



**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  
March 27<sup>th</sup>, 2023  
Approved Minutes

Meeting Called to Order by Chairman Stratton

6:07 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dave Cobb, Dan Proctor, Sharon Klein

Present (Alternate)- Jim Economos

Absent – Scott Boyd, Brendan Masterson, Ilan Bachrach (Alternate)

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications: None

Business:

**1.) 2023-04 LLA: 3050 Route 209 Lot Line Adjustment – New Application (D.C.)**

Applicant: North River Architecture & Planning

Owner: 3050 Stone Ridge LLC

Address: 3050 Route 209, Stone Ridge, NY, 12484

SBL: 62.1-2-9.210 (6.8 +/- Ac.) & 62.1-2-9.221 (9.2 +/- Ac.); A2 Zone

Deletion of a lot line to join two abutting parcels into one parcel of 13.8 +/- Ac.

Stephanie Bassler of North River Architecture, Authorized Agent, for the Application engaged in review of the project and discussion with the Board:

- Owner purchased abutting parcels several years ago which were previously subdivided
- Business plan for the property which is better suited for the parcels to combine
- Agricultural Use; vineyard and considering other versions of Agricultural Use
- Owner met with farming consultants to develop a plan; have met to discuss accommodation plans or farm workers which will be brought to the Town.
- Existing single-family residence, horse paddocks, and 3 barn structures
- Parcels have Ag exemption which is being renewed



**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)**

Dave Cobb provided an overview of the Application review:

- Two lots to combine into one; one lot is 6.29 acre, one is 6.8 acre; 13.8 total combined
- Parcels are in the A2 Zoning District; meets or exceeds zoning requirements
- 3 acre per dwelling unit in the A2 Zone

***Motion to Accept and Open the Application for Lot Line Adjustment made by H. Hansen, second by D. Proctor; call of the roll with unanimous Aye. (5-0)***

The Board reviewed the proposed LLA Plat on the overhead projector and reviewed details of the EAF 1 and the Application

***Motion to classify the Application as a Type II Action under SEQRA made by D. Proctor, second by M. Stratton, call of the roll with Unanimous Aye. (5-0)***

*The Board reviewed the drafted Determination and Resolution*

*Secretary of the Board requested clarification on the role of Alternate J. Economos; Per the Chair, Mr. Economos will remain an alternate and not be a voting member tonight, 5 seated members in attendance; 5 eligible for Roll.*

***Motion to Accept the Determination and Resolution as written for 3050 Route 209 Lot Line Adjustment made by M. Stratton, second by D. Cobb, call of the roll: D. Proctor, Aye; H. Hansen, Aye; S. Klein, Aye; D. Cobb, Aye; M. Stratton, Aye; - Unanimous Aye. (5-0)***

**2.) 2022-04 SUP/SP: Cherries Special Use Modification – Closed Public Hearing (M.S.)**

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 following previous discussions between the Board and Applicant/Authorized agent, additional documentation had been provided end of last week which will require review by the Board and the Town Engineer; Documents submitted:

- Revised Site Plan w/ Engineering Call Outs
- Septic System Flow Rates
- Initial informal review results from the Ulster County Board of Health



**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)**

Joshua Pulver, Applicant and Authorized Agent, provided an update and review on the Application:

- Discussion with Board of Health and an alternate approach to the allow for the existing system to be maintained to support the operations
- Engineer in conjunction with Department of Health has worked out the math that verifies that the existing system can support the operation
- An email has been provided from the Ulster County Department of Health indicating that the plan and numbers are acceptable
- Revised update to the Parking Area; 2 spaces at the head of the parking lot made 45 degree parking which results in the accepted width of the parking lot isle of 26 feet
- All parking counts which are required to support the proposed occupancy are met
- Discussion pertaining to the distance of proposed building 3 from the existing residence

The Board provided the following feedback:

- Formal letter of septic feasibility is required for the Board to consider an approval
- Numbers pertaining to septic and flow have been sent to Town Engineer for review
- The fence as proposed on the site plan, being of solid construction, will require adherence to the Fence Code and needs a Variance to be approved and constructed; S. Marks provided overview of 2022 Fence Code which is applicable to the fence as proposed; consideration or screening and privacy of neighboring parcels
- Consideration for corner clearance and line of sight was noted with regard to the fence
- Movement of Building 3 from 8 feet to 12 feet from the existing residence

The Board and Applicant/Authorized Agent discussed the additional reviews and documentation required in order to consider the Application; Both the Board and the Applicant/Authorized Agent mutually agree and give consent to extend the Application

