

# **TOWN OF MARBLETOWN PLANNING BOARD MINUTES**

Date: March 29, 2018 (Alternate Meeting Date)  
 Rondout Municipal Center, 1915-1925 Lucas Avenue  
 Meeting Room C-4  
 Cottekill, New York 12419

Dan Proctor (Chairman)	Present
Steve Wood (Vice-Chairman)	Absent
Kris Lovelett	Present
Larry Ricci	Absent
Laura Shabe	Present
Max Stratton	Absent
Dave Cobb (Alternate) for Larry Ricci	Present

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

Chairman Dan Proctor noted that Alternate Member Dave Cobb would be voting on behalf of Member Larry Ricci, that a quorum was present and called the meeting to order with the Pledge of Allegiance at 7:00 p.m.

**Chairman Proctor called for a motion to accept the Minutes of the February 21, 2018 meeting.**

Upon Motion of Member Kris Lovelett, seconded by Chairman Dan Proctor, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

## **Continuation of Public Hearing:**

Applicant- Board Member Delegate	Application	Location	Zoning District	SBL	Status

Donald Brewer, PLS o/b/o Nancy Janicke, Administratrix	Dan Proctor	Zajkowski 4 Lot Subdivision	299-300 Vly-Atwood Road	A-3	70.3-6- 4.121 & 70.3-6-2	Public Hearing; Resolution review
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Don Brewer, PLS, CFM was in attendance to represent the applicant with regard to the subdivision application. Numerous community members were present for the Public Hearing on this application, having been held open from the February 21, 2018 meeting. Chairman Proctor noted some basic information regarding the subject property and what was being proposed. He noted that the public comments, both verbal and written, had been substantially researched and debated. An invitation was extended for additional public comment. Chairman Proctor added that comments germane to the application and responses would be included in the minutes of the meeting (incorporated herein as follows):

The following provides a list of concerns the neighbors had in regard to the proposed 4-lot minor subdivision on the corner of Scarawan and Vly-Atwood roads in Marbletown, NY. Marbletown Planning Board responses are identified in italics:

1. All dwelling driveways for the proposed subdivision will connect with a section of Scarawan road traveled by logging and other heavy trucks. The section of the road where the driveways connect is on a hill. There is concern that vehicles entering or exiting proposed subdivision driveways will increase the possibility of accidents.
  - a. The Marbletown highway superintendent was contacted regarding this concern and he reviewed the application and indicated that the posted speed limit would mitigate the potential for accidents.
2. Applicant fails to consider Town code chapter 169-3e regarding protection of environment, animal migration and viewshed:
  - a. *The applicant will limit disturbance to 30 ft around the dwellings and less than one acre within the subdivision*
  - b. *There will be no disturbance of land within 100 ft of state or federal wetlands*
  - c. *Dwellings are set back from the road to reduce visual impact on scenic view shed and positioned to have least impact on animal migration and native vegetation. However, they are still close enough to the road so as to leave unfragmented woodland intact to the rear of the property*
  - d. *Plan meets all local zoning requirements*
  - e. *Plan meets all state and federal regulations*
  - f. *Board of Health approval obtained on all septic systems.*
3. Applicant fails to consider Town Code 169-3f – regarding the requirement to lay out the subdivision in a manner that reflects and complements historic development patterns.

*The applicant is required to comply with the minimum 3- acre lot requirement for the A-3 zoning district. A review of parcels within the project vicinity shows there is no clear discernible pattern. Dwellings are located on smaller to larger lots, and older homes tend to be located closer to the road, while some newer homes are setback deep into the*

*parcels on which they are situated. The proposed single-family dwellings with private driveways are consistent with the character of the community.*

4. Applicant fails to consider the archeologically significance of the property.
  - a. *Board reviewed New York's State Historic Preservation Office (SHPO) Cultural Resource Information System and found no indication of archaeological sensitive land within the area of the subdivision. Specific concerns about the historical significance of the rock walls within the subdivision are addressed by placing a condition on the property that the stone walls will be retained and only disturbed minimally in one area where a septic system is to be located. A map note indicates they are to rebuild walls disturbed.*
5. Federal wetlands located west of Vly-Atwood Road will be disturbed.
  - a. *The applicant reduced the number of dwellings in the subdivision to ensure the federal wetlands would not be disturbed. Of note, Federal wetlands do not have a wetland buffer aka wetland adjacent area, so they may be disturbed right up to their mapped boundary; however, the closest disturbance is over 100 ft away from the wetlands and on the other side of a stone wall situated between Lots 1 and 2.*
  - b. *State and federal wetlands on the east side of Vly-Atwood Road will be disturbed because lot 1 borders the wetlands.*
    - i. *The applicant has chosen not to create any additional disturbance of lot 1 (note, lot 1 has an existing dwelling, shed and ancillary structure).*
6. The exact size of the Federal wetlands on lot 2 is unknown and the Army Corps of Engineers (ACOE) should conduct a reconnaissance and stake out the wetlands.
  - a. *The applicant reduced the number of buildable lots to ensure that the Federal wetlands west of Vly-Atwood are not disturbed.*
  - b. *The ACOE does not require that a Federal wetland be delineated unless the wetland will be disturbed. The wetlands directly east of lot 2 lie in a depressed area 8-10' below the eastern edge of lot 2. These wetlands are over 100' from any area of disturbance on lot 2 and separated by a rock wall. The significant elevation change between the Wetlands and site 2 mitigates any concern that the that the western edge of the wetlands would encroach into any area of disturbance in lot 2.*
7. Septic systems will contaminate the wetlands due to the location of a stream which discharges from a bank 2 ft west of the eastern side of the lot line for lot 2 and flows east to the federal wetlands.
  - a. *The regulations in NYS Appendix 75-A Wastewater Treatment Standards – Residential Onsite Systems are intended to protect wetlands, waterbodies and wells from potential contamination through permitting, engineering design, inspection during construction and certification.*

