



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

Planning Board Meeting
September 18th, 2023
Approved Meeting Minutes

Meeting Called to Order by Chairman Stratton

6:02 P.M.

Pledge of Allegiance

Quorum Call:

Present - Max Stratton, Harry Hansen, Dave Cobb, Sharon Klein, Jim Economos

Alternate Present - John Farrar

Absent - Brendan Masterson, Ilan Bachrach

Town Staff Present – Shawn Marks, Tracy Kellogg

Announcements/Communications:

Business:

1.) 2022-06 SP: Ulster Savings Bank Site Plan – Closed Public Hearing

(H.H.)

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

The Board and Application Agent Nadine Carney discussed the Application and its progress:

- The commentary and requests of the Town Engineer on the SWPPP and Site Plan review will be addressed in the upcoming weeks and submitted for consideration at the October meeting.
- Draft SWPPP substantially compliant with Town Code and DEC regulations; working on the Final SWPPP for submission.
- Submissions to the Health Department, Army Corp of Engineers, and DOT are pending.
- Floor Plans, Elevations, and District Design Guideline Packet to be submitted in the upcoming weeks for the Board's review.
- Finalization of the pass-through to Stone Ridge Plaza remains outstanding.



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- Bond for infrastructure and SWPPP to be submitted to Board for review by Town Engineer.

The Public Hearing was closed at the August 2023 Planning Board Meeting. The Board has 62 days from Public Hearing closure to motion for a determination on the Application.

Chairman Stratton appointed Board Alternate John Farrar a Voting member; The Secretary notes a voting quorum of 6 members.

2.) 2023-03 SUP: Smiley Bros. Two Family Dwelling – New Application

(D.C.)

Applicant/Owner: Mohonk Mountain House; Smiley Bros. Ince

Agent: Dutton Architecture, c/o Chris Smailer

SBL: 78.1-1-22.111, A4 Zoning, 561.9 Ac.

Construction of a Multi-Family Dwelling

Tom Smiley of Smiley Brothers Inc. and Chris Smailer of Dutton Architecture in attendance for the Application

Motion to Open the Public Hearing made by J. Economos, second by D. Cobb; call for a vote with unanimous Aye. (6-0)

Chairman Stratton appointed Board Alternate John Farrar a Voting member; The Secretary notes a voting quorum of 6 members.

Dave Cobb provided an update on the Application progress and the Board discussed the Application details:

- Review of the Application and the Site Plan is completed; all required documentation has been received.
- Response received from the Ulster County Planning Board; no comment, no impact.
- Existing septic and well on site to support the number of bedrooms being proposed; Ulster County Health Department provided documentation that the existing Septic is suitable for the structure which the Applicant is proposing for Approval.
- No change to driveway cut, no change in access. High Falls Fire Department Chief did not have concerns on the Application as proposed.
- The proposed structure is a “farmhouse” style build which is consistent with the character of the neighborhood and the property; no formal design guidelines apply to the parcel, but Applicant wishes to ensure consistency in character of the area.

Call to the Public for Comment: No comment received; no correspondence received.



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Motion to Close the Public Hearing made by H. Hansen, second by D. Cobb; call for a vote with unanimous Aye. (6-0)

The Board read, reviewed, and edited a drafted Determination and Resolution

Motion to Approve the Determination and Resolution for the Smiley Brothers Special Use Permit made by M. Stratton, second by S. Klein; call of the Roll: H. Hansen, Aye; J. Economos, Aye; J. Farrar, Aye; D. Cobb, Aye; S. Klein, Aye; M. Stratton, Aye. (6-0)

Board member Harry Hansen recuses himself from the Crestview Ridge Subdivision as he is a neighboring property owner; the Secretary notes a Voting quorum of 5.

3.) 2023-02 SBD: Crestview Ridge 3 Lot Minor SBD – New Public Hearing (M.S. & B.M.)

Applicant/Owner: David L Smith

Agent: Terry Ringler

SBL: 69.4-1-46.410; 55.88 +/-acre, R-1; Rest Plaus Historic District
3 Lot Minor Subdivision; Phase 2 of Crestview Ridge Subdivision

Terry Ringler in attendance for the Application

Motion to Open the Public Hearing made by M. Stratton, second by S. Klein; call for a vote with unanimous Aye. (5-0)

The Board and Agent Terry Ringler discussed the Applications progress:

- Revised Subdivision Plat and Stormwater for Sediment and Erosion Control for Construction has been submitted to the Board for review, ready for referral to the Town Engineer.
- Area of Disturbance and additional details requested by the Board were added to the revised Subdivision Plat; 0.9 acre of disturbance requiring a Stormwater Sediment and Erosion Control Plan for Construction.
- Erosion and Sediment Control plans to be reviewed by the Town Engineer and copied to the Town MS4 Office; Board to ensure no additional reviews or submissions to the DEC are required.
- SEQRA has been circulated and the deadline for commentary response has passed; DEC response remains outstanding.
- As some recent responses from the DEC have been delayed, an additional email will be sent to DEC by the Secretary noting that the deadline for response has expired and to inquire if commentary is pending.



