



**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  
January 23<sup>rd</sup>, 2023  
DRAFT Minutes

Meeting Called to Order by Chairman Stratton

6:02 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dan Proctor, Dave Cobb, Sharon Klein, Brendan Masterson; Jim Economos (Alternate), Ilan Bachrach (Alternate)

Absent – Scott Boyd

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications:

From the Chair – Paris Perry has retired from the Board and Max Stratton will be moving from Vice Chair to the fill the seat of Board Chair. Two new Board members are in attendance tonight; Brendan Masterson is a Seated Board member, and Jim Economos is an Alternate.

*Note\* No Alternate was assigned as a Voting Member by the Chair; Quorum is six (6) voting members for the duration of the meeting.*

Business:

**1.) 2022-06 SP: Ulster Savings Bank Site Plan - New Application**

Applicant: Ulster Savings Bank, 180 Schwenk Drive, Kingston, NY, 12401  
3885 Route 209, Stone Ridge, NY, 12484  
SBL: 69.2-5-4, B1, 2.72 Ac +/-

New construction of a 8,600 square foot Banking facility with Drive-up Bays, Offices, and a Conference Room; to include access from Route 209 and associated infrastructure

Max Stratton: We've received the Ulster County Planning Board referral commentary; nothing else new has been submitted as of yet; no other SEQRA responses have been received as of yet

Nadine Carney of Peak Engineering in attendance for the Application:



**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)**

- Architect has been secured; architectural and building plans as well as a more detailed Site Plan and supporting documentation is expected in the next few weeks
- Nothing new to submit this evening

Harry Hansen, Point Person:

- Many of the findings and results of the previous project and Site Plan Approval for this parcel have already addressed most of the items that would have needed discussion and mitigation during the review

The Board engaged in a brief discussion pertaining to the proposed amount of parking on the Sketch Site Plan; specifics covered:

- Overflow parking can potentially be established in the Shopping Plaza by way of planned connecting drive between the two parcels
- Keep some of the parking area as semi-permeable or minimally improved unless needed
- Applicant's plans with Peak have included discussion surrounding green infrastructure

*The Board will hold on referring the Site Plan to the Town Engineer until additional Site and Building/Architectural details are received*

*Applicants Engineer and Architect to provide additional documentation and submittals pertaining to the Preliminary Sketch Site Plan for further review and consideration by the Board and Town Engineer; to include District Design Standards and Elevation plans of the proposed structure. No Public Hearing is set at this time.*

**2.) 2023-01 LLA: Sullivan Lot Line Adjustment – New Application**

Applicant: Laura Sullivan, 424 Tongore Way, Kingston, NY, 12401

Parcel A: 62.3-1-19; R1; Pre-Conveyance 1.02 Ac. +/-; Post-Conveyance 1.29 Ac.

Parcel B: 62.3-1-64; R1; Pre-Conveyance 0.27 Ac. +/-; Post-Conveyance 0 Ac.

Conveyance of 0.27 Ac. +/- from Parcel B to Parcel A

Bill Eggers of Medenbach & Eggers and Laura Sullivan in attendance for the Application

Application Point Sharon Klein provided an overview of the Application:

- Conveyance of 0.27 acre from Parcel B, Tongore Way Extension, to Parcel A
- Conveyance will dissolve a newly created parcel that was once a reserved ROW
- Conveyance will enhance Parcel A's size and conformity to density requirements
- No New Non-Conformities will be created by the conveyance



**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)**

- Tongore Way Extension was purchased from a neighboring lot owner and the new owner wishes to fold it into her existing parcel at 424 Tongore Way
- No access to abutting, adjacent, or neighboring lots will be affected
- Surveyor requested to research and ensure no abutting or rear lots will be effected by the access strips dissolution

Bill Eggers of Medenbach & Eggers provided a brief history on the genesis of the access trip known as Tongore Way Extension, the Rights of Way across Barberry Road (Private Road off Tongore Road), and has submitted a signed attestation that no abutting or rear lots are to be effected by the dissolution of the access strip and right of way extension

*The Board reviewed the Proposed Plat on the overhead projector and completed discussion on the access rights across Tongore Way Extension and Barberry Road with Bill Eggers*

***Motion to Accept and Open the Application for Lot Line Adjustment made by H. Hansen, second by D. Cobb; call of the roll with unanimous Aye. (6-0)***

***Motion to classify the Application as a Type II SEQRA Action made by D. Proctor, second by S. Klein; call of the roll with unanimous Aye. (6-0)***

*The Board reviewed the Draft Determination and Resolution*

***Motion to Accept the Determination and Resolution for the Sullivan Lot Line Adjustment made by D. Proctor, second by D. Cobb; call of the roll with unanimous Aye. (6-0)***

**3.) 2022-04 SBD: MC Atwood Minor Subdivision – Closed Public Hearing**

Applicant: MC Atwood LLC; c/o Jarod Randolph

4606 Atwood Road, Stone Ridge, NY, 12484

SBL: 54.1-2-8, A3, 11.7 acre

Subdivision of existing 11.7-acre parcel into 3 separate parcels to be accessed over a shared driveway

Bill Eggers of Medenbach & Eggers in attendance on behalf of the Applicant

Dave Cobb provided an update on the Application and the Board engaged in discussion:

- Road Maintenance Agreement drawn up and approved by Town Attorney
- Final Plat has been submitted reflecting all requested modification
- SWPPP has been reviewed by Town Engineer; satisfactory
- EAF Part 3 and Neg Dec issued



**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)**

- All Zoning and Building Code is met and the Board is ready to review the Determination and discuss Conditions of Approval

The Board and Town Attorney Tracy Kellogg engaged in discussion pertaining to the potential of bonding the access drive construction versus enacting required Conditions of Approval specific to the construction and inspection of the Shared Driveway and Emergency Vehicle Infrastructure as well as the SWPPP infrastructure.