*Ulster County Board of Health (BOH) regulates local septic systems and is guided by the State and Federal standards in the county. State standards require a minimum separate distance between septic fields and wetland and watercourses. The BOH has inspected*

*and approved both the drawings and actual septic system sites for the Zajkowski subdivision.*

8. There is a gravel pit in one of the proposed lots, which the previous resident had used a junkyard. Will a new owner be able to resume mining activity on this lot?
- a. Not without obtaining a special use permit from the Town of Marbletown.*
  - b. Depending on volume of mining proposed, NYSDEC may also be required.*

The responses provided had been considered during the SEQRA review process and were integral in the issuance of the Negative Declaration.

An invitation was extended for additional public comment. Justin McClean and Barbara Dibeler again provided comments addressed and considered by the Board.

**Chairman Proctor called for a Motion to close the Public Hearing.** Upon Motion of Member Kris Lovelett, seconded by Alternate Dave Cobb, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

The Public Hearing was closed at 7:19 p.m.

**Chairman Proctor called for a Motion to adopt the Resolution of approval.** Upon Motion of Member Kris Lovelett, seconded by Chairman Dan Proctor, and the affirmative vote of 2 members, 1 alternate member, the negative vote of 1 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote: \*

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Nay



\*Subsequently, it was determined that a majority of the seven-member Board was required to pass the proposed Resolution and not just the majority of the members present. Chairman Dan Proctor called for a Motion to rescind the adoption of the Resolution and to table it until the next Planning Board meeting.

**Pending Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Stone Ridge Base, LLC	Kris Lovelett	Applestone Meat Co. Site Plan & LLA	3607-3611 Main Street	B-1 & R-3	61.20-5-12.100 & 15	Revised site plan, Grill Park proposal review

Samantha Goff and Barry Medenbach, P.E. as agent were present.

Member Kris Lovelett provided an update as to where the project stood, indicating that Notice of Intent (NOI) for Planning Board to serve as Lead Agency had been generated and that the Planning Board should be able to declare itself lead agency at the April 18, 2018 meeting. If the application is determined to be complete, referral can be made to the Ulster County Planning Board for comment. Best case scenario, Public Hearing may be scheduled for the May 16<sup>th</sup> meeting. Member Lovelett clarified that the referral couldn't be forwarded to the County until the Marbletown Planning Board could declare itself lead agency. Planning Director Dennis Doyle was present in the audience and concurred with Member Lovelett.

Member Kris Lovelett asked that Barry Medenbach provide a written response, point by point to the Planner's Review, as well as any other comments of the Board made at the present meeting. James Reynolds was present and was called upon to outline the architectural components of the plan and the 2 new proposed structures. "New Grill Park Proposal" prepared by Architect Reynolds is annexed hereto and made a part hereof.

During discussion, Planner Franson noted for the record that the limits of disturbance may change based upon what happened to surfaces under the proposed grill area.

**New Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Jeffrey & Cheril Simmons w/ Enid & James Crnkovic	Larry Ricci	Simmons with Crnkovic LLA	484-2 & 484-1 Cooper Street	R-3	69.1-5-30.410 & 30.300	New application adjacent to Kripplebush Historical District

Applicant and owner Jeffrey Simmons was present. Member Laura Shabe was point person on application and apprised the Board as to what documents had been submitted on the application.

**Chairman Proctor called for a Motion to classify as Type I action under SEQRA.** Upon Motion of Member Kris Lovelett, seconded by Member Laura Shabe, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

The Board as a whole reviewed the EAF Part I.

**Chairman Proctor called for a Motion that the plan qualifies as a Lot Line Adjustment.** Upon Motion of Member Kris Lovelett, seconded by Chairman Dan Proctor, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent

**Chairman Proctor called for a Motion to issue a Negative Declaration.** Upon Motion of Chairman Dan Proctor, seconded by Member Kris Lovelett and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent

Laura Shabe	Aye
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**Chairman Proctor called for a Motion to adopt the Resolution of approval.** Upon Motion of Member Laura Shabe, seconded by Chairman Dan Proctor, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

**New Application:**

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Peak Engineering	Laura Shabe	Vly Properties, LLC w/ Norman LLA	17-19 Vly Atwood Road	A-3	54.4-1-8.210 & 27	New application, requires SEQRA classification, qualify as LLA

Nadine Carney of Peak Engineering was present and provided an overview of what had been submitted and what the plan entailed. Chairman Dan Proctor was Board contact on the application and requested Ms. Carney to explain situation with road frontage. She explained that rock outcroppings inhibited the creation of the exact width of 200' road frontage as required by zoning code. However, the lot proposed met the bulk requirements for a flag lot.

**Chairman Proctor called for a Motion to classify as an Unlisted action under SEQRA.** Upon Motion of Member Kris Lovelett, seconded by Alternate Member Dave Cobb, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye

Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

**Chairman Proctor called for a Motion that plan qualifies as a Lot Line Adjustment.** Upon Motion of Member Kris Lovelett, seconded by Member Laura Shabe, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent

Ms. Carney questioned the need for the map note relative to the possible existence of the Long-eared bat (should be Indiana bat) since no disturbance was planned. The Board indicated that note is put on the maps so that owners/developers can be made aware of for the future.

