



**TOWN OF KINGSTON
PLANNING BOARD**

906 Sawkill Road, Kingston, NY 12401

Meeting Minutes

Date: December 15, 2025

Time: 7:04 PM

Call to Order: The meeting was called to order by Chairman Dixon Onderdonk. Quorum was established.

Roll Call:	Chairman Dixon Onderdonk	Aye
	Deputy Chairman John-Paul Sliva	Aye
	Robert Long	Aye
	Edward Moore	Aye
	Casey Schwarz	Aye
Alternates:	Rebecca Johnson	Aye
	Sam Curbelo	Aye

Attendees: Also attending were applicant David Hahne and his representative Bill Eggers, Town Board Member Larry Quiapo, and Town Attorney David Goodge.

Approval of Minutes from Previous Meetings:

John-Paul Sliva made one clarification to the minutes from November, requesting that the bullet point relating to Lot 1's driveway be revised to make it clear the "hard bend" was in the driveway.

Motion to approve minutes as revised made by Sliva, which was seconded by Casey Schwarz. All approved, with Robert Long and Ed Moore abstaining.

PUBLIC HEARING

Hahne Subdivision: Motion made by Sliva to open the public hearing at 7:12pm, Schwarz seconded, all approved. Moore asked about stop work orders on the site. Applicant David Hahne responded that he has been working with the Town of Woodstock (ToW) to resolve stop work orders relating to the driveway into Lot 4 from Morey Hill Rd. Hahne does not have formal driveway approval from ToW but has received verbal approval. The Town of Kingston draft conditional resolution drafted by Town Attorney David Goodge includes specific condition (h) which requires ToW approval of the driveway. Long asked for clarification on curb cut, whether the stop work order keeps further work from getting done. Hahne said that work on Lot 4 has stopped as a result of waiting for the curb cut approval. No further comments received during the public hearing. Long made a **motion to close the public hearing** at 7:19pm, Moore seconded, all approved.

OLD BUSINESS



Hahne Subdivision: Sliva brought up the 60-day deadline to approve or reject a subdivision application following its public hearing, otherwise a default approval will occur with no conditions unless the parties agree otherwise. Long asked for clarification on the 60-day period, and the PB discussed the options: (i) approve the draft conditional resolution when finalized; (ii) reject the application; or (iii) allow default approval with no conditions. All members agreed the PB would prefer to resolve any issues in the draft conditional resolution and proceed that way.

Items to be included/updated in draft conditional resolution:

- List parkland fee total of \$2250.
- Include the Morey Hill access to Lot 4 in draft resolution summary paragraph.
- Create emergency services signage on Rymrock for Lots 2 & 3 (e.g. simple post with numbers).

Regarding Lots 2 & 3: Hahne has spoken with Garden Homes regarding access. Hahne has a ROW off Rymrock Rd for access for up to 4 single-family homes (2 contemplated in application). Sliva brought up garbage service and mailbox location – will the post office go up Rymrock to deliver to the new lots or will the mailboxes be with the rest of Garden Homes mailboxes at the end of Rymrock? PB and applicant believe the post office will not go up the road, in which case the units' mailboxes will be at the end of Rymrock. In that case, Lots 2 & 3 need signage on Rymrock for emergency services. Eggers said he needs to speak with emergency response and post office to see how they would like the shared drive handled: new private road or numbers off Rymrock? If Lots 2 & 3 will have a Rymrock address, Hahne needs to check with Garden Homes on numbering. Hahne said that he was years from putting up homes and did not want to have to set up mail receptacles so far in advance. The PB agreed that the actual mailboxes were not necessary, just approval from Garden Homes to place the boxes, and the emergency services signage.

Hahne currently has the driveway at 12 feet wide for lots 2 & 3. Eggers said there is a turnout. Sliva suggested making the road wider for safe passage of crossing vehicles. Hahne supports making the driveway wider to allow two cars to pass.

Onderdonk asked Hahne about DEC approval for the subdivision. This approval has not been received as DEC requires the SWPP, but the SWPP is not yet complete. Similarly, Goodge did not prepare SEQR Part 3 for PB review as it also requires the SWPP. Eggers hopes to have it by the next PB meeting so that PB can review and make a SEQR Part 3 determination.

Eggers and Hahne reviewed the draft resolution and had a question relating to the two health department conditions. They are slightly overlapping but understood and acceptable to Hahne.

NEW BUSINESS

Planning Board Changes/Discussion

- Onderdonk checked on the PB's annual training hours. He will seek a waiver from the Town Board (TB) for Sam Curbelo's training hours this year. Onderdonk will also send an email to the TB with several suggestions for making training more accessible for PB members: (i) the town becoming a member of the New York State Planning Federation; (ii) having the code enforcement officer or fire chief give training on topics relevant to the



PB; and (iii) PB members getting training hour credit for attending other localities' planning board meetings.

- Long brought up recommending to the TB that Sliva be reappointed to the PB and appointed chairman. Curbelo supports Sliva being chairman. Moore said it will be discussed at the next town board meeting.

Moore made a motion to adjourn the meeting at 8:19 PM which was seconded by Long. All approved.

Respectfully submitted by Rebecca Johnson, Planning Board alternate.
Approved January 27, 2026.