



**Town of Marbletown  
Planning Board  
PO Box 217, Stone Ridge, NY 12484  
(845) 687-7500 Ext. 171  
Email: [Planning@marbletown.net](mailto:Planning@marbletown.net)**

**Planning Board Meeting  
December 14, 2020 – Via Zoom**

**Call to Order:** Vice-Chairman Perry

**6:00 P.M.**

**Pledge of Allegiance:**

**Quorum:**

**Voting Members Present**

Paris Perry  
Harry Hansen  
John Kotsides  
Dave Cobb  
Sharon Klein

**Absent**

Max Stratton  
Dan Proctor

**Support Staff**

Shaye Davis  
Tracey Kellogg, Esq.

**Point of Business:**

- Sharon Klein will be voting, assuming Larry Ricci's assignment tonight and after the new year.
- Minutes for November; not ready for presentation.
- For new year, more lead time on minutes and documents, assignment of project leaders to begin application review upon receipt.

**Applications:**

**1.) Rein – 2 lot SBD – Application Continued – Public Hearing Continued**

Discussion:

- Simple SBD, Lot 1 has SFR, Lot 2 To Be Built
- Public Hearing not closed at previous meeting due to questions regarding restrictions related to the Rondout Creek; none found.
- **Bill Eggers for Application:** Question Raised at last meeting and Deed was looked up; no restrictions on the deed. Awaiting DOH approval, letter sent to County Highway, no response.
- Tracey advises to attach DOT/DOH to conditioned determination. Notes Driveway is pre-existing.

Public Hearing Call for Comments - None

Board Call for Additional Questions or Comments - None



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***Motion to Close the Public Hearing by John K., Second by Sharon K.: Board Roll Called; Harry Hansen Recused; remaining unanimous Aye.***

SEQR Determination: Type II, No Action Required.

Final Determination reviewed by the board. County DOT and County DOH Approval as Conditions attached. Driveway pre-existing on Lot 2. No House on Lot 2.

***Motion to accept and approve Application and Determination by Sharon K., Second by Dave C., Board Roll Called; Harry Hansen recused; remaining unanimous Aye.***

**2.) Balzarini SBD: Application – Public Hearing Continued**

- On hold, pending concerns to be worked out with Tracey and issues with Brink Farm; Deed restrictions on SBD.

**3.) Basten SBD – Application Continued – Public Hearing Continued**

Discussion:

- Checked utilities, setbacks, and septic on the Site Plan Map. Shared Driveway agreement required as a condition.
- ***Stephanie Bassler representing Basten SBD Application:*** Seeking approval from DEC for Driveway Crossing. Stephanie notes direct contact with the DEC but has not received a formal response yet for the driveway crossing.
- Updated map reviewed by the board and contained all components requested. Driveway noted to be 800 feet long. Location of septic reserve confirmed. No proximity to Rail Trail.
- Driveway requires 15 feet width at entry, 10 feet wide at right of way. If more than 3 houses served, then Fire Access Road applies. Question regarding how Balzarini SBD approval would affect the driveway. If there are 4 lots, it will need to be 16 feet. For the 3 parcels, 12 feet is sufficient with turnaround and shoulders. 12 feet wearing surface, 2 feet of shoulder on each side of the driveway. Will require Shared Driveway Agreement for Approval.
- Clarification: This is a 2 LOT SBD now. Lot 3 is on hold and only proposed.

SEQR:

***Motion to Declare Lead Agency by Dave C., Second by Harry H.; Board Roll Called Unanimous Aye.***

- Review of SEQR Part 2/3, EAF. Type 1 Action. No request by outside agency to be Lead.



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***Motion to Accept EAF and Issue a Negative Declaration make by John K., Second Dave C., Board Roll Called with Unanimous Aye.***

Discussion Cont'd:

- Stephanie noted that Army Corp is beyond time limit, considered "no answer". DEC is "approved", but documents are pending.
- Board was polled as to feelings about DEC permit pending; Noted that building permit will not be issued while project is under consideration with the PB. Discussion of a "special meeting" to be called once documents are acquired.

Public Hearing Call for Comments: None

Board Call for Additional Comments or Questions: None

***Motion to Continue the Public Hearing at the January 2021 meeting by Harry H., Second by Sharon K., Board Roll Called with Unanimous Aye.***

**4.) Stern LLA: New Application**

Discussion:

- Deleting a Lot Line. Going from 51 acre with secondary of 4 acres; combine into one lot. Structures are shed and cabin are on secondary lot, to be consolidated onto the large lot. No zoning or code issues with the proposal. All documents turned in. Simple deletion of lot line. Same owner both lots.
- ***Bill Eggers for Applicant:*** End of Stillwater road, owns both lots, putting two lots into one.

