



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

Planning Board Meeting
Minutes 4.12.21

Meeting Call to Order

6:04 P.M.

Pledge of Allegiance

Quorum Call

Present

Paris Perry
Max Stratton
Harry Hanson
Sharon Klein
Dave Cobb

Absent

Dan Proctor
John Kotsides
Scott Boyd

Town Staff Present

Shawn Marks
Tracy Kellog

Announcements & Communications: None

Old Business: None

New Business:

1) 2021-01 SBD: Anderson Minor Subdivision

41 Pine Bush Road, Stone Ridge, NY, 12484

SBL: 61.20-2-18.100 – 4.3 Acre – R3 Zone

One Parcel into Two: #1=1.0 Acre, #2=3.3 Acre

Project Manager – Harry Hansen

For the Application – Kathy Anderson

Application Overview:

- One parcel with existing SFR and several accessory structures
- Parcel to be split in two, chicken coop to remain on 2nd parcel
- Shed to be demolished on parcel 1; within 30 foot rear property line setback
- SBD will not create any conflicts with Town Code
- One parcel of 1 acre, another of 3+ acre
- No wetlands, not in Ag district
- No indications of concern for the lot to be created
- Recommend SEQR classification of Type II
- 1 acre zoning, 3 homes could be placed on new parcel

Kathy Anderson – Applicant:

- Hopes to be one family on parcel, but can not control if 3 acre parcel is developed



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- Brother to remain on first parcel with existing SFR

Discussion:

- Deed restriction possible to prevent further subdivision of the new parcel if desired
- Further subdivision of new parcel within a year may trigger a larger SBD application
- Encouraged to start the septic approval process on the parcel to be created; beneficial to sale
- Removal of shed in the rear yard setback may be condition of approval

Motion to classify the SBD as a SEQR Type II by Max S., Second by D. Cobb, Call of the Roll; H. Hansen Aye, D. Cobb Aye, M. Stratton Aye, P. Perry Aye. (4-0)

Motion to set a Public Hearing for May 10th, 2021, 6:00 P.M. by H. Hansen, Second by M. Stratton, Call of the Roll; M. Stratton Aye, D. Cobb Aye, H. Hansen Aye, P. Perry Aye. (4-0)

2) 2021-02 SBD: Mandia Minor Subdivision

Project Leader – Max Stratton

For the Application – Mike Mandia

Application Overview:

- R1 District, 9.35 Acre, Vacant Land
- In Ag District
- Adjacent to SHPO
- Proposal for 3 Lots of 3+ Acre each
- Difficulty with Lots as drawn; do not meet frontage requirements or flag lot requirements

Mike Mandia – Applicant:

- Wanted to give everyone road frontage if possible
- Plan is to create a Private Road and a shared driveway servicing 3 residences
- Looking to create 3 four bedroom SFR's on the lots
- Difficulty with rock and topography along Route 209
- Pre-Existing driveway curb cut from 209 made by previous owner

Discussion:

- Willing to re-imagine the design to accommodate the code requirements
- Working on Road Maintenance Agreement
- For SBD to be financially feasible, 3 parcels are required
- Discussion of Flag Lot requirements per code
- Discussed possible lot layouts on the property which would meet code
- 40,000 Square Feet on one lot as conforming, 2 lots with 60,000 Square Feet as Flag Lots
- Private Road along the southern property line, a ROW, shared with a RMA
- Potential to move roadway from curb cut to accommodate a change in proposed parcel layouts
- As is, the plan for the SBD would require a Variance, and that's not optimal or ideal



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- Developer wishes to leave Curb Cut where it exists as there is hardship to move it

Plan Forward:

- Set up Site Visit between Board Members and Developer
- Investigate parcel relationship with SHPO requirements
- Finalize Road Maintenance Agreement and submit to board
- Provide updated Site Plan/Plat
- Return with findings and updated site plan for the May 2021 meeting

Approval of Minutes:

Motion to approve the minutes from the March 8th 2021 meeting of the Planning Board by M. Stratton, Second by S. Klein, Call of the Roll; P. Perry Aye, D. Cobb Aye, M. Stratton Aye, H. Hansen Aye, S. Klein Aye (5-0)

Other Business:

1.) Oakwood Estates SBD – Phase II

Project Review and Overview – P. Perry:

- John Russell is requesting to be placed on the agenda for Phase II Approval
- Peak Engineering is reviewing the SWPPP for MS4 approval as per Dave Allen MS4 Officer
- Confirmed SWPPP was reviewed for only the first 4 lots in Phase I
- Will need to review the SWPPP for the entirety of the 10 lots
- Recirculate for the additional 6 lots, total of 10 lots

Motion to re-circulate for Lead Agency on SEQR Type I by M. Stratton, Second by D. Cobb, Call of the Roll; H. Hansen Aye, S. Klein Aye, P. Perry Aye, M. Stratton Aye, D. Cobb Aye. (5-0)

Motion to have Peak Engineering review the SWPPP for the entire 10 lot Subdivision by M. Stratton, Second by H. Hansen, Call of the Roll; S. Klein Aye, D. Cobb Aye, P. Perry Aye, M. Stratton Aye, H. Hansen Aye. (5-0)

Motion to increase Escrow by 3,000\$ to cover Peak Inspections and Review of the roadway by H. Hansen, Second by S. Klein, Call of the Roll; D. Cobb Aye, M. Stratton Aye, P. Perry Aye, H. Hansen Aye, S. Klein Aye. (5-0)

Motion to duplicate the list circulated for Lead Agency on Phase I by H. Hansen, Second by M. Stratton, Call of the Roll; D. Cobb Aye, S. Klein Aye, P. Perry Aye, H. Hansen Aye, M. Stratton Aye. (5-0)

Discussion:

- Peak is recommending a Bond for the road project



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- Suggestion by Tracy Kellog, Town Attorney, to increase Escrow to 4,500\$ and to review Bond needs
- Applicant's Engineer and Peak will review plans and needs to determine cost of Bond
- MECELS should provide numbers currently established and provide them to Peak

Motion to increase Escrow from previously approved 3,000\$ to 4,500\$ by M. Stratton, Second by D. Cobb, Call of the Roll; S. Klein Aye, H. Hansen Aye, P. Perry Aye, M. Stratton Aye, D. Cobb Aye. (5-0)

Discussion:

- Max Stratton to be Project Leader, John Kostidis also to Co-Lead
- Site Inspection of Roadway thus far and currently under construction completed; appears to be per plans and properly constructed – as per Code Enforcement Officials
- Place Oakwood Estates Phase II on agenda for May 2021.

Motion to set a public hearing on Oakwood Estates Phase II for May 10th, 2021, 6:00 P.M. by M. Stratton, Second by D. Cobb, Call of the Roll; S. Klein Aye, P. Perry Aye, D. Cobb Aye, H. Hansen Aye, M. Stratton Aye. (5-0)

Motion to Adjourn by S. Klein, Second by P. Perry, Call of the Roll Unanimous. (5-0)

Adjournment

7:10 P.M.

Transcribed and Submitted,

Shawn Marks
Planning & Zoning

Approved: May 10th, 2021