Chairman requested that Secretary display EAF Part I (which had been provided to Board previously for review) and moved on to the EAF Part II for review.

**Chairman Dan Proctor called for a motion to issue Negative Declaration,** seconded by Member Kris Lovelett. Roll call vote – all “aye.”

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

Appropriate changes made to draft Resolution with regard to the bulk table and flag lot.

**Chairman Proctor called for a Motion to adopt the Resolution of approval.** Upon Motion of Member Laura Shabe, seconded by Chairman Dan Proctor, and the affirmative vote of 3 members, 1 alternate member, the negative vote of 0 members, the abstention of 0 members and 3 members being absent, a motion was carried by the following vote:

<b>Vote:</b>	<b>All Aye</b>
Dan Proctor (Chairman)	Aye
Steve Wood	Absent
Kris Lovelett	Aye
Larry Ricci by Dave Cobb (Alternate)	Aye
Max Stratton	Absent
Laura Shabe	Aye

The Planning Board recognized Dennis Doyle, Director of the Ulster County Planning Board, who was present regarding the proposed Ulster County Fire Training Facility at SUNY Ulster Campus. Director Doyle introduced Steve Peterson and Everett Erichsen of Emergency Management. The Planning Board had received a SEQRA Notice of Intent to Serve as Lead Agency from the Ulster County Planning Board (dated March 5, 2018), as well as a Full Environmental Assessment Form Part I. Mr. Doyle proceeding with a power point presentation (content annexed hereto as "Fire Training Facility"). Director Doyle indicated that the Marbletown Planning Board would be revisited on a milestone basis.

Upon Motion of Chairman Dan Proctor, seconded by Alternate Member Dave Cobb, all members in agreement, the meeting was adjourned at 9:27 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

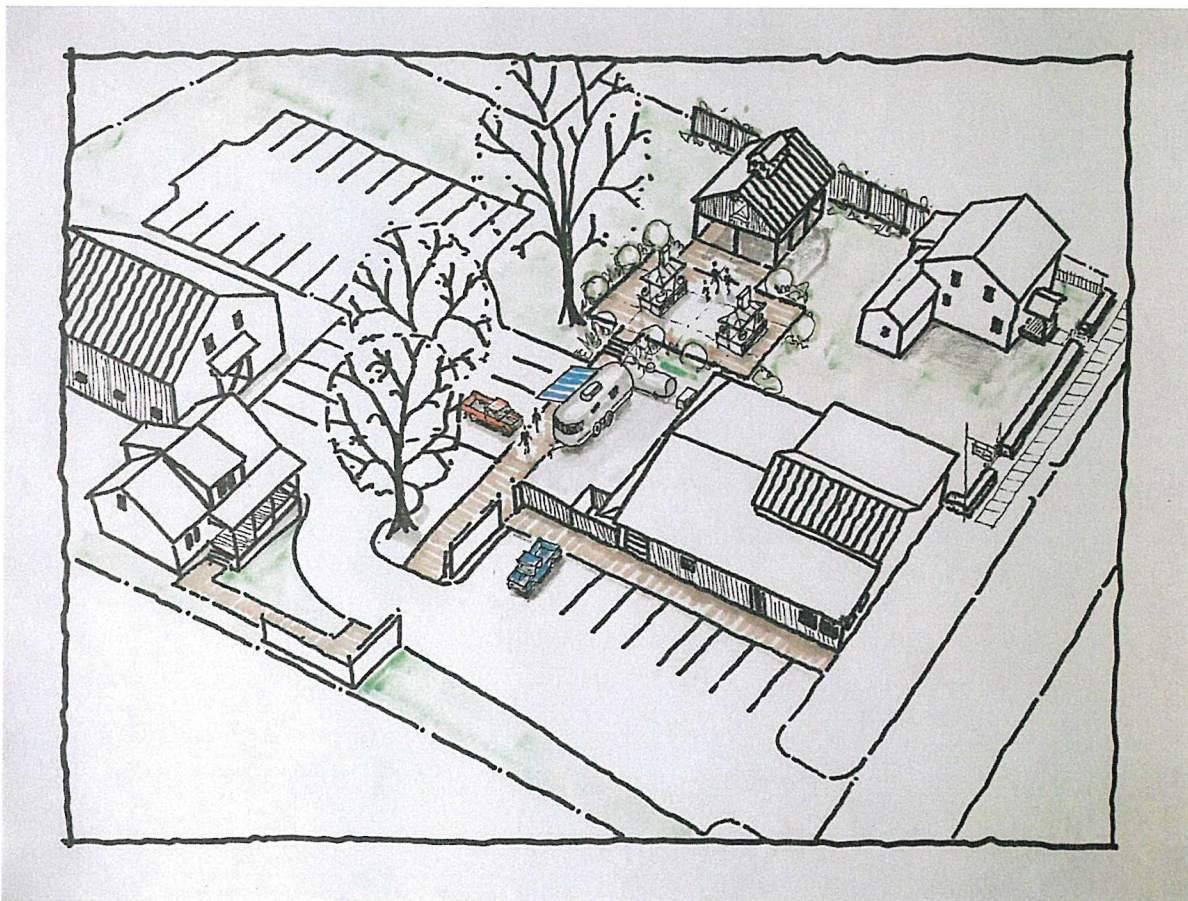
Dated this 10<sup>th</sup> Day of April, 2018

