



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

Planning Board Meeting
February 8th, 2021
Via ZOOM

Called to Order by, Paris Perry

6:00 P.M.

Quorum Confirmed

Pledge of Allegiance

Welcome & Roll Call by the Chair

Voting:

Paris Perry, Chair
Max Stratton, Vice Chair
Sharon Klein
Harry Hansen
John Kotsides
Scott Boyd
Dave Cobb

Absent:

Dan Proctor

Non-Voting Staff:

Shawn Marks
Tracey Kellogg, Esq.

New Business:

2021-01 SUP: Catskill Concierge – New Application

Special Use Permit for the addition of a 2nd dwelling in a B1 zone.
1st Floor Space Commercial/ 2nd Floor Residential.
3656 Main Street, Stone Ridge, NY, 12484. SBL 61.20-4-11

Representing Catskill Concierge: Alan Li, Anna Li, Steven Kraus,

Application Presentation and Project Description – Dave Cobb

Conversion of retail space to create an office space, additional bathroom, and an additional 1-bedroom dwelling. Pre-Existing 2nd Floor Office and 3rd Floor Dwelling. Addition of egress door to the parking lot side of the building. This represents a change in use, less restrictive. No major exterior changes.



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Discussion: Board reviewed and discussed details of the submitted SUP Application Plan, Site Plan, and applicable Town Codes and SUP requirements. Discussion with Project Sponsors and explanation of additional requests for documentation and input.

Specifics Noted: ADA Parking Space, Department of Health Approval, Egress, Ensure doors and windows appropriate for district, lighting of egress and signage, new entryway vestibule.

Motion to Schedule a Public Hearing on Application 2020-01 SUP for March 8th, 2021, 6:00 p.m.

Motion By: Max Stratton, Motion 2nd: Dave Cobb, Vote: Unanimous

2021-01 LLA: DeSart & Shelton – New Application

Lot Line Adjustment; Conveyance of 0.4 Acres
#15 & # 19 Barberry Lane, Kingston NY, 12401
SBL: 62.3-1-16.100 & 62.3-1-17.100

Representing DeSart & Shelton: Bill Eggers

Application Presentation and Project Description – Sharon Klein:

Lot Line Adjustment to convey 0.4 acres between the aforementioned parcels on Barberry Lane. Adjustment does not create any conflicts with Town Zoning Law; both parcels meet or exceed 3-acre Zoning. Type II SEQR, No Action Required. No setback issues created with existing structures on either parcel.

Board Discussion: Reaffirming presented information by Sharon Klein.

Motion to Classify Application 2021-01 LLA as a Type II Action under SEQR:

Motion By: John Kotsides, Motion 2nd by: Max Stratton, Roll Vote Called: Unanimous

Motion to Approve Application 20221-01 LLA; Lot Line Adjustment.

Motion by: Max Stratton, Motion 2nd: Dave Cobb, Roll Vote Called: Unanimous



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2021-02 LLA: Van Kesteren Revocable Trust – New Application

Lot Line Adjustment: 4 abutting lots of same ownership joined to create 1 lot.
Mohonk Road, High Falls NY, 12440 (Across from Johnny On the Spot)
SBL: 70.3-6-23.100 / .200 / .300 / .400

Representing Van Kesteren Revocable Trust: Bill Eggers

Application Presentation and Project Description -John Kotsides:

A Lot Line Adjustment on Mohonk Road; 4 formerly subdivided parcels will be re-joined to create one parcel of 19.4 acres. Parcel originally subdivided in 1986. All parcels currently vacant. Is R1 Zoning District, and will meet all Town Zoning Code and Regulations.
Determination as a Type II Action under SEQR.

Discussion: Gravel drive exists and also Wet Lands. Will need to address Wet Lands moving forward when building is proposed. Current map only for Lot Line Adjustment purpose, not plans noted on Plat regarding structures or infrastructure.

Motion to designate Application 2021-02 LLA as a Type II Action under SEQR:

Motion By: Sharon Klein, Motion 2nd By: Dave Cobb, Roll Call Vote: Unanimous.

Motion to Approve Application 2021-02 LLA: Lot Line Adjustment.

Motion By: John Kotsides, Motion 2nd by: Sharon Klein, Roll Call Vote: Unanimous

SUP 1.24.18: New Beginnings Farmstead – Annual Renewal

Applicant: Edigio & Elisa Tinti – New Beginnings Farmstead
Request: Annual Renewal of SUP Operating Permit Code: 200-75
Location: 2585 Route 209, Kingston NY, 12401
SBL: 55.3-3-8.100

Representing New Beginnings Farmstead: Edigio Tinti

Renewal Application Presentation and Description – Paris Perry



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The Planning Board will review the Renewal of a SUP based on conditions and requirements set forth by the original SUP from 2018. This Annual Renewal shall affirm their operation for 2021 with a change noted in this Renewal and Resolution.

Change Presented: SUP shall be considered renewed annually by the successful application for and issuance of an Operating Permit by the Building Department. If Non-Agricultural events exceed 10 in a calendar year, or if complaints number 3 or more, or serious matters arise, a review of the SUP shall then be conducted by the Planning board.

Motion to Approve the Annual Renewal of the SUP for New Beginnings Farmstead, noting continuance of previously established conditions and new resolution specifying the application for and receipt of an Operating Permit from the building Department as sufficient action for further renewal of the SUP.

Motion By: John Kotsides, Motion 2nd: Max Stratton, Roll Call Vote: Unanimous

Message from The Chair: Please note that no formal application has been received by the Planning Board regarding the Hasbrouck House. All discussions and interactions have been through pre-application planning, and that no decisions have been made or applications approved by the Planning Board regarding this topic.

Motion to Approve the Minutes of the Planning Board Meeting, January 11th, 2021.

Motion By: Harry Hansen, 2nd By: John Kotsides, Vote: Unanimous.

Motion to Set the next Planning Board Meeting for March 8th, 2021.

Motion By: Max Stratton, 2nd by Dave Cobb, Vote: Unanimous.

Motion to Adjourn.

7:00 P.M.

Motion by: Max Stratton, Motion 2nd: John Kotsides, Vote: Unanimous.

Recorded and Submitted 2/9/2021
Approved 3/8/2021

Shawn Marks
Planning & Zoning