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- Required access roadway modifications and turn around added to the Revised Subdivision Plat.
- Utilities already in existence; addition of easements for utilities and ingress/egress to the deeds to be created for the Subdivision.

Motion to refer the Subdivision Plat and Stormwater and Erosion Control for Construction Plans to the Town Engineer for review made by D. Cobb, second by M. Stratton; call for a vote with unanimous Aye. (5-0)

Call for Public for Comment: No comment; no correspondence received.

The Board read, reviewed, discussed, and edited the drafted EAF Part 2 and the EAF Part 3

Motion to Accept the completed EAF Part 2 made by M. Stratton, second by J. Economos; call for vote with unanimous Aye. (5-0)

No action taken by the Board on the EAF Part 3 at this time; awaiting commentary from the Town Engineer and confirmation that the NYS DEC has no commentary.

Additional Call for Public for Comment: No comment.

Motion to carry the Public Hearing at the Call of the Chair made by M. Stratton, second by D. Cobb; call for vote with unanimous Aye. (5-0)

The Board will continue its review of the Application and refer the Application to the Town Engineer for commentary.

The Chair noted Board member Harry Hansen's return as a Voting member; the Secretary notes a Voting quorum of 6.

4.) 2023-05 SUP: Lexington Center Medical Office – New Application

(X.X.)

Applicant: Lexington Center for Recovery

Address: 10-14 Gagnon Drive, Stone Ridge, NY, 12484

SBL: 69.2-5-8.100, B1 Zone, 4.30 Ac. +/-

Requesting Special Use Permit Approval for an outpatient health care office

Susanne Tisne, Adrienne Marcus, and Barbara Tabala are in attendance for the Application.



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The Application representatives provided the Board with an overview of their organization and the details of the Application, and the Use being proposed:

- Lexington is a Federal, State, and County registered and licensed multi-service addiction and recovery service which is present within several counties in New York State; to include Dutchess, Westchester, Rockland, and Sullivan Counties.
- Incorporated in 1982, began in Mount Kisco, NY, and currently has 15 programs and clinics with 220 employees; Four outpatient methadone programs throughout four counties in New York State.
- Recently opened a unit in Monticello which began in October of 2022 which quickly maxed out; Sullivan County has the highest overdose rate in NY State and Ulster County is not far behind.
- Looking for over a year to open a clinic in Ulster County to address the high number of overdoses and the critical need within the County.
- Proposing to rent and occupy the approximately 2200 square foot space in the lower level of the existing building; space permits “medical zoning”; re-use and re-occupancy of the existing site infrastructure with planned interior renovations specific to the proposed Use.
- Outpatient Dosing Unit with Assessment and Counseling Services.
- Staff on site to include Nurses, Counselors, a Prescriber, as well as Administrative and Security Staff.
- Open 7 days a week; Monday through Friday from 6 a.m. till 2 p.m., and on Saturdays and Sundays from 730 a.m. until 1030 a.m.
- Outpatient setting where clients would receive medication dosing on site during initial course of treatment, and then would transition to medication dosing pick-up for take home use; some clients would only visit the site a couple times a month to retrieve medication dosing and on an as needed basis.
- The organization is Non-For-Profit and receives State and Federal funding for operations.

The Board engaged in discussion with the Application representatives on specific details of their proposed Use and proposed Site Plan:

- 8 (eight) employees on site at any given time; discussion surrounding amount of parking required to accommodate employee needs; minimum staffing would be 3 employees, maximum staffing being 8 employees.
- Approximately 40% of the total patient census would cycle through the site between the hours of 6:00 a.m. and 8:00 a.m.; total census at Monticello site is noted to be 138 patients; most of the 40% are patients who are employed and arrive at the site to receive their medication prior to going to work.