The Chair polled the Board and there was unanimous agreement that Conditions relating to issuances of Building Permits and Conditions of Occupancy should be enacted with the Approval in relation to the construction and inspections of the shared access driveway

*The Board reviewed, discussed, as well as made edits and additions the Drafted Determination and Resolution*

*The Board moved onto the next Application while the Town Attorney prepared language to be included in the Final Determination*

**4.) 2023-02 LLA – Sindt & Buffett Lot Line Adjustment – New Application**

Applicant A: Peter & Stacy Sindt; 226 Van Wagenen Lane, Kingston, NY, 12401

Applicant B: Peter & Jennifer Buffet; 176 Hidden Valley Road, Kingston, NY, 12401

Parcel A: 54.4-3-63.120; A-4 / Parcel B: 54.4-3-63.110; A-4

Conveyance of 2.08 Ac from Parcel B to Parcel A; and Conveyance of 1.20 Ac from Parcel A to Parcel B

Bill Eggers of Medenbach & Eggers and Peter Sindt in attendance for the Application

***Motion to Accept and Open the Application for Lot Line Adjustment made by H. Hansen, second by S. Klein; call of the roll with unanimous Aye. (6-0)***

Board member Dan Proctor provided an overview and discussion of the Application:

- Total of 0.88 acre to be exchanged in total; A4 Zoning District
- Exchange of lands between two abutting parcels under different ownership
- Conveyance of 2.08 Ac from Parcel B to Parcel A; and Conveyance of 1.20 Ac from Parcel A to Parcel B
- Parcel A is to become a flag lot by code definition, and meets all requirements of such
- Conveyance will not create any new non-conforming conditions



**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)**

***Motion to classify the Application as a Type II SEQRA Action made by D. Proctor, second by D. Cobb; call of the roll with unanimous Aye. (6-0)***

***Motion to accept the review of the Submitted EAF Part 1 review and note that there is no significant impact to the environment made by D. Cobb, second by D. Proctor, call of the roll with unanimous Aye. (6-0)***

*The Board reviewed and discussed the Draft Determination and Resolution*

***Motion to Accept the Determination and Resolution for Approval of the Sindt & Buffet Lot Line Adjustment made by S. Klein, second by D. Cobb; call of the roll with unanimous Aye. (6-0)***

**5.) 2022-04 SUP/SP: Cherries Special Use Modification – Public Hearing at the Call of the Chair**

Applicant: Lawrence O'Toole

4162-4166 US Route 209, Stone Ridge, NY, 12484

SBL: 69.2-3-36; 0.89-acre, R-1

Expansion and Modification of Site Plan for a Special Use Permit – Food Service

Board Chair Max Stratton advised there is no new information nor new submission for review or discussion

*The Public Hearing was not called to the floor by the Chair*

*The Public Hearing remains open at the Call of the Chair*

**3.) 2022-04 SBD: MC Atwood Minor Subdivision – Closed Public Hearing**

Applicant: MC Atwood LLC; c/o Jarod Randolph

4606 Atwood Road, Stone Ridge, NY, 12484

SBL: 54.1-2-8, A3, 11.7 acre

Subdivision of existing 11.7-acre parcel into 3 separate parcels to be accessed over a shared driveway

*The Chair re-called agenda item # 3 back to the floor for continued business*

Information received via email from Caleb Car, Applicants Engineer, who advised that the Applicant does not intend to Bond and currently has no plans to construct the shared access driveway



**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)**

*The Board returned to their review, discussion, and editing of the Drafted Determination and Resolution; Additional language was added by the Town Attorney to the Determination and Conditions of Approval*

***Motion to Accept the Determination and Resolution for the MC Atwood Minor Subdivision granting Approval with Conditions made by D. Cobb, second by S. Klein; call of the roll with unanimous Aye. (6-0)***

**6.) 2021-04 SP & SUP - 4321 Route 209 LLC Final Approval – Closed Public Hearing**

Applicant: 4321 Route 209 LLC; 360 Springtown Road, New Paltz, NY, 12561

4321 Route 209, Stone Ridge, NY, 12484

SBL: 69.2-2-40.100; B2, 14.1 +/- acre

Conditional Approval on Site Plan & Special Use Permit for a 10 Room Hotel, a Dance Hall, and associated infrastructure; return for Final Approval

Doug Posey, Applicant, in attendance for the Application

Max Stratton provided a review of the Applications progress:

- All required reviews have been completed and are satisfactory; all required submissions have been received
- The Applicant has been in contact with the Town Board and is establishing Bond
- Ready to review and discuss the Determination and Resolution; ready to vote on the Application

*The Board reviewed and discussed the Drafted Determination and Resolution, as well as the Conditions of Approval for the SUP/SP*

***Motion to Accept the Determination and Resolution for the Special Use and Site Plan Approvals with Conditions for 4321 Route 209 LLC, made by D. Proctor, second by D. Cobb; call of the roll with unanimous Aye. (6-0)***

**Other Business:**

1. Approval of Meeting Minutes December 2022

***Motion to approve the minutes of the December 2022 Planning Board Meeting made by H. Hansen, second by D. Proctor; call of the roll with unanimous Aye. (6-0)***



**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)**

***Motion to adjourn the meeting made by S. Klein, second by H. Hansen; call of the roll with unanimous Aye. (6-0)***

Meeting Adjourned

7:09 P.M.

*Draft Submitted 02/06/2023*

*Minutes Approved 02/27/2023*

Shawn Marks

Approved