



**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  
March 8<sup>th</sup>, 2021  
Via ZOOM

**Call to Order:** Chairman Paris Perry

5:58 P.M.

**Pledge of Allegiance**

**Announcements:** None

**Quorum:**

Members Present

Paris Perry - Chair  
Max Stratton – Vice Chair  
John Kotsides  
Dave Cobb  
Harry Hansen  
Sharon Klein  
Scott Boyd (Voting Alternate)

Members Absent

Dan Proctor

Town Staff Present

Shawn Marks  
Tracy Kellogg, Esq.

**Old Business:**

1.) 2021-01 SUP Catskill Concierge – Public Hearing

3656 Main Street, Stone Ridge NY, 12484

SBL: 31.20-4-11, Zoning B-1

Addition of a 3<sup>rd</sup> Dwelling Unit; Mixed Use Commercial & Residential

Project Lead: Dave Cobb

Representing the Application: Alan Li, Steven Krause

Project Overview, Project Details, and Board Discussion:

- Addition of a 3<sup>rd</sup> Dwelling Unit; retain Commercial and Residential Mixed Use
- 1<sup>st</sup> Floor Front to remain Commercial; 2<sup>nd</sup> Floor pre-existing Dwelling
- Rear Ground Floor Pre-existing Dwelling
- Requirements of SUP met; parking, access, signage, lighting
- Board of Health contacted by Alan Li and Steven Krause for additional bedroom
- 1000-gallon septic, sufficient for 3 bedrooms.
- "Johnny on The Spot" serviced septic, professional opinion that additional load is acceptable
- New Entrance on South Side of structure; door to meet Historic District requirements
- Signage to meet Town Code, Lighting to Code; 10 p.m. lighting off
- Agreement to place 911 Street Address at the top of the sign



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- No changes to the exterior of the existing structure

***Motion to classify SUP as Type II SEQR by Max S., Second by Dave C. Call of the Roll:***

***Paris – Aye; Dave – Aye; Sharon – Aye; John – Aye, Harry – Aye; Scott – Aye; Max – Aye (7/0)***

***Motion to Open Public Hearing by Max S., Second by John K.; Call of the Roll with Unanimous Aye***

**Public Hearing**

- Review of project details as noted above
- Discussion regarding plantings and cover along sidewalk and south property line
- **Call to the public x 2, No Comments.**

***Motion to close the Public Hearing by Dave C., Second by Sharon K. Call of the Roll:***

***Paris – Aye, Dave – Aye, Sharon – Aye, Harry – Aye, Scott – Aye, John – Aye, Max – Aye (7/0)***

**Determination Review**

- SEQR Type II
- Addition of Lighting cut sheet; New door cut sheet
- 911 Street Number on top of the sign
- Condition: Cut sheets for door, lighting, plantings, and sign to be reviewed
- Condition: Building Department to determine any need for Health Department review

***Motion to accept and approve the application and determination by John K., Second by Max S. Call of the Roll: Paris – Aye, John – Aye, Dave – Aye, Harry – Aye, Sharon – Aye, Scott – Aye, Max – Aye (7/0)***

**New Business:**

**1.) Approval of Minutes**

***Motion to approve November 2020 by Dave C., Second Harry H., Call of the Roll with Unanimous Aye***

***Motion to approve December 2020 by Max S., Second Sharon K., Call of the Roll with Unanimous Aye***

***Motion to approve February 2021 by Harry H., Second Max S., Call of the Roll with Unanimous Aye***

**2.) Town of Marbletown Proposed Draft – Regulation and Control of Fill – Draft Code**

- Draft Code read and reviewed
- Spirit is to ensure Fill coming into Marbletown is “clean”; non-toxic/non-hazardous
- Code would be triggered by “200 yards”; Building Department discretion
- Avoid difficulties encountered by other Townships regarding unsafe or contaminated Fill
- Limited resources noted on County and State level to regulate and enforce on Local level
- Marbletown CEO’s will have discretion based on source of the Fill



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- 4 Months with renewal – Total 8 Months of Fill operation for Permit
- 200 Yards should be amended to read 200 **Cubic Yards**

***Motion to refer the DRAFT Code and associated Planning Board feedback on Regulation and Control of Fill to the Town Board by John K., Second Sharon K., Call of the Roll: Paris – Aye, John – Aye, Scott – Aye, Harry – Aye, Max – Aye, Scott – Aye, Dave – Aye. (7/0)***

**From the Chair:**

- Thank you to Dave and the entire Board for your hard work on the SUP for Catskill Concierge

***Motion to set next Planning Board meeting for April 12<sup>th</sup>, 2021 at 6 p.m. by Dave C., Second Max S., Call of the Roll with Unanimous Aye (7/0)***

***Motion to Adjourn by Sharon K., Second by Harry H., Call of the Roll with Unanimous Aye (7/0)***

Meeting Adjourned - 7:00

Recorded and Submitted,

Shawn Marks  
Planning & Zoning

***Approved April 12<sup>th</sup>, 2021***