

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

MINUTES OF January 11th, 2021 **Regular Meeting** of the Town of Marbletown **PLANNING BOARD**, held via Zoom.

Call to Order and Pledge to the Flag: Chairman Dr. Paris Perry

6:00 P.M.

Roll Call of The Board:

PRESENT:

John Kostides
Max Stratton
Harry Hansen
Sharon Klein
Scott Boyd (Alternate w/o Vote)
Dave Cobb
Paris Perry

ABSENT:

Dan Proctor

Town Support Staff:

Shaye Davis
Tracy Kellogg Esq.
Shawn Marks

From the Chair: Dr. P. Perry

Thanked the Board for its hard work in 2020.

Introduced newly seated Board Member Sharon Klein.

Introduced newly seated Alternate Board Member Scott Boyd.

Announcement that Vice Chair for 2021 shall be Max Stratton.

Discussion of process and procedure for Applications

Applications:

1: 2020-15 SBD Basten – Continued Application & Public Hearing

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

Stephanie Bassler from North River Architecture was present on behalf of the application.

Application and Public Hearing open at the call of the Chair.

Project lead John Kotsides summarized findings and confirmed that all required documentation had been received by the Board; DOT Documentation remains pending, will become condition of Final Determination.

Stephanie Bassler noted that the property is no longer owned by Basten and is now owned by North River Design Build LLC. Note to be made in Determination.

Board discussion and Final call for Public Commentary. No Commentary received.

Motion to close Public Hearing made by Max Stratton; 2nd Sharon Klein; Unanimous to closure.

Motion to review application and discuss EAF Part 2/3 and Final Determination made by Max Stratton, 2nd Dave Cobb; Unanimous.

EAF Part 2/3 and Narrative reviewed and discussed. Negative Declaration affirmed.

Motion to accept EAF Part 2/3 and Narrative Statement affirming a Negative Declaration by Max Stratton, 2nd John Kostides; Unanimous.

Motion to issue Negative Declaration by Max Stratton; 2nd Sharon Klein; Unanimous.

Discussion of Final Determination and setting of condition related to pending DOT Documentation for the Curb Cut and Driveway Access from Route 209.

Motion to accept the Final Determination and Approve with Condition a 2 Lot Minor Subdivision Application Project 2020-15 SBD made by Max Stratton; 2nd Dave Cobb; Unanimous.

2: 2019-04SUP – Ridgewell Center Solar Project Continued Application and 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

Application Discussion and Public Hearing resumed at the Call of The Chair.

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

Nadine Carney from Peak Engineering was present on behalf of the application.

Board reviewed and discussed EAF Part 2/3, discussed and made corrections and adjustments to the Part 3 draft narrative and affirmed a Negative Declaration.

Motion to accept Part 2/3 EAF, Narrative, and to issue a Negative Declaration made by John Kostides, 2nd by Sharon Klein, Unanimous carry.

Discussion of Draft Final Determination for the SUP.

Nadine Carney advised that with the wording and values currently outlined in the draft, a conflict between the Site Plan and the SUP exists.

The board discussed lot coverage values, definitions, and reviewed Town Code in relation to the verbiage to be utilized in the SUP.

Appropriate verbiage and values were applied with consensus from The Board, Ms. Carney, and Tracey Kellogg Esq. Conflict between SUP and Site Plan resolved.

Last call for public hearing and input. No input.

Motion to close the Public Hearing by Max Stratton, 2nd by Dave Cobb; Unanimous carry.

Review of the Draft SUP Final Determination and its Conditions by the Board.

Motion to accept Final Determination and issue a SUP with Conditions for 2019-04 SUP (Ridgewell Solar Project) by John Kostides, 2nd Max Stratton, Unanimous carry.

3. PB2020-14SBD – Balzarini Minor Subdivision – Application Withdrawn

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

Chairman noted that the aforementioned application for a 2 lot minor subdivision has been withdrawn.

No Further Business Before the Board

From the Chair:

New Application for a SUP recently submitted will be assigned to Dave Cobb and Harry Hansen as project leaders.

Motion made to adjourn by Max Stratton, 2nd Sharon Klein; Unanimous.

7:20 P.M.

Minutes recorded and submitted for Approval 2/8/21

Shawn Marks
Planning & Zoning