



## TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: August 17, 2016  
 Rondout Municipal Center, 1915-1925 Lucas Avenue  
 Meeting Room M-1  
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Sylvia Ricci	Present
Todd Natale	Present
Kristopher Lovelett	Present
Kathleen Hawk	Absent
Larry Ricci	Absent
Mary Collins	Absent

Also present was Planning Board Consultant Bonnie Franson of Nelson, Pope & Voorhis, L.L.C.

Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:00 p.m.

### Pending Application:

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
McClatchy/ Weiss	Todd Natale	2 Lot Subdivision	262 County Route 2	A-3	69.1-5-1	Decision needed

Applicant Michael McClatchy was present on the application.

Board reviewed Department of Health approval document and revised maps. It was determined that the outcome of conversation with Code Enforcement Officer was that the application complies with the Marbletown Zoning Code. Discussion ensued with regard to location of the

**New Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
<b>Kastner LLA</b>	Kathleen Hawk	Lot Line Adjustment – Different owners	4525 Atwood Road	A-3	54.1-1-36 & 37	Received Ag Data Statement, Revised maps with Bulk table & depicting well, septic & residence required

Applicant Manfred Kastner and his wife Birgit, owner of adjoining property Scott MacKenzie and Surveyor Cross were present on the application.

Chairman Lanzarone proposed to take the Agenda out of order for the purpose of addressing this application. It was noted that the map was incomplete and Planner Franson's memo had been updated and forwarded to Surveyor Cross earlier in the day. Surveyor Cross asked if there was a need to show the entire lot next door due to its size, adding that a buildable lot was not being created, neither was access to any road, nor certification as to the septic and was pertinent to an existing single family residential lot. Chairman Lanzarone interjected that the Board has never approved an application that didn't show the lots. Surveyor Cross inquired as to whether a deed plot was adequate to which an affirmative response was given. Board indicated that information was required to be submitted prior to meeting for adequate time for review. It was further requested that all structures, septic and well was required on all involved lots and that the statute was clear. The Board indicated that the memorandum provided would provide the guidance necessary to meet the requirements.

**Pending Application:**

Applicant – Board Member Delegate	Application	Location	Zoning District	SBL	Status
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Member Delegate				District		
Lotus Pond Farm Subdivision	Larry Ricci	2 Lot Minor Subdivision	270 VanWagenen Road	A-3	62.1-1-29.200	Review maps and initial submission

Nadine Carney of Peak Engineering was present on the application and presented an overview of the application indicating that they were working with Surveyor Ringler to reconfigure lot so that a flag lot wasn't being created. An in-depth discussion ensued with regard to the measurements creating and/or avoiding creation of a flag lot. Member Steve Wood noted that he was on the PZC and relative to the ambiguity regarding the definition of a flag lot (minimum road frontage) within the Town Code, Ms. Carney may wish to direct inquiry to the Town

**Chairman Richard Lanzarone called for a motion** making determination that the application met the requirements to qualify as a minor subdivision under the Code. Upon Motion of Member Kris Lovelett, seconded by Member Todd Natale and the affirmative vote of 5 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Absent
Todd Natale	Aye
Mary Collins (alternate)	Absent

**Chairman Richard Lanzarone called for a motion** classifying the action as an Unlisted Action under SEQRA. Upon Motion of Member Sylvia Ricci, seconded by Member Steve Wood and the affirmative vote of 5 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye

**Chairman Richard Lanzarone called for a motion** to approve the Minutes from the May 18, 2016 Planning Board meeting. Upon Motion of Member Steve Wood, seconded by Member Sylvia Ricci and the affirmative vote of 5 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Absent
Todd Natale	Aye
Mary Collins (alternate)	Absent

**Chairman Richard Lanzarone called for a motion** to approve the Minutes from the June 1, 2016 Planning Board meeting. Upon Motion of Member Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 5 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Absent
Todd Natale	Aye
Mary Collins (alternate)	Absent

**Upon Motion** of Member Kris Lovelett, seconded by Member Sylvia Ricci, the meeting was adjourned at 10:55 p.m.