



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

Planning Board Meeting
Draft Minutes
June 13th, 2022

Meeting Called to Order by Chairman Perry

6:04 P.M.

Pledge of Allegiance

Quorum Call:

Present – Paris Perry, Dave Cobb, Sharon Klein, Harry Hansen, John Kotsides, Max Stratton

Absent – Dan Proctor, Scott Boyd

Town Staff Present – Shawn Marks

Announcements/Communications:

Business:

3.) 2022-02 SBD – Waters Minor Subdivision – Public Hearing

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 a summary review of the Application and discussed required conditions of approval:

- Will require a Road Maintenance Agreement for shared access drive
- Requires deeded easement or deeded right-of-way across shared access drive
- Aforementioned shall be completed prior to signature upon the Final Plat

The Board discussed and reviewed the Subdivision Plat being considered for Approval

Motion to Open the Public Hearing made by Harry H., second by John K., call of the roll with unanimous aye. (6-0)

Call to the Public for Comment: None

Motion to Close the Public Hearing made by Max S., second by John K., call of the roll with unanimous aye. (6-0)



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The Board read, reviewed, amended, and discussed the Draft Determination

Motion to approve the Waters Minor Subdivision by resolution made by John K., second by Max S., call of the roll with Unanimous Aye. (6-0)

1.) 2022-03 SP – 2303 Lucas Ave LLC – Hair Salon Site Plan – New Application

Applicant: 2303 Lucas Tpke LLC; c/o Klay Stack

2303 Lucas Tpke, High Falls, NY, 12440

SBL: 70.9-2-22; B2, 0.62 Ac.

Change of Use from Eating/Drinking to Personal Care Services

Applicant/Owner Klay Stack is in attendance to represent the Application

Scott Boyd could not be in attendance this evening. Scott is Application point. Paris Perry provided an overview of the Application:

- Change of use from Restaurant/Retail to a Beauty and Hair Salon. Use is permitted in the district with Site Plan Approval
- Structure is existing mixed business and residential. Business Use on first floor, and two apartments on the second floor
- Previous interior renovation work on the first and second floor was permitted by the building department and completed
- Exterior cosmetic work completed previously which is in accordance with District design guidelines
- Sketch Site Plan depicts 15 parking spaces, 1 ADA complaint space, exterior lighting, and a floor plan. Will require total square footage of customer space on the first floor added to the Site Plan.

The Board discussed the proposed Application and Site Plan Details:

- Concerns over nuisance parking within the right-of-way along County Route 1 (Lucas Turnpike). Cars parked in the County ROW makes traffic flow dangerous due to line of site obstruction at the intersection.
- Discussion of EAF and SEQRA impacts

Klay Stack:

- Currently 3 working chairs. 2 more chairs planned in the future



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- Has ordered no parking signs, reserved parking signs, and parking curbs to mitigate the parking concerns
- Verbalized concern over the parking patterns and habits of “Wild Earth” on the abutting parcel

Motion to Accept and Open the Application for Site Plan Approval made by Sharon K., second by Max S., call of the roll with unanimous Aye. (6-0)

Motion to classify the Application as a Type II Action under SEQRA made by Max S., second by Dave C., call of the roll with unanimous Aye. (6-0)

Motion to set a Public Hearing for July 11th, 2022, made by Max S., second by John K., call of the roll with unanimous Aye. (6-0)

2.) 2022-03 SBD – Smith Minor Subdivision – New Application

Applicant: David Smith

Agent: Terry Ringler – Ringler Land Surveying
2456 Lucas Tpk, High Falls, NY, 12440

SBL: 69.4-1-59; R-1, 50.7 Ac

Subdividing an existing parcel of 50.7 acre to create 3 separate parcels

Terry Ringler, Licensed Surveyor, is in attendance as the Authorized Agent of the Owner

Harry Hansen, application point, and Terry Ringler provided a summary overview of the Application and the proposed Sketch Plat:

- Existing parcel of approximately 50 acre is proposed to be subdivided into three separate parcels. There’s an existing residence on the parcel.
- Lots 2 and 3 are to be served by a shared driveway. The driveway is part of an existing 50-foot-wide ROW which starts at Lucas Ave and travels along the western edge of the abutting parcel. A new 25-foot-wide ROW is to be established and deeded across proposed lot #2 to serve the proposed Lot #3.
- Emergency Vehicle Turnarounds and Pull offs to be provided. A “mini-cul-de-sac” to be developed at the shared driveway bifurcation.
- An Agricultural Data Statement will be required as the parcel is abutting Ag District # 3 on the West, North, and Eastern property lines.
- A Road Maintenance Agreement will need to be developed for the shared driveway
- Significant previous ground disturbance at the site; legacy sand & gravel surface mine.



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Motion to Accept and Open the Application made by Max S., second by John K., call of the roll with unanimous Aye. (6-0)

Motion to Classify the Application as SEQRA Type II action made by Max S., second by Dave C., call of the roll with unanimous Aye. (6-0)

Motion to set a Public Hearing for July 11th, 2022, made by Max S., second by John K., call of the roll with unanimous Aye. (6-0)

The Board reviewed and discussed the Sketch Plat and details of the Parent Parcel and abutting parcels. During this discussion additional details were noted that required a reassessment of the SEQRA Classification.

Motion to rescind the previous motion to classify the Application as a Type II action and to re-classify the Application as an Unlisted Action made by John K., second by Max S., call of the roll with unanimous Aye. (6-0)

Motion to Circulate for Lead Agency to the NYS DEC, NYSHPO, ACOE, High Falls Fire Department, Marbletown Rail Trail Committee, and Fish & Wildlife as interested and potentially involved agencies made by Dave C., second by Max S., call off the roll with unanimous Aye. (6-0)

Other Business:

1. Meeting Minutes from May 2022

Motion to approve the minutes from the May 2022 Planning Board Meeting made by Max S., second by John K., call of the roll with unanimous aye. (6-0)

2. Solar Generation Gill-Miles Solar Application

- Solar Generation has withdrawn their Applications before the Board for the Miles and the Gill Large Scale Solar in North Marbletown near the Town Line. Both applications will be closed without action.

Motion to recognize both Applications as withdrawn and to close both Applications without action made by Dave C., second by Max S., call of the roll with unanimous Aye. (6-0)

3. Fuhrmann Subdivision

- The Fuhrmann Subdivision Application at 7 Ricci Road (Accord) has been dormant and without activity for over a year.



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Motion to close the Fuhrmann Subdivision Application without action made by Sharon K., second by Max S., call of the roll with unanimous Aye. (6-0)

Motion to close the Fuhrmann Subdivision escrow and to refund the balance made by John K., second by Dave C., call of the roll with unanimous Aye. (6-0)

4. UCPB Referral Exclusion

The Board reviewed and discussed the Referral Exclusion documentation from the Ulster County Planning Board and the Exclusion Matrix.

Motion to enter into the Referral Exclusion Agreement with the Ulster County Planning Board, using the existing Matrix as provided, and for the Planning Board Attorney to review and draft a resolution to be prepared for the July Board Meeting made by Max S., second by Dave C., call of the roll with unanimous Aye. (6-0)

3. Training In-service

Training In-Service is confirmed for June 27th at 6:00 P.M. in Room M-15 at Town Hall

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

Meeting Adjourned

6:54 p.m.

Draft Submitted 6/26/2022

Minutes Approved 7/11/2022 by Unanimous Aye (4-0)

Shawn Marks