



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

Planning Board Meeting
February 27th, 2023
Approved Minutes

Meeting Called to Order by Chairman Stratton

6:20 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dave Cobb, Ilan Bachrach (Voting Alternate)

Absent – Scott Boyd, Sharon Klein, Brendan Masterson, Dan Proctor, Jim Economos (Alternate)

Town Staff Present – Shawn Marks

Announcements/Communications: None

Business:

1.) 2023-02 LLA – Approved Sindt & Buffett Lot Line Adjustment – Final Plat Revision

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

Applicant B: Peter & Jennifer Buffett; 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

Revised Final Plat for Approval; No change in amount of acreage to be conveyed

Stacy Sindt in attendance for the Application

Chairman Stratton provided an overview of the request:

- Lot Line Adjustment which was Approved by the Planning Board in January 2023
- No change in acreage being conveyed; parcel sizes remain unchanged
- Revised Final Plat reflects a minor change in the location of a lot line

The Board reviewed and discussed the Revised Final Plat with Applicant Stacy Sindt

- Revision of Final Plat required due to topography and geography; change needed to facilitate space and location for Septic Reserve



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

The Board reviewed the drafted Determination and Resolution

Motion to Accept the Revised Final Plat Determination and Resolution, made by D. Cobb, second by H. Hansen; call of the roll with unanimous Aye. (4-0)

2.) 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

Chairman Stratton advised that there has been no new information nor new submissions for review or discussion' no Application representatives at the meeting this evening

Motion to Open the Public Hearing made by I. Bachrach, second by D. Cobb; call of the roll with unanimous Aye. (4-0)

Call to the Public for Comment:

Bill Terpening – Cherry Hill Road

- Mr. Terpening spoke to call the Boards attention to Zoning Code Section 200-54, Continuation of Nonconforming buildings and uses, and Code Section 200-56, Extension, Alteration, Restoration.

Additional Call to the Public for Comment: None Received

No new submissions or documents provided by the Applicant; no further discussion or review of the Application by the Board

Motion to Close the Public hearing made by H. Hansen, second by I. Bachrach; call of the roll with unanimous Aye. (4-0)

Other Business:

1. Approval of January 2023 Meeting Minutes

Motion to Accept the minutes of the January 2023 Planning Board Meeting made by D. Cobb, second by I. Bachrach; call of the roll with unanimous Aye. (4-0)



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

Motion to adjourn the meeting made by H. Hansen, second by I. Bachrach; call of the roll with unanimous Aye. (4-0)

Meeting Adjourned

6:27 P.M.

Draft Submitted 03/06/2023

Minutes Approved 03/27/2023

Shawn Marks