

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

MINUTES OF October 19th, 2020 **Regular Meeting** of the Town of Marbletown **PLANNING BOARD**, held via Zoom.

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

Acting Chairman Perry recited the pledge to the Flag.

PRESENT:

John Kostides
Max Stratton
Harry Hansen
Dave Cobb
Paris Perry

ABSENT:

Larry Ricci
Dan Proctor

Also, present:

Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

APPLICATIONS:

PB2020-07SBD – Continued Application

Major Subdivision – 10 lots

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

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

The Board discussed the size of the proposed turnaround.

Mrs. Gabriel said that the road is 25ft and graded so technically they would not need a turn around.

Attorney Kellogg stated that they would need to have a turnaround in place.

There were no other comments from the Board.

The Board opened the meeting for public comment. No one from the public spoke.

The Board reviewed Part 2 of SEQR.

Mr. Kostides motioned to accept Part 2 of SEQR. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Stratton motioned to close the Public Hearing. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Stratton motioned to declare a Negative Declaration under SEQR. Mr. Hansen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

The Board was not prepared for a decision and agreed to put the applicant on for the Special Meeting on October 29th at 6:00PM.

PB2020-05SBD – Public Hearing

Minor Conservation Subdivision/Lot Line Adjustment

Edwin Jasinski, Sue Ellen Jordan, William Dalton & Michael Jasinski

Aqueduct Way, High Falls, NY 12440

Proposing 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, 70.3-3-31.120, Acreage: 12.375

Edwin Jasinski Jr. was present on behalf of the application.

The Board discussed that the plan needed to show electric, water lines and proposed septic locations for each lot.

The Board opened the meeting for public comment.

John Jasinski, the brother and uncle of the applicants stated that the water lines run through the land under the roadway called Aqueduct Way.

William Dalton, one of the applicants stated that they just want to resolve the issues with this so he and his nephew could build their houses.

Mr. Stratton motioned to hold the Public Hearing open to the call of the Chair. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Fuhrmann Subdivision – Public Hearing

Isaac Fuhrmann

7 Ricci Road, Accord, NY 12404

Proposes 3-lot Minor Subdivision

Located at 7 Ricci Road, Accord, Zoning District – A-3. SBL: 60.4-1-27.120

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

The Board discussed the need for a turnaround, utilities and a test hole for the roadway.

Mr. Eggers showed the area at which a turnaround is proposed and stated that the utilities are usually figured out when Central Hudson comes to do the inspection.

The Board opened the meeting for Public Comment.

Kate Campbell stated that she was gravely concerned about the downed trees and the water issues where the proposed driveway is as well as the construction and what it would do to her property.

David Yaffe expressed his concern about the right of way and deed restrictions regarding the access.

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

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

There was no further discussion regarding this application.

2019-04SUP – Ridgewell Center – Public Hearing

Applicant: Solar Generation Projects, LLC & Michael Tumminia

Property Owner: Main Street Ridge LLC

Proposes to expand municipal parking by 35 spots, adding a trail connecting 209 & SUNY Ulster and installing solar arrays on roof, ground, and carports.

Located at 3555 Route 209, Stone Ridge. Zoning District: B-1 SBL: 61.20-5-5 Acres: 5.4

Paul McMenemy from Solar Generations was present on behalf of the application.

Mr. McMenemy explained to the Board they were able to get 1 pole removed so it would be 3 poles and the rest underground to the array.

Mr. Cobb asked if there was anyway to move the poles back a bit away from 209 to avoid them being seen from drivers on Route 209.

Mr. Perry agreed about moving the poles back 4ft to behind the Building.

There was no further discussion regarding this application.

PB2020-12SBD – Public Hearing

Minor Subdivision – 2 lots

Justin and Jacquelyn Swisher

76 Spruce Valley Road, Stone Ridge, NY 12484

Proposing a 2-lot subdivision with Lot 1 being 3.152 acres and Lot 2 being 35.034 acres.

Zoning District: R-1, SBL: 69.2-5-45.111 Acreage: 38.186

Nadine Carney from Peak Engineering and Jacqueline Swisher the applicant was present on behalf of the application.

Mrs. Carney explained to the Board about the depth of the roadway since the pipeline is under the proposed shared driveway.

The Board opened the meeting for public comment.

Maggie Colan asked about future development of the remaining lands and restrictions or map notes about the remaining lands. She also raised concern about the wetlands on the property and where they were gaining access from.

