



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

Planning Board Meeting
June 26th, 2023
Approved Minutes

Meeting Called to Order by Chairman Stratton

6:01 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dave Cobb, Sharon Klein, Brendan Masterson

Alternate Present: Ilan Bachrach

Absent – Scott Boyd, Jim Economos

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications: None

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

Application Point Harry Hansen and Nadine Carney, agent for the Application, provided a brief overview of the Application progress:

- SWPPP and Lighting Plan have been submitted.
- Site Plan, SWPPP, and supporting documentation have been referred to the Town Engineer.
- Architectural Elevations have been provided to the Building Department; will ensure that the Planning Board receives a copy of the plans for their review of the District Design Guideline packet.
- To confirm, access to the site is strictly from Rt 209. The private road, Lamberti Lane, is not considered to be used for access to the site.



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- Overall, plans have no changed considerably and additional details have been provided; awaiting review from Town Engineer
- Peak provided the Board with feedback in response to emails and letters received from neighbors on Lamberti Lane; Board found comments to be straight forward and productive.

Motion to Open the Public Hearing made by H. Hansen, second by D. Cobb, call of the roll with unanimous Aye; (5-0)

The Chair noted that correspondence has been received into record from 3 residents on Lamberti Lane; David Cutler, A.D. Coleman, and Alison Stewart.

Call to the Public for Comment:

- 1.) Elizabeth Ryan – Stone Ridge Orchard: Is in support of the proposed plan and feels that the Ulster Savings Bank site plan is well thought out and that as the owner of the private road, Lamberti Lane, she is happy to have the bank as a neighbor.
- 2.) Dave Cutler – Lamberti Lane: Feels the overall site design is great and is happy that Ulster Savings will be his neighbor. Mr. Cutler has concerns about glare from vehicle lights as they enter the site and drive through the parking lot, parking lot lights, and site lighting on the building and the drive through/ATM. Mr. Cutler inquired as to if there will there be additional screening at the rear of the parcel to prevent lights from shining into his residence all hours of the night? Is the screening provided by the proposed fence along the rear property line sufficient to preclude glare from vehicles and from the site? Is a total height of 10 feet from grade of the parking lot enough? Can the fence be higher than its proposed to be; 6 foot tall? Is there lighting which is proposed to be mounted high on the building itself that will glare onto the adjacent property? Mr. Cutler notes that lighting on the current Ulster Savings Bank building can be seen from his property. Mr. Cutler requests that the elevations be looked at with regard to lighting.

Nadine Carney and the Board engaged in discussion regarding the details of the site lighting and screening plan:

- Ms. Carney Noted that the elevation of the proposed parking lot and the topography at the rear of the parcel with the proposed fence, which is code compliant, is sufficient to preclude glare from the parcel adjacent to the rear property line, however, noted that the elevation of Route 209 is higher and that she is unsure if the lights from cars passing on 209 is a problem for the neighboring parcels. The additional vegetative screening to be implemented is code compliant and will help in the matter; the fence is proposed to



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stand between 10 and 12 feet higher than the parking lot elevation due to an existing change in elevation and a berm at the rear of the property.

- The curb cut proposed on the Site Plan is offset in relation to the location of the existing residence on the adjacent parcel, and as such, lights from vehicles turning into the Site are directed toward the rear yard and pool area of the adjacent parcel. Primary access to and from the site is the curb cut at Route 209 with pending consideration for a “pass through” into the shopping plaza adjacent.
- All lighting on site is in line with Dark Sky recommendations, is proposed to be downward facing, and has advances in technology to include dimmers, timers, and motion activation.
- The site lighting which is proposed on the plan will not produce any offensive glare or lights shining onto the adjacent properties; the photometric plan depicts all site lighting dissipating before the property line.
- Difference between lights shining onto or glaring onto a property and the ability to see lighting from the site which may be visible but not directly shining or glaring onto the property adjacent.
- Ms. Carney is unsure if the bank has additional security requirements for lighting which is not reflected on the site plan or photometric plan.
- Consideration to and discussion about taller trees for screening or additional screening to help mitigate concerns from neighboring parcels regarding lights from vehicles and from the site.
- The ATM will be in 24/7 use. The ATM lighting is depicted on the Photometric plan and dissipates before the property line.
- Applicants engineer does not know the specific elevation at Route 209 but noted that the elevation of Route 209 is not going to change; is not convinced that a taller fence will help the matter given that Rt 209 is well above the grade of the parking lot.

