part 1, dated, 5/26/2020. The Board reviewed and completed Part 2 of the Environmental Assessment Form on 7/13/2020.*
5. *The Planning Board is further in receipt of a Subdivision Plan dated 5/7/2020 and revised 6/22/2020.*

***Draft findings were prepared by the Board and were read and discussed by the Planning Board at a public meeting.***

***Adopted July 13<sup>th</sup>, 2020,***

***RESOLVED,***

***The Town of Marbletown Planning Board grants Minor Subdivision Approval to Hurley Excavation and Landscaping Inc. for the lands situated on Mill Dam Road, Stone Ridge, NY 12484, known as SBL: 62.3-1-47.222, and located in the 'R-1' zoning district for a two (2) lot subdivision.***

***The Final Subdivision Plan dated May 7<sup>th</sup>, 2020 and revised June 22<sup>nd</sup>, 2020 is approved with the following conditions.***

***CONDITIONS of APPROVAL for the APPLICATION:***

1. *Payment of all outstanding fees to be paid in full prior to signature on Subdivision Plat.*
2. *Any and all associated map notes added to the plat.*

***The Town of Marbletown Planning Board further grants the authority to the Planning Board Chairman to certify all conditions have been completed without further resolution and to sign and date the plat at such time.***

***EFFECT of CONDITIONAL APPROVAL:***

1. *This Minor Subdivision approval and associated conditions shall be binding upon the applicant and all successive owners of the land so long as such use(s) shall occur.*
2. *This approval shall remain effective as an authorization to secure the required permits and establish the use(s) for a maximum of one year from this date of approval unless the applicant shall have submitted written request and the Planning Board shall have adopted such resolution granting an extension and provided the applicant has submitted proof of having diligently pursued the implementation of the plans.*

***Draft resolution was prepared and read, discussed and amended by the Planning Board.***

***Adopted July 13<sup>th</sup>, 2020, by the following vote:***

***Ayes: 7 Nays: 0 Absent: 0***

***Motion made by Mr. Kostides***

***Seconded by Mr. Hansen***

**PB2020-07SBD – Public Hearing**

Major Subdivision – 10 lots – Phased subdivision

John Russell Oakwood Drive – Off Tongore Road

Proposing to subdivide the remaining lands of Oakwood Estates into 10 lots.

Zoning District: R-1, SBL: 61.2-4-1, Acreage: 48

Bill Eggers was present on behalf of the application.

Mr. Stratton stated that he walked the property and looked at the grade with Mr. Russell and said that the driveway they had in question was feasible.

The Board discussed that they would only like to see the area of disturbance for Phase 1 at this time.

Mr. Eggers also stated that Central Hudson would not give him an answer regarding the utilities until it was approved.

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

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

**No one from the public spoke. Mr. Stratton motioned to extend the public hearing to the call of the Chair. Mr. Kostides seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

Mr. Eggers asked if they should work on the Stormwater for just Phase 1 or the entire plan?

The Board stated that they would like to see if for the entire project.

**Mr. Stratton motioned to adjourn the meeting at 7:58PM. Mr. Cobb seconded the motion.**

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

Respectfully submitted,  
Shaye Davis, Secretary