Minutes Approved on: April 18, 2018



**Applestone Meat Co.**  
3466 Main Street  
Stone Ridge, New York 12484

**New Grill Park Proposal**



Park Proposal to be reviewed in conjunction with attached plans prepared by M&E and dated 3/26/18

James Lyman Reynolds, architect  
4303 US Route 209



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# Appendix 'A'

## Grill Park

### Existing condition - Reference Images

March 21, 2018



Applestone Meat - existing condition @ Route 209



Picard House – existing condition @ driveway entry





Picard House – Sidewalk and street frontage



New Grill Park – Proposed Entry Gate location





Existing Condition @ Signage and sidewalk



Picard House - Existing condition side view





Picard House - Existing condition @ Proposed New Grill Stations





Picard House - Existing condition @ Proposed New Pavilion

# Appendix 'B'

## Grill Park

### Programmatic Elements - Reference Images

March 21, 2018

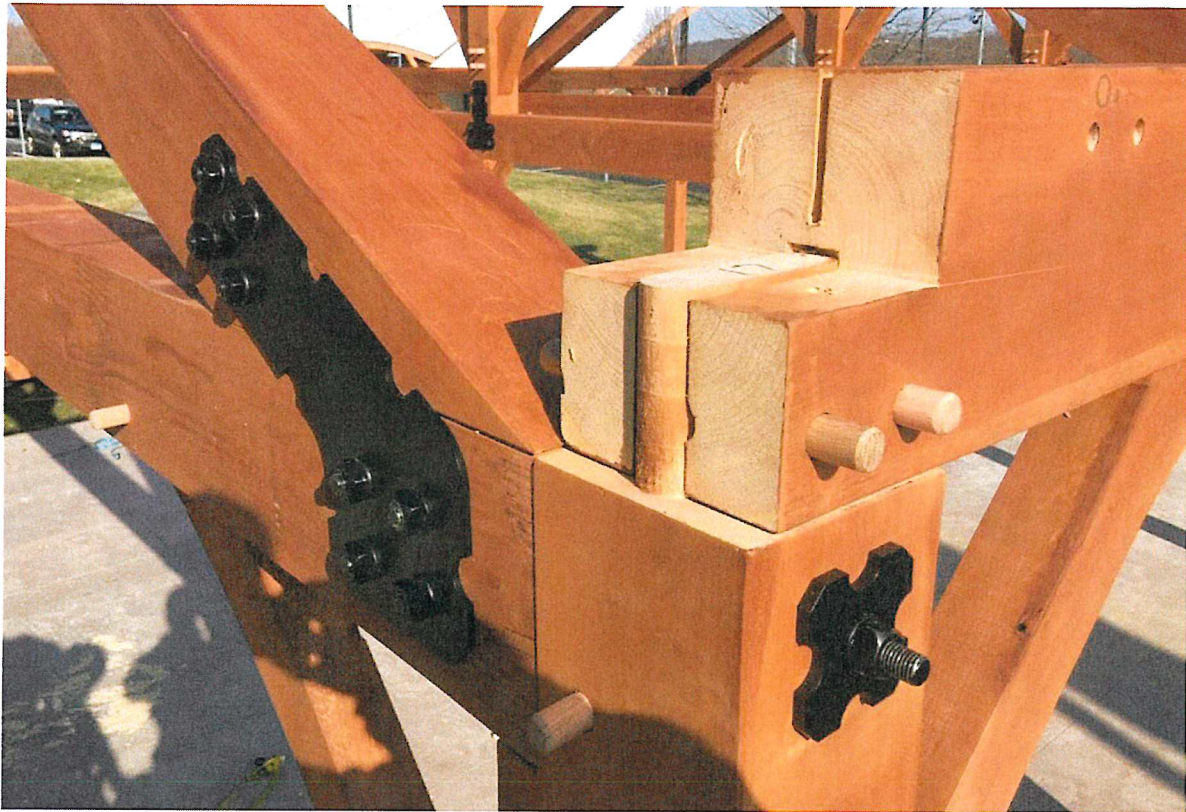


Custom Timber Frame Pavillion (w/ Cupola)





Alpine Frame – Truss detail 01



Timber Frame – CNC connection detail





Webber Grill Station (w/ masonry countertop)