The Chair called for any additional Public Comment: None

Motion for the Public Hearing to remain Open at the Call of the Chair made by M. Stratton, second by H. Hansen; call of the roll with unanimous Aye. (5-0)

The Board is awaiting review commentary from the Town Engineer; Architectural Elevations to be submitted for full review of the District Design Guidelines.

The Chair appointed Alternate Board Member Ilan Bachrach as a Voting Member

2.) 2023-02 SUP: Stone Ridge Orchard Special Use – New Application

(M.S. & B.M.)

Applicant: Cider Ridge Orchard LLC; c/o Elizabeth Ryan
3012-3016 State Route 213 East, Stone Ridge, NY, 12484



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SBL: 69.2-5-13, R1, 115.10 Ac. +/-
Special Use Permit Approval for Farm and Music Festival

Applicant Elizabeth Ryan, Orchard Staff Sage Newkirk, and Event Producer Dan Leslie in attendance for the Application

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

The Board, Applicant, and Event Producer, discussed the Application and the details of the proposal:

- An Agricultural Event which has the potential to average 500 people per day attendance requires the issuance of a Special Use Permit as per the Town Code.
- Applicant is proposing a 3-day event which is to include a farmers' market, artisanal fair, live music, and food and beverage service; the site is in a certified Agricultural District and is Ag & Markets certified farm operation.
- Site Plan review is required with consideration to ingress, egress, health, safety, site security, emergency planning, traffic, parking, and sanitation among other items to be addressed by the Building Department in permitting processes required by Fire Code and Building Code.
- The applicant has provided a Site Plan and Supporting Documentation which includes operational and emergency plans, traffic and parking plans, sanitary plans, event schedule, and an overview of the activities planned for the weekend.
- Site Plan depicts the total amount of parking possible across the entirety of the Orchard property; site plan to be scaled to reflect what is being proposed – maximum 1500 people; 500 parking spots.
- 100 tickets sold so far; event being advertised online and in local periodicals; planning for a low-end count of 800 people to a high-end count of 1500 persons per day.
- Benefit with proceeds to support Rondout Valley Growers Association and Farm Aid.
- 2 performance stages proposed; depending on tickets sales can be scalable to be only 1 stage; live music is proposed to end between 9 and 10 pm with a hard stop; we don't want to irritate the neighbors and are open to discussion on the hard stop.
- Music can be heard in neighborhoods adjacent to the Orchard when events are held; one event was noted to be extremely loud resulting in complaints. The Applicant noted that they have no plans for that event to return to the Orchard and are aware that it was an inconvenience for neighbors.
- Consideration of noise mitigation in limiting volume, limiting late night activities, and ending music at a reasonable hour with the hard stop noted previously.



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- Food and Beverage service to be provided on site by farm owned Food Trucks; food trucks certified and inspected by UC Health Department.
- 1 car for every 2-person parking model is being utilized; with such, the Applicant will need to scale the Site Plan to show adequate parking for the estimated attendance.
- Security, Crowd Control, Parking/Traffic Control, Operations, and Logistics staff are all proposed by the Applicant. Emergency Access Lanes to be maintained by traffic control staff on site.
- Ingress and Egress to be along the existing Route 213 access points and over a farm owned private road, Lamberti Lane, which exits on to Route 209
- The applicant has contacted the NYS DOT and the UC BOH; currently planning to provide a minimum of 1 portable toilet per every 80 attendees; 18 toilets reserved on order.
- Tent and RV Camping was initially advertised; currently on hold until further discussion with the Planning Board; tickets have been placed on hold and are currently unable to be purchased; additional consideration for access to showers for camping attendees.
- Contact has been made with local Fire Departments and EMS agencies; provided copies of the Site Plan and supporting documentation.
- Total square footage of the areas of assembly have been provided; a 10 square foot per person formula is being considered; assembly areas are outdoors, in a field, where there's a large amount of space for attendees to spread out.