Call for Comments or Questions: None

SEQR: Type II, No Actions Required

Review of Application and Final Determination Completed by the Board

***Moton to approve the application and determination by Harry H., Second by Dave C., Board Roll Called with Unanimous Aye.***

**5.) Parry LLA - 122 Peak & 40 Mary's Lane – New Application**

Discussion:

- Going 13.17-acre parcel; A 5.23 to 6.31, B 7.64 to 6.86



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- **Bill Eggers for the Applicant:** Moving Lot Line away from the stream. 2 Different Owners. Previous adjustment done was with same owners of both lots; now 2 different owners on these two lots. Lot 14.100 has a horse paddock on it.
- Unrequited is a Word.

Public Call for Comment or Questions: None

SEQR: Classified as LLA by CEO. Type 2, no action required.

Determination: Draft reviewed by the board.

***Motion to approve the application and determination by John K., Second by Harry H., Board Roll Called with Unanimous Aye.***

**6.) Duck Pond Road - Paper Street: New Application- Town of Marbletown, Gabler, Cohen**

Discussion:

- **Terry Ringler for the Application:** Paper street created at the end of Duck Pond in 1962. Town wants to dissolve the paper street and offered land to the adjoining landowners. Split 50-foot road in half and adjust lines to absolve the road. Tracey: Paper street retained from town during original SBD. Being dissolved. No plans to further develop or subdivide. This has already gone through the board and cleared the referendum.
- Board reviewed the plat and discussed the location.

Public Call for Comment or Questions: None

Board Call for Comments or Questions: NONE

Determination: Draft reviewed by the board

***Motion to accept and approve the application and determination by Paris P., Second by Harry H., Board Roll Called with Unanimous Aye.***

**7.) Russel & Hoffstader LLA: New Application**

Discussion:

- Conveyance of 1.77 acres. Total area of new parcel is 14.85 to 16.63
- Required is a word.

SEQR: Type II, No Action Required



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Determination: Draft reviewed and discussed

***Motion to accept and approve the application and determination by Dave C., Second by Paris P., Board Roll Called with Unanimous Aye.***

**8.) Ridgewell Solar SUP: Public Hearing - Continued**

Discussion:

- ***Nadine Carney for the applicant:*** Additional documents and requests by the board have been provided. Public has had a “couple of months” to weigh in on this project. Are we waiting for a sign off from CPL? Can we move this along and address the CPL matter through conditions? CPL has had this SWPPP for several weeks.
- Shaye: SWPPP was submitted to CPL and is being worked on.
- Proposed parking and gravel path to connect main street to the college. Extra 30 parking spaces are because project that is being put together by the town and the rail trail committee. The extension will provide access to the solar array and dedicated for municipal parking.
- ***Paul McMenemy for the Applicant:*** – Total capacity is a little over 300KW. Clock is ticking with the Bats. I’m anxious to get the SUP approved by the January meeting.

SEQR:

- Review of SEQR Status; Type 1 Action, Part 2 and 3 EAF reviewed. Construction 8-4 Monday through Friday listed on Part 1 EAF.
- Public Hearing will be extended into January 2021. Shaye will resend PH notices due to inconsistencies with the Postal Service. Shaye notes that there has been no notice of opposition communicated to the Planning/Zoning Office.

Determination: Draft Determination reviewed and discussed

- Nadine reviewed lot coverage, noted code cites maximum 50% screening; Nadine reports 13.5% coverage with the entire project.
- Ground Coverage required; recommend fencing be black in color, signage. 12-foot screening.
- Decommission plan will need to be approved by the town. Tracey advises plan is not complete or approved yet.
- Stone Ridge FD – No response yet; need access approval from the Chief
- SWPPP – Outstanding review of proposed plan, will need final approval.
- Peak Engineering Responses to SUP Requirements for Solar Arrays Reviewed by Board.



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- Movement of Utility Poles has been agreed to and moved to the rear of the project line.
- **Eric Stewart – Town of Marbletown Councilman:** Discussed the possibility of plantings or cover along the edges of the proposed town parking area to help with visual aesthetics. Discussion should be had on a Town Level regarding plantings and additional screening for aesthetics.

Board Polled for Questions or Comments: None

Public Polled for Questions or Comments: None

From the Vice-Chair: We will hold over until January to acquire the additional data and present it to the public in January 2021.

***Motion to hold open the application and Public Hearing for continuance at the January 2021 board meeting by John K., Second by Paris P., Board Roll called with Unanimous Aye.***

**Point of Business:**

- Dan Proctor stepping down due to scheduling. There will be a new Chair appointed for 2021; town will appoint.
- Shaye is stepping down as full time, pursuing new employment. Shawn, Code Enforcement, will be coming on board during the days to work the office and conduct admin.

***Motion to adjourn by Dave C., Second by Sharon K., Board Roll called with Unanimous Aye.***

**7.58 P.M.**

Transcribed and Submitted 2/22/21

Approved 3/8/21

Shawn Marks

Planning/Zoning