



**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  
Approved Minutes  
May 9<sup>th</sup>, 2022

Meeting Called to Order by Chairman Perry

6:05 P.M.

Pledge of Allegiance

Quorum Call:

Board Present – Paris Perry, Dave Cobb, Dan Proctor, Sharon Klein, Harry Hansen, Scott Boyd

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications: Scott Boyd will be a voting member tonight

Business:

**1.) 2022-02 SBD – Waters Minor Subdivision – New Application**

Applicant: Albert Waters & Clark Waters – Agent: Nick Brown  
13-14 Waters Drive, Stone Ridge, NY, 1248  
SBL: 69.8-1-2, R3, 3.1 acre +/-

The Chair provided an overview of the Application:

- Proposed to divide a single lot of 3.1 acre into two separate lots
- 2 existing residences on the parcel
- Each lot will be served by an existing driveway; “Waters Lane”
- Parcel is noted by applicant to be eligible for the historic register
- We’ll require deed access over the newly formed shared driveway

The Board reviewed and discussed the proposed Subdivision Plat and the EAF Part 1

***Motion to classify the application as a Type II SEQRA action made by Dan P., second by Dave C., call of the roll with unanimous aye. (6-0)***

***Motion to set a Public Hearing for the June 2022 Planning Board meeting made by Dan P., second by Dave C., call of the roll with unanimous aye. (6-0)***

*Dan Proctor to be Application Point Contact*



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**2. 2022-01 SBD Hardenburgh Hills Subdivision – Public Hearing**

Applicant: Nevel Haus, c/o Pelle Hamburger

Off Main Street, Stone Ridge NY – Hardenburgh Drive & Van Derberg Clos

Hardenburgh Hills I & II Approved Subdivisions

Proposing revision of SBD Approvals to reduce number of Lots from 18 to 8

Board Application Lead provided an update and overview of the Application

- The Board is satisfied with the sketch subdivision plat and associated plans and the board has received the majority of documents required
- The Plat and amended SWPPP have been referred to the Town Engineer for review
- EAF part 2 and the EAF Part 3 Short remains to be addressed. This was classified as an Unlisted action under SEQRA
- The mitigation of a concern for the septic on lot # 3 has been completed

***Call to the Public for Comment or Questions: None received***

Tracy Kellogg: Does the board want to classify this as a Lot Line Adjustment or a Subdivision – Board has previously voted to classify the application as a Subdivision.

The Board reviewed and affirmed the EAF Part 2 Short Form for this Unlisted Action

***Motion to reaffirm EAF Part 2 Short Form made by Dan P., second by Harry H., call of the roll with unanimous aye (6-0)***

The Board reviewed EAF Part 3 Short Form for this Unlisted Action

***Motion to accept EAF Part 3 Short Form made by Sharon K., second by Scott B., Call of the roll with unanimous aye (6-0)***

***Motion to issue a Negative Declaration for the Application made by Sharon K., second by Dave C., call of the roll with unanimous aye (6-0)***

***Additional Call to the Public for Comment or Questions: None received***

***Motion to close the Public Hearing for Hardenburgh Hills II made by Dave C., second by Harry H., call of the roll with unanimous Aye. (6-0)***

The Board reviewed, discussed, and edited the Draft Determination and Resolution

The Board discussed the deeding of the Conservation Easement associated with the Subdivision



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*Call from the Chair for an additional motion to close the public hearing*

***Motion to close the Public Hearing again made by Dave C., second by Harry H., call of the roll with unanimous Aye. (6-0)***

***Motion to approve the resolution for Hardenburgh Hills II Subdivision made by Sharon K., second by Harry H., call of the roll with unanimous aye (6-0)***

***Point of order – Shawn Marks – The subdivision is NevelHaus Stone Ridge Major Subdivision, no longer Hardenburgh Hills II – The Board affirmed the clarification***

**3. 2021-04 SP/SUP 4321 Route 209 – Audrey's Farm House – Public Hearing**

4321 Route 209 LLC

360 Springtown Road, New Paltz, NY, 12561

4321 Route 209 / SBL: 69.2-2-40.100

Site Plan Application for Hotel, Assembly Buildings, and infrastructure

Application Lead provided an update on the Application Review

- The Board is satisfied with the site plan and special use permit application review
- Additional review is required on the revised Site Plan and the associated SWPPP and engineering proposals. The Town Engineer approval and review is required for a final approval
- The Board is able to possibly provide partial approval. After the SWPPP and engineering review is complete, a final plat will be created for the infrastructure and buildings. This can be approved by the applicant returning to the Board for a Final Approval after a Conditional Approval
- EAF Part 3 requires review and vote

The Board read, reviewed, and edited the draft EAF Part 3 and Negative Declaration

The Board discussed potential impacts to traffic on Route 209. The Applicant provided an overview of his conversation with NYS DOT. The DOT engineer was satisfied with sight distances related to the curb cut. The Board felt there was no immediate impact or concern and will reassess in one year if there are reported traffic incidents or concerns.