The Board requested that the Applicant place the details contained in the supporting documentation packet onto the official Site Plan being prepared by Medenbach & Eggers, and to scale the scope of the Site Plan to reflect the proposed size of the event being considered by the Board. Site Plan details to include site ingress, egress, traffic, parking, sanitation, security, assembly areas, stage areas, site lighting, location of food trucks and food stations, location of First Aid and Wellness stations, etc....

The Board noted that it would need to do additional research on the possibility of permitting a camping component to the Special Use Permit and that further discussion is required on this component of the proposal.

Motion to refer the Application to the Ulster County Planning Board made by S. Klein, second by H. Hansen; call of the roll with unanimous Aye. (6-0)

The Board discussed EAF 1 and the potential impacts of the proposed application for consideration of SEQRA classification. The Chair read NYS SEQRA 617.4; the Board was in agreement that the Use is temporary in nature and will have no ground disturbance or permanent impact on the site.



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

Motion to set a Public Hearing for July 24th, 2023, made by H. Hansen, second by B. Masterson; call of the roll with unanimous Aye. (6-0)

3.) 2023-01 SUP: High Meadow Special Use Modification – Public Hearing

Applicant: High Meadow School; c/o Ann Ganter

Owner: High Meadow School, Inc.

Address: 3643 Main Street, Stone Ridge, NY, 12484

SBL: 61.20-5-18.111; 9.4 +/- Ac; B-1 Zone

Site Plan modification to include the Alteration/Renovation of a 2nd floor Administrative Office space with bathroom, kitchen, and conference room, as well as the addition of a Library

Ann Ganter in attendance for the Application

The Chair noted that the Public Hearing is still open for the Application and inquired as to if any Board members had any questions or comments on the Application.

The Chair called for Public Comment: None

Call to the Board for any comments or questions: None

Motion to close the Public Hearing made by M. Stratton, second by H. Hansen; call of the roll with unanimous Aye. (6-0)

The Board read, reviewed, discussed, and edited the drafted Determination for the Special Use Permit.

The Chair read aloud the proposed Waivers being considered by the Board in the determination for High Meadow School and noted that all other District Design Guidelines are met without need for Waiver.

The Chair polled the Board on the granting of Waivers for the Roof Slope and the Total Square Footage of the Building; ***Roof Slope to be 4/12: Unanimous Aye. (6-0); Total Square Footage of Building to be 5,594 Square Feet: Unanimous Aye. (6-0)***

Motion to Approve the Determination and Resolution for a Special Use Permit Modification with Waivers and Site Plan Approval made by M. Stratton, second by S. Klein; call of the roll:



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I. Bachrach, Aye; S. Klein, Aye; B. Masterson, Aye; H. Hansen, Aye; D. Cobb, Aye; M. Stratton, Aye. Unanimous 6-0.

4.) 2023-01 SBD: Oakley Road Minor Subdivision – New Application

Applicant: Medenbach & Eggers PC

Owner: Jared Hecht & Carrie Weprin

SBL: 61.3-1-25 & 61.3-1-21.113; 39.0 (total) +/-acre, A-3

Subdivision with Lot Line Adjustment of 2 existing parcels to create 4 separate parcels.

Bill Eggers in attendance for the Application as Agent from Medenbach & Eggers

Bill Eggers and the Board engaged in discussion on the Application details and review progress:

- Subdivision is subject to the history of the parcels being cut out on each site of the Right of Way with existing structures on 3 of the 4 lots.
- The Application and Average Density calculations were referred to the Town Engineer and the Board is awaiting commentary.
- Applicant considering taking the parcel shaped like a “U” and turning it into an “L” shape and to sell off the “L”.
- Letter of Septic Feasibility provided to the Board citing the potential for a septic system to be placed on Lot #1.
- The Board still has concerns over the buildability of proposed Lot #1. The Lot has considerable slopes and a relatively small area which appears to be suitable for building a residence and septic.
- The Board requests that the Applicant prove-out the ability to construct a septic, septic reserve, driveway, and a residence that will meet all density requirements and setbacks for the zoning district on the Sketch Plat itself; the Board noted that it must ensure the proposed lot is buildable to consider an approval for the Subdivision.
- There is an existing right of way that runs up the side of the proposed Lot #1 which could provide access to a residence and septic at the rear of that proposed parcel.