diseño de parrillas - Buscar con Google

### Masonry Grilling Station – Conceptual Reference

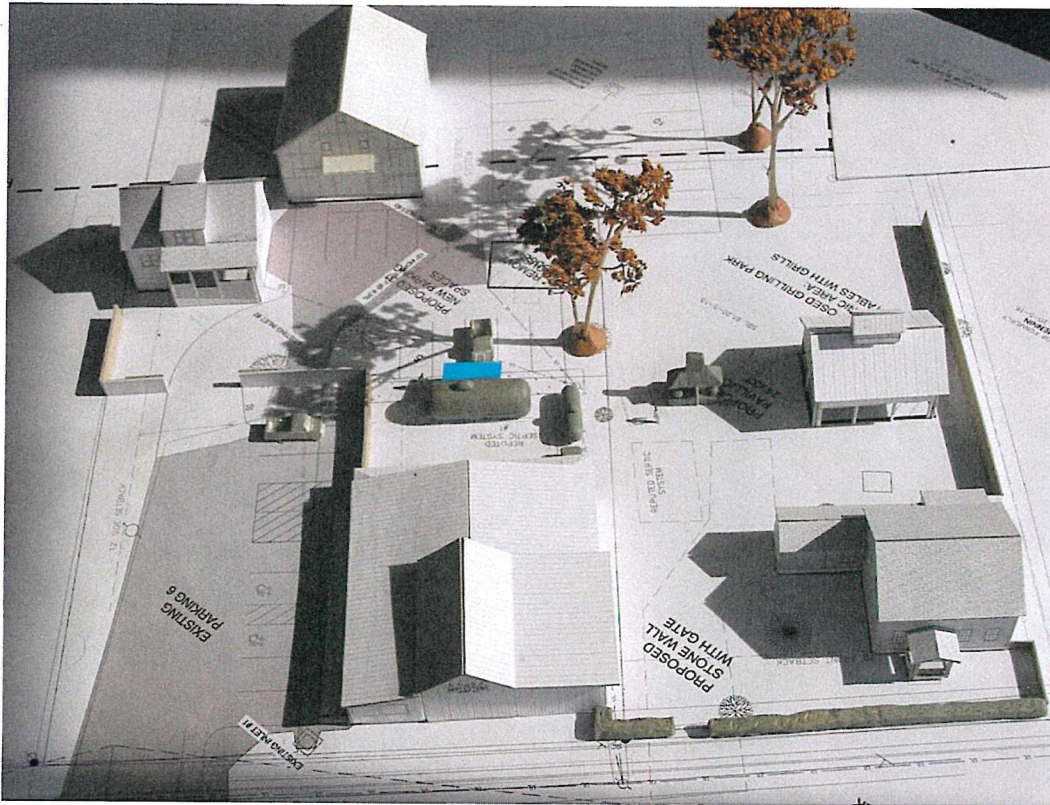
# Appendix 'C'