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- The remaining 60% come between 8 a.m. and 11 a.m.; Medical Transports are generally part of the latter group of clients; Approximately 30% of the client population transition into a “once a month” site visit.
- Census at the proposed site is 150 persons served annually.
- The Board noted that the flow of traffic, total number of patients and staff at any given time, and the available parking is required to be assessed during the Application review.
- A large percentage of clients are noted to utilize vans or shared taxi services and may arrive in groups of 4-6 people at a time.
- Unless the patient is receiving counseling, assessment services, or seeing the Doctor, it takes approximately 10 minutes on site per patient; 10 minutes includes check in, medication administration, and departure.
- Some patients only come to the site once monthly to pick up take away medication; new patients would come to the site daily.
- Security System, Medication Safe, and Security Staff is required on site as per FDA, Federal, and State regulations.
- The Board discussed and agreed that there is the potential for a significant increase in the amount of traffic, particularly in the early morning, into and out of the Site; A significant amount of traffic in close intervals with concern for potential congestion on site or a lack of available parking spaces to facilitate the amount and frequency of vehicles and patients; the total demand for parking on site will need to be factored.
- The Board requests additional details with regard to the flow of traffic and patients; number of patients on site at any time, number of vehicles on site at any time, number of shared transport services or taxi services, and the turnaround time of these vehicles; Board requested the operational details of traffic capacity and parking at a location similar in size and census to have a fuller understanding of the operational flow which is being proposed.
- Hypothetical demand for parking; 8 staff on site with the potential for 6 patients in the office at any time; can not depend upon all 6 patients arriving in a common or shared vehicle and will need to factor that there’s the potential for all 6 patients to arrive in separate vehicles and to also account for patients arriving early to their appointments which can pose additional need for parking.
- An existing business Use is operating on site; will need to determine the current or actual usage of parking, and if there’s a potential need for increased parking in the future; Building owner Ted McKnight reports only seeing the existing Use utilize parking spaced directly in front of the building and the Applicant reports seeing “four or five” spaces utilized in the morning while on site.
- The applicant noted that local approval is the first step, and that State and Federal Approval is required before the location can begin operating; approximately 6 months.



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- The majority of patient visits and most of the patient census will be for administration or pick up of medication; Counseling or Assessment services are less frequent and may only be 1 or 2 times a week, or once every other week.
- 27 Parking Spaces noted on the Site Plan which includes both the upper and lower parking spaces; current parking usage by How Good is required to be established to determine available parking for the proposed Use; accessible parking spaces will also need to be considered as well as the width of the travel lane and the availability of a turn around for vehicles; determine the potential for expansion of the parking area if demand dictates or requires such; need to ensure parking spaces are not overlapping between the two separate Uses.
- Property Owner Ted McKnight noted that in the current lease for How Good there is no “call-out” or reserved parking allocations for the upstairs space and that parking is shared between the upper and lower business spaces in the existing building; employees in this instance would need to have individual parking spaces for the newly proposed Use.
- Noted that any increase or modification to the existing parking spaces or area, or a need for additional parking, will require referral of the Application to the Ulster County Planning Board.
- Any proposed outdoor or exterior lighting to be reflected on the Site Plan along with proposed signage for the Board’s review; Lighting plan to be included on the Site Plan as operations are proposed to occur before dawn in the late fall through early spring months to ensure adequate lighting.

Motion to accept and open the Application made by M. Stratton, second by D. Cobb; call for a vote with unanimous Aye. (6-0)

Board member Jim Economos to be Point of Contact for the Application

The Board requested additional information from the Applicant to further its review of the Application and the proposed Special Use; review of the Application will continue.

5.) 2023-04 SUP: Stone Ridge Orchard SUP – New Application

(J.E.)

Applicant: Cider Ridge Orchard LLC; c/o Elizabeth Ryan

3012-3016 State Route 213 East, Stone Ridge, NY, 12484

SBL: 69.2-5-13, R1, 115.10 Ac. +/-

Requesting Special Use Permit Approval for “Wool & Folk” Event

Chairman Stratton advised that the Application has been withdrawn by the Applicant; email requesting withdrawal of the Application placed on file.



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Motion to accept the request to withdraw the Application and close the Application without action made by M. Stratton, second by J. Farrar; call for a vote with unanimous Aye. (6-0)

Other Business:

1. Everett LLA Approval Extension Request

The Board received correspondence from Medenbach & Eggers, Agent for the Applicant/Owner, requesting an extension on the Approval granted to Application #2022-04 LLA in September of 2022.

Request for the Approval Extension was discussed by the Board and a drafted determination and resolution was read and reviewed.

Motion to Approve the Resolution granting an Extension to the Lot Line Adjustment Approval made by J. Economos, second by D. Cobb; call of the Roll: H. Hansen, Aye; J. Economos, Aye; S. Klein, Aye; D. Cobb, Aye; J. Farrar, Aye; M. Stratton, Aye. (6-0)

2. Approval of the August 2023 Meeting Minutes

Motion to Accept the minutes of the August 2023 Planning Board Meeting made by J. Economos, second by S. Klein; call for a vote with unanimous Aye. (6-0)

Motion to adjourn the meeting made by H. Hansen, second by J. Farrar; call for vote with unanimous Aye. (6-0)

Meeting Adjourned

7:10 P.M.

Draft Submitted 10/2/2023

Minutes Approved 10/23/2023

Shawn Marks