No Public Hearing is to be scheduled at this time. The Board requested a revision of the Sketch Plat to provide a “mock-up” of the proposed location of the septic, septic reserve, a residence and driveway, to ensure the lot will meet the zoning requirements of the district and be buildable. Bill Eggers to have further discussions with the Applicant/Owner of the property and provide the additional details requested.

5.) 2022-04 SUP/SP: Cherries Special Use Modification – Closed Public Hearing

Applicant: Lawrence O’Toole

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



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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 noted that the Board has all information it needs to consider and vote upon the Application and a determination has been drafted for discussion and review. Chairman Stratton provided an overview of what the Board will consider in its determination:

- Total addition of 21 seats across the entirety of the Site; 17 indoors and 4 outdoors in addition to the existing seating area.
- An enclosed all season building to include a public restroom, dining area, and a waiting/check in area.
- The revision of the traffic pattern at the existing curb cut and the establishment of a new curb cut and parking lot area with fencing for screening.

The Draft Determination was projected on the overhead screen and the Modifications for Approval, of which the Board is considering, were read out loud by the Chair for review and discussion.

Tracy Kellogg, Town Attorney, advised that the Public Hearing is closed, the Board is prepared to consider a Determination, and that cross dialogue at this point is not recommended.

The Board read, reviewed, discussed, and edited the Draft Determination, as well as reviewed and discussed the required Modifications of Approval and the Conditions of Approval.

Motion to Approve the Determination and Resolution, granting a Special Use Permit Approval with Modifications and Conditions and approval to the associated Site Plan, made by M. Stratton, second by D. Cobb; call of the roll: S. Klein, Aye; B. Masterson, Aye; D. Cobb, Aye; H. Hansen, Aye; I. Bachrach, Aye; M. Stratton, Aye; 6-0.

Other Business:

1. Approval of the April 2023 Meeting Minutes

Motion to Accept the minutes of the May 2023 Planning Board Meeting made by S. Klein, second by I. Bachrach; call of the roll with unanimous Aye. (6-0)

2. Hasbrouck House SBD & SUP Approval Extension Request

Agent Stephanie Bassler, on behalf of owner Akiva Reich, requests an additional 90 Day Extension on the Hasbrouck House Subdivision #2020-06 approval and the Special Use Permit #2021-03 approval.



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The Board discussed the request:

- Request letter submitted with a breakdown of the progress made thus far in satisfying the conditions of approval; includes a breakdown and timeline to completion.
- Ms. Bassler provided the Board with an approximate timeline of when the outstanding documents and conditions can be expected for submission.
- This will be the final such approval extension request the Board will consider.
- Ensure that ongoing conditions of approval are being met; specific discussion surrounding the Event Tent to ensure it is being set up and taken down as per the approval conditions.
- Applicant provided a preliminary letter of approval from the DOT; Engineers are on track to receive a Work Permit and Final Approval from the DOT.
- No signatures have been applied to the Final Plats and if the CEO's find noncompliance with conditions moving into the summer the Board may address any non-compliance.

Motion to approve the Resolution for an additional 90-day extension of the Special Use Permit and Subdivision Approval made by M. Stratton, second by D. Cobb; call of the roll: I. Bachrach, Aye; S. Klein, Aye; D. Cobb, Aye; H. Hansen, Aye; B. Masterson, Aye; M. Stratton, Aye.

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

Meeting Adjourned

7:44 P.M.

Draft Submitted 07/10/2023

Minutes Approved 07/24/2023

Shawn Marks