## Grill Park

### Study Model Reference Images

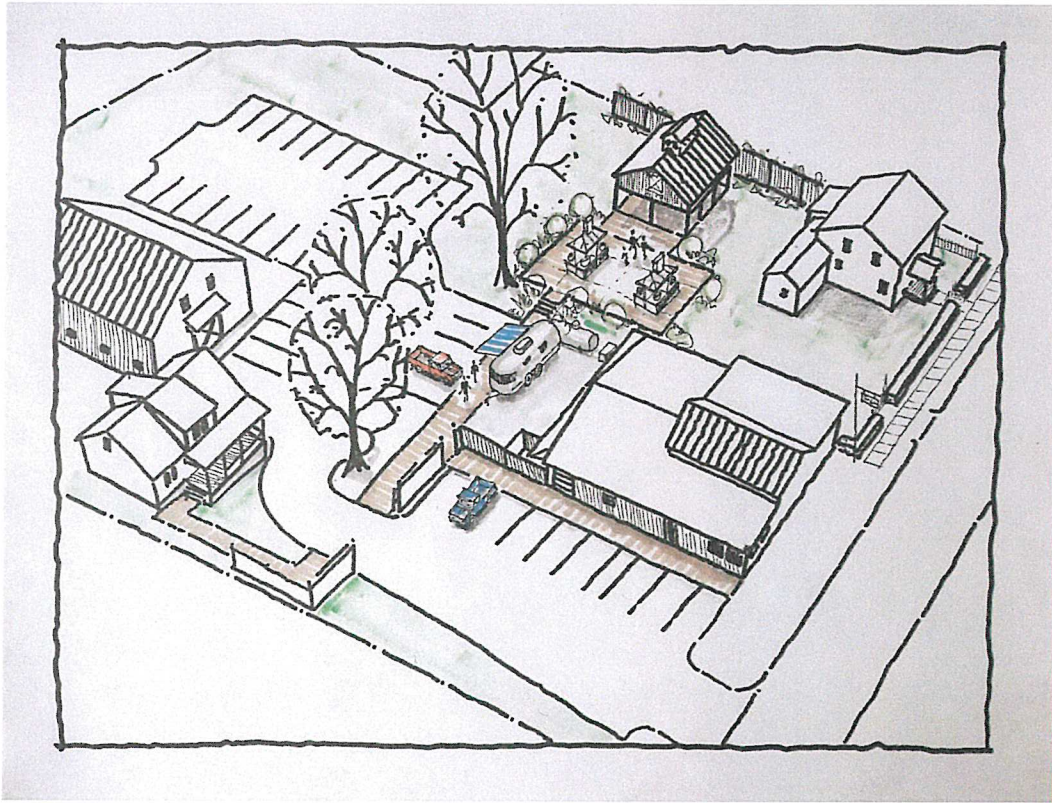
March 21, 2018





Study Model – Proposed New and Existing Structures

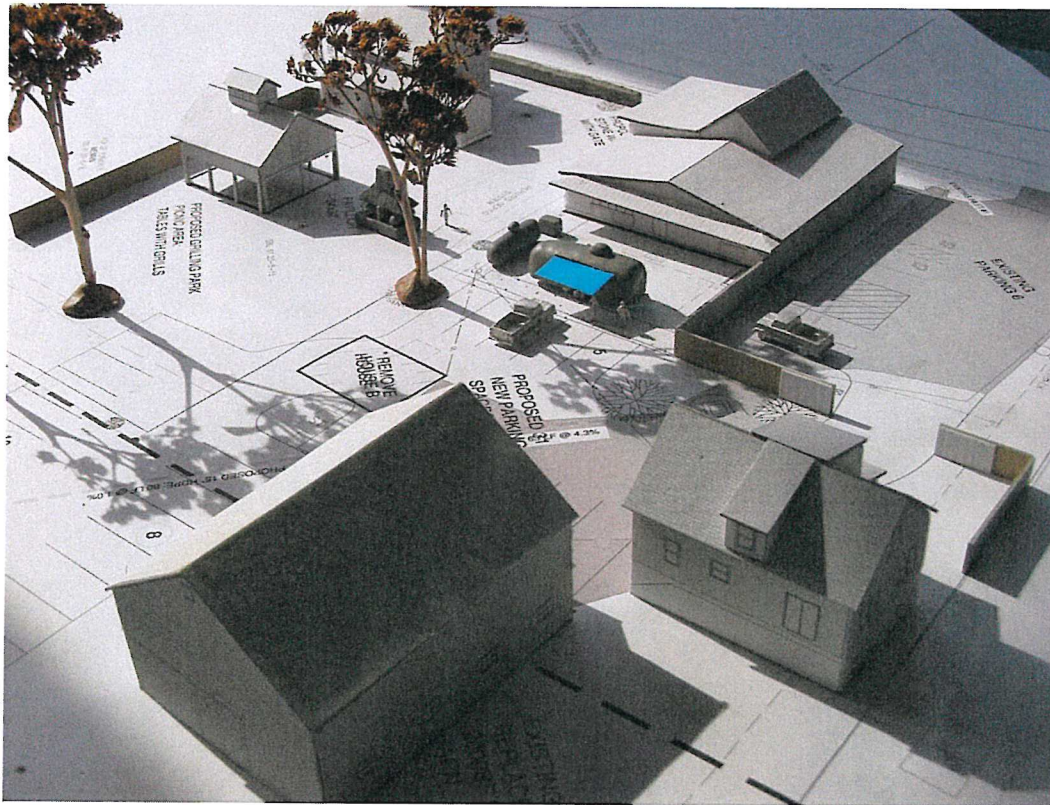




Aerial View – Proposed New and Existing Structures

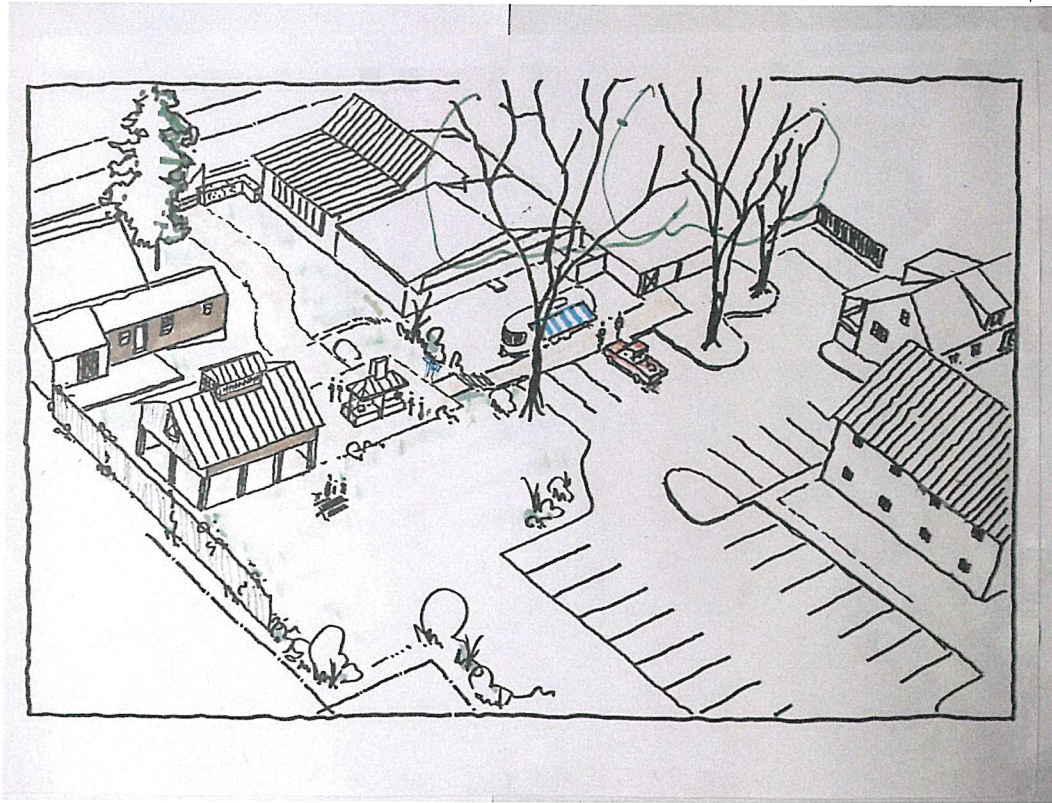




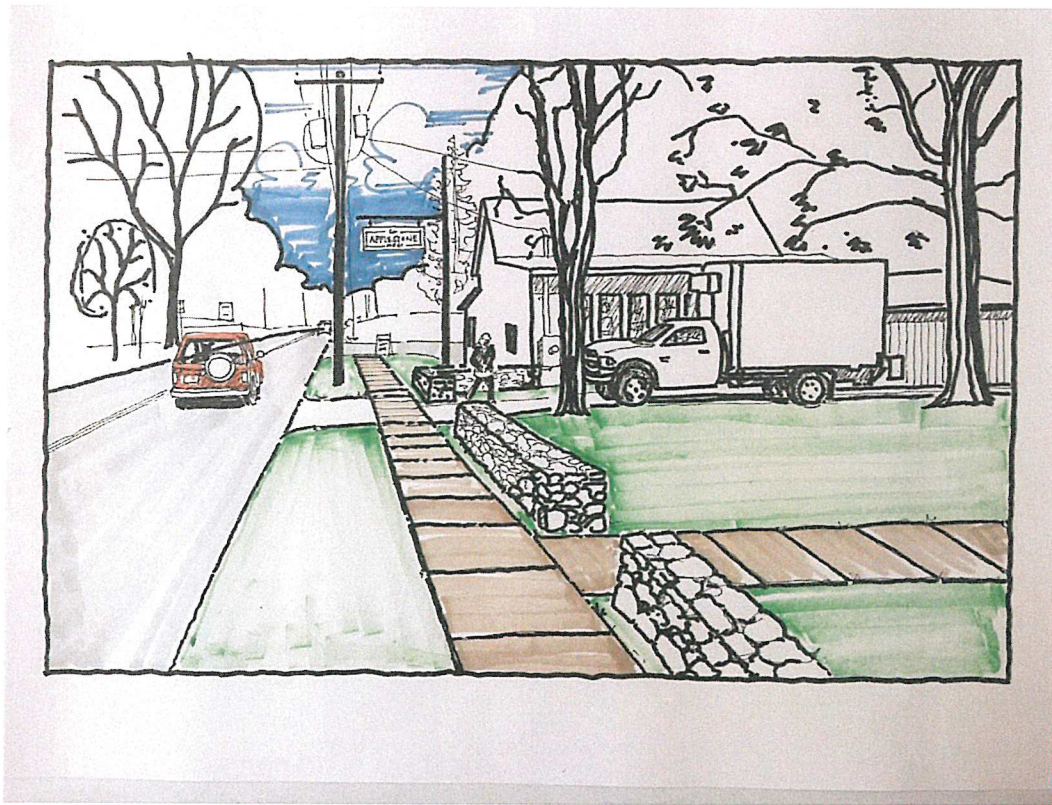


Study Model – Proposed New Storage Building (view from rear towards 209)





Aerial View— Proposed New Storage Building (veiw from rear towards 209)



Street View @ Route 209

# Fire Training Facility

## SUNY Ulster Campus

### Overview of Presentation

- Need for a Shared Fire Service Training Network
- Why SUNY Ulster Campus
- Preferred Site
- Concept Plan
- Program Elements
- Site Use Q&A
- Applicability of Local Zoning
- Lead Agency Request



# Fire Training Facility

## SUNY Ulster Campus

### **Need for a Shared Fire Service Training Network SUNY Ulster Campus Provides:**

- Central Location and Appropriate Site Access
- Existing Site Infrastructure
- Available classroom facilities
- Available on-campus locations

### **Proposed Facilities Support Core Required Training Elements**

- Firefighter I
- Firefighter II
- SCBA Confidence
- Firefighter Survival
- Firefighter Assist and Search Team
- Company Operations



