

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

MINUTES OF August 10th, 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:

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

ABSENT:

Larry Ricci

Also, present:

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

APPLICATIONS:

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 he has been working with the Highway Department regarding the driveways and that they have marked out the curb cuts. He also noted that the parcel was not in the New York City Watershed. He pointed out on the plat the changes.

The Board discussed limiting the amount of clear cutting could happen on each lot. The Board came to the conclusion to Lot 1 to allow 1 acre of clear cutting per 3 acres and the bigger lots to be limited to 1 acre per 5 acres.

The Board was still waiting to hear from some agencies regarding the Lead Agency for SEQR so they could not take action.

Mr. Stratton motioned to set a public hearing for the next Planning Board meeting. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion regarding this application.

PB2020-11SBD – New Application

Minor Subdivision – 2 lots

Stephen Morris – Lapla Road, Kingston, NY 12401

Proposing to subdivide a vacant parcel into two lots. Lot 1 being 9 acres and lot 2 being 5.1 acres.

Zoning District: A-4 SBL: 46.4-2-13.2 Acreage: 14.1 +/-

Zack Gumpel from Hudson River Homes was present on behalf of the application.

The Board reviewed the application and the map.

Mr. Kostides motioned to classify the application as a Minor Subdivision. Mr. Stratton seconded the motion.

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

Mr. Gumpel stated that they are proposing to build two homes on the property one being 2,100sqft and the other 2,400sqft. He stated that the homes are eco friendly and they do not clear any trees that do not need to be cleared.

Chairman Proctor asked about the elevation.

Mr. Cobb stated that he does not believe the elevation is anything but flat.

Mr. Gumbel stated that Lot #2 was an old quarry. He also stated that Lot 1 has an existing driveway of 180-200 feet and Lot #2 has an existing driveway of 80-100ft.

Chairman Proctor asked for the house sites, wells, septic, utilities and stream be shown on the plan.

Mr. Stratton motioned to classify the application as a Type II under SEQR. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

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

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion on this application.

OTHER MATTERS:

Brettschneider/Pine Cove LLA:

Mr. Stratton motioned to reauthorize to resign the map. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 1 abstain, 0 absent

Mr. Kostides motioned to adjourn the meeting at 6:54PM. Mr. Perry seconded the motion.

All in favor. Motioned Carried.

7 ayes, 0 nays, 0 abstain, 0 absent

Respectfully submitted,
Shaye Davis, Secretary