***Motion to accept the EAF Part 3 made by Harry H., second by Dan P, call of the roll with unanimous aye (6-0)***



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***Motion to issue a negative declaration for this application made by Harry H., second by Sharon K., call of the roll with unanimous aye (6-0)***

Chair call to the Board for any additional comments or questions

***Call to the Public for Comment or Questions:***

**1. Bill Terpening – Cherry Hill Road:** Letter submitted into record and circulated to the Board

- Mr. Terpening presented excerpts from his letter submitted into record; topics included Planning Board waivers on Site Plans, District Design Standards, the Site Plan, Uses for the district, and the CEO zoning determination.

*For a copy of Mr. Terpening's letter contact the Planning & Zoning Office*

***Motion to close the Public Hearing made by Dan P., second by Dave C., call of the roll with unanimous aye (6-0)***

The Board read, reviewed, and discussed the draft determination, conditions of approval, and the resolution

***Motion to approve the resolution and grant a Conditional Approval for the Site Plan and Special Use Permit made by Dan P., second by Dave C., call of the roll with unanimous aye (6-0)***

**4.) 2020-06 SBD - Hasbrouck House SBD – Public Hearing Closed**

Applicant – North River Architecture & Planning

3805 Main Street, Stone Ridge NY, 12484

SBL: 69.2-5-1.100 B1/R3 Zone

Subdivision – 6 parcels each with a proposed single-family residence, garage/accessory structure, and infrastructure to include a roadway.

Application Lead provided an update on the Application Review

- The public hearing was closed last month
- The Board reviewed and is considering the materials submitted into record during the April 2022 meeting and is prepared to discuss
- The Board previously accepted SEQRA Part 3 and issued a Negative Declaration

The Board engaged in discussion of the materials submitted into record by the Friends of Stone Ridge Orchard, SEQRA responses from interested and involved agencies, and documentation



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and reports submitted by the applicant during the Board's review of the project and the application.

Paris Perry: Part of the report was that the wetlands were not sufficiently delineated. In our records we have a submission that shows that they have been delineated with a brand-new site plan with the wetlands. There was also a matter of pollinators, which the DEC does not control, and I'm not sure how we would control it. What was mentioned in the details was a removal of 10% of forestry will reduce 5% of pollinators. The quick math, 4 acres of disturbance of 35 acres, that's 11%. That would be potentially 5%, if you had 1000 pollinators, that's a demise of 50 pollinators.

Dan Proctor: The DEC did a review and issued a response to the SEQRA circulation and issued recommendations. We are required to use the recommendations of the DEC. The DEC did not see any issued with the project.

Harry Hansen: I support the DEC's review.

Sharon Klein: We can choose to go above and beyond the baseline of what the DEC recommends. We're not required, but we can. To me the Hudsonia report warranted further review. We have an opportunity to create the most environmentally sensitive development that we possibly can in working with the developers. That's our choice.

Chairman Perry: So, we're looking at a motion to either open or not open SEQRA.

***Motion to uphold SEQRA as decided and not reopen for modification made by Dan P., second by Dave C., call of the roll: Sharon K. nay, Dan P. aye, Scott B. aye, Harry H. aye, Dave C. aye, Paris P. aye. Motion passed 5-1.***

*Note made by Tracy Kellogg and Chairman Perry: The magnitude of the information provided did not justify the action of re-opening SEQRA.*

The Board read, reviewed, discussed, and edited the draft determination and resolution

***Motion to approve the resolution and grant conditioned subdivision approval made by Dan P., second by Harry H., call of the roll with unanimous aye (6-0)***

Other Business:

1. Meeting Minutes from April 2022

***Motion to approve the minutes from the April 2022 Planning Board Meeting made by Dave C., second by Dan P., call of the roll with unanimous aye. (6-0)***



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2. UCPB Referral Exclusion

The Board and Of Counsel will review the referral exception matrix and discuss next month

3. Training In-service

The Board will set up an in-service for Monday June 27<sup>th</sup>, 6 p.m. July 18<sup>th</sup> will be an alternate date

4. Part Time Planner

The Board discussed the possibility of sharing the services of a hired planner on staff with the Town of Rochester

5. Pollinators

Further discussion on the possible future scope of the Planning Board in relation to pollinators and habitat loss

***Motion to adjourn the meeting made by Harry H., second by Sharon K., call of the roll with unanimous Aye. (6-0)***

Meeting Adjourned

8:07 p.m.

*Draft Submitted 5/23/2022*

*Minutes Approved 6/13/2022*

Shawn Marks