***Motion to Extend the 62-day requirement for Consideration and Decision of the Application, as mutually agreed upon by the Board and the Applicant/Authorized Agent, to beyond 62 days from Close of Public hearing, to afford the Board and Applicant additional time to review and provide documentation as required and requested by the Board made by S. Klein, second by D. Cobb; call of the roll with Unanimous Aye. (5-0)***

Other Business:

1. Approval Extension Request – Hasbrouck House 2021-03 SUP/SP & 2020-06 SBD



**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 Accept and review the Request for Extension from North River Architecture and Planning on behalf of 3805 Stone Ridge Inn made by M. Stratton, second by D. Proctor; call of the roll with Unanimous Aye. (5-0)***

The Board read, reviewed, and discussed a Letter of Request provided by Agent Stephanie Bassler on behalf of 3805 Stone Ridge Inn LLC:

- Request for a 90-day extension on both the approval of the SUP/SP and the SBD
- Agent cited impediments and hardships created by COVID
- Agent notes that they are actively pursuing completion of the conditions required to obtain signature upon final subdivision plat and final site plan plat and have established a timeline this spring
- Agent understands an additional request for extension may be contemplated by the Board, but hopes to have all conditions met at the 90 day expiration

Stephanie Bassler for the Extension Request:

- Almost 1 year since the approval of the Special Use permit, in April of 2022, and in May the subdivision will have been 1 year since approval
- Since approval, the owners have struggled to fund the project; COVID impacts on the business and cash flow that was to support the project
- Significant investment into these two approvals to date, and the owners don't want that to fall away
- The required conditions attached to each approval has been reviewed by the owners and they have committed to proceeding and meeting the conditions
- 90 days is a feasible timeline at this juncture with the understanding that we may return for a second extension depending on circumstances
- We're 90 days away from being able to file maps and complete the documentation process; after that, the owners will be engaging in additional fundraising for the architectural and the next steps in the process

*The chair queried the Secretary as to the completeness and accuracy of the listed conditions to be met in the extension request letter; Secretary confirmed the list was substantially complete to enable the owners to receive signature upon Final Plat for the Subdivision and the Special Use/Site Plan.*

The Board and Agent reviewed the connected nature of the two approvals; site alterations, SWPPP, site development, etc.



**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 discussed the request:*

Dan Proctor: I don't see any reason to deny the request; This is of value to the community and the owners have a lot on their plate

Max Stratton: The Board has put a lot of work and effort into these projects and approvals; The applicant and agent have put in a lot of work. I'm of the mind that a request is appropriate

Sharon Klein: When we do this for this project, and other people in the future come for extensions because they haven't gotten their funding, are we going to grant them?

Dan Proctor: Extensions are on a case-by-case basis

Tracy Kellogg (Of Counsel): It's not at all unusual for an extension to be requested and granted; confirmation from the NYS DOT is still an outstanding item that will need to be addressed in the form of a letter of feasibility or letter of approval

***Motion to Approve a 90 Day Approval Extension to the Hasbrouck House Special Use Permit and the Hasbrouck House Subdivision made by D. Proctor, second by M. Stratton, call of the roll with a resultant vote of 4-1; D. Proctor, Aye; H. Hansen, Aye; S. Klein, Nay; D. Cobb, Aye; M. Stratton, Aye; 4 Aye / 1 Nay***

Sharon Klein: I'd like to explain why; this was a very contentious application which had many members of the community standing up in opposition to the business venture for a variety of reasons to include noise concerns, uncooperative attitude from the owner; for a variety of reasons; and I'm not in favor of granting an extension because we heard from the community and the people have the right to create the type of community that they want to live in.

Continued discussion by the Board on the Extension Request:

- The Board follows the code and what is on the books; the request is reasonable
- Follow the code but there's the opportunity to grant or not grant
- There is community value in the project; the project will provide housing
- All applicants are treated with same respect
- There was a healthy amount of public discussion; No formal complaints about noise or the SUP that the Board is aware of in the last year
- The owners and applicant are otherwise compliant



**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)**

2. Approval of February 2023 Meeting Minutes

***Motion to Accept the minutes of the February 2023 Planning Board Meeting made by M. Stratton, second by D. Cobb; call of the roll with a resultant vote of 4 Aye with the Secretary recording 1 Abstention; M. Stratton, Aye; H. Hansen, Aye; D. Proctor, Aye; D. Cobb, Aye; S. Klein, Abstention (4-0-1)***

***Motion to adjourn the meeting made by S. Klein, second by H. Hansen; call of the roll with Unanimous Aye. (5-0)***

Meeting Adjourned

6:47 P.M.

*Draft Submitted 04/10/2023*

*Minutes Approved 04/24/2023*

Shawn Marks