Justin Swisher, owner stated that the DEC came out and did a partial delineation of the wetlands near the proposed development and will have them come back out if there was to be any further development on the remaining lands.

Mr. Stratton motioned to close the public hearing. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

The Board review Part 2 of SEQR.

Mr. Stratton motioned to accept Part 2 of SEQR and declare a Negative Declaration. Mr. Cobb seconded.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Stratton motioned to approve the application for a 2-lot subdivision. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

PB 2020-13SBD – Continued Application

Minor Subdivision - 4 lots

Claude Osterhoudt – Karla Wainwright

Atwood Road (Route 213, Stone Ridge, Across from Marbletown Elementary School)

Proposing to subdivide 3 lots off a 107+/- acre parcel. Lot 1 being 3 acres, Lot 2 being 3.5 acres and Lot 3 being 2.2 acres.

Zoning District: R-3, SBL: 61.0-3-9 Acreage: 107

Karla Wainwright was present on behalf of the application.

Ms. Wainwright stated that the survey was now completed, and she was just waiting on the updated map. She added that the lot sizes are a bit different than originally planned.

The Board discussed having setbacks imposed from the Cemetery. They agreed on a 30ft setback from cemetery for the house. They added that the proposed house sites, wells, septic and utilities needed to be shown on the plans.

Mr. Stratton motioned to classify 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 refer the application to the Ulster County Planning board. Mr. Hansen 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 comment. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

The Board had no further concerns about the application and asked the applicant to submit a full application.

PB2020-06SBD – Continued 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 from North River Architecture was present on behalf of the application.

The Board discussed the right of way for the proposed road and how it will need approval from the New York State Department of Transportation.

The Board had concern regarding the configuration of lots 5 and 6. They were not sure about the septic for lot 5 being on the opposite side of the driveway.

Nadine Carney from Peak Engineering, the Town Engineer asked who will own the conservation land in the pack. If it was separate or attached to the hotel parcel. She stated that it needed to be clearly defined. She also asked if there would be an HOA for the residential lots.

The Board also discussed the accessory apartments for each proposed lot.

For the Special Use Permit section the Board asked about lighting and hours of operation for the Tennis Court as well as screening for the residential lots being proposed.

There was no further discussion for this application.

PB2020-16SBD – New Application

Minor Subdivision – 2 lots

Evelyn Rein

2515-2517 Lucas Avenue, High Falls, NY 12440

Proposing to subdivide 16.4 acres into two separate lots. Lot 1 being 9.3 acres with an existing house and cottage and lot 2 being 7.1 acres of vacant land.

Zoning District: R-1, SBL: 69.4-1-41.100, Acreage: 16

Heather Gabriel was present on behalf of the application.

Mrs. Gabriel explained the proposed project to the Board. She stated that they would need approval from the Ulster County DPW and that it was part of the scenic byway.

Mr. Stratton motioned to set the application for Public Hearing. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

There was no further discussion of this application.

***PB2020-15SBD – New Application**

Minor Subdivision – 2 lots

Rodney and Lourd Basten

State Route 209, Stone Ridge, NY 12484

Proposing to subdivide 21 acres into two separate lots. Lot 1 being 13.2 acres and lot 1 being 7.8 acre.

Zoning District: R-1, SBL: 62.3-2-12.210, Acreage: 21

***PB2020-14SBD – New Application**

Minor Subdivision – 2 Lots

Richard Balzarini

Brink Farm Road, Stone Ridge, NY 12484

Proposes to subdivide 23 acres into 2 separate lots. Lot 1 being 16.5 acres and lot 2 being 6.5 acres.

Zoning District: R-1, SBL: 62.3-2-13.100 Acreage: 23

*Please note that both applications were discussed together.

Stephanie Bassler was present on behalf of the Basten Application and Heather Gabriel for the Balzarini Application.

Both Ms. Bassler and Mrs. Gabriel explained o the Board the proposed 2, 2 lot subdivisions and their connection to each other. The discussed the need to renew permits from the DEC and Army Corps of Engineers for the proposed roadway.

The Board agreed that the proposed subdivision would fix the issues with Balzarini's lots. They also stated that each plan needs all the data required.

Mr. Cobb motioned to set the Basten application for Public Comment. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Kostides motioned to set the Balzarini application for public comment. Mr. Hansen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Mr. Stratton motioned to adjourn the meeting at 9:21PM. Mr. Hansen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 2 absent

Respectfully submitted,
Shaye Davis, Secretary