# SUNY Ulster Campus

**Size:** 87.5 Acres

**Zoning:** R-1& R-3

**Infrastructure:**

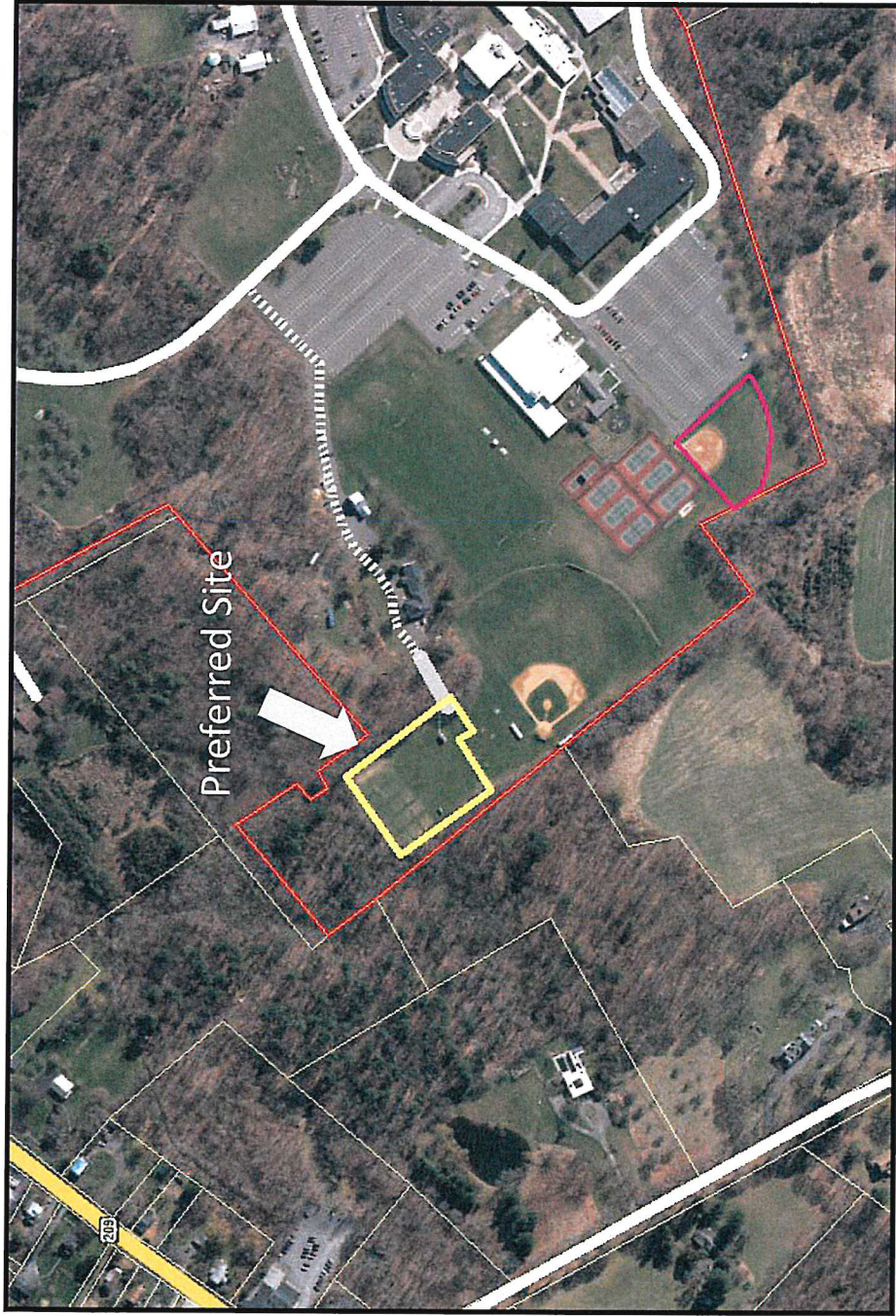
Public Water Supply  
– wells

Sewer: Leachfield(s)





# Preferred Site Location





# Preferred Site Access

Utilize existing roads and parking





# Preferred Site Facilities Area





# Site Photo

Southwest





# Site Photo

South





# Site Photo

North





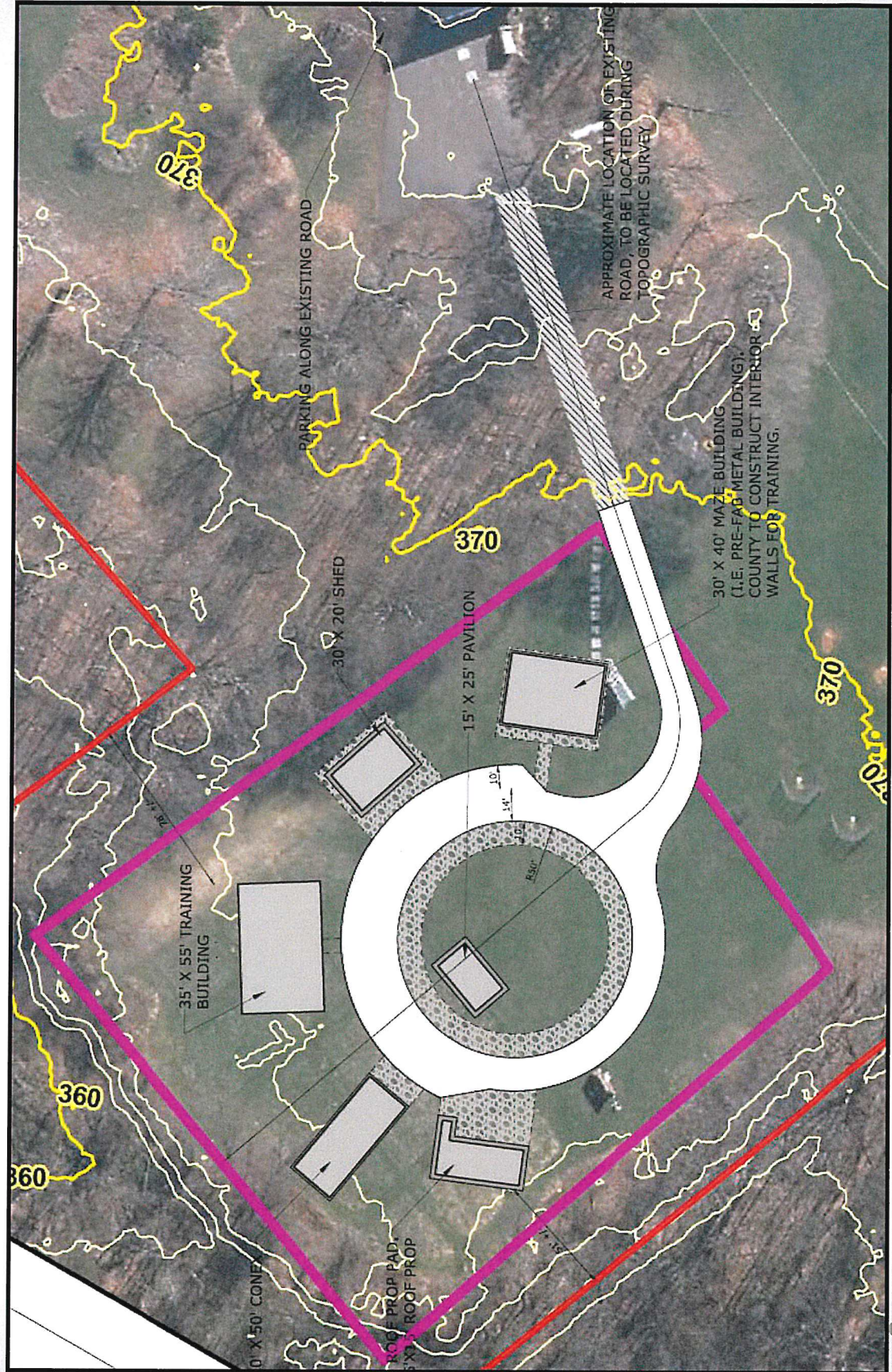
# Site Photo

Northwest





# Concept Plan





# Site Elements:

- SCBA Confidence Maze
- Fire Training Building
- Roof Prop
- Storage/Maintenance Building
- Pavilion
- Miscellaneous
  - Conex Boxes – Storage
  - Cascade System (interior storage/maintenance bldg.
  - Site Lighting

# Site Elements:

SCBA Confidence Maze –  
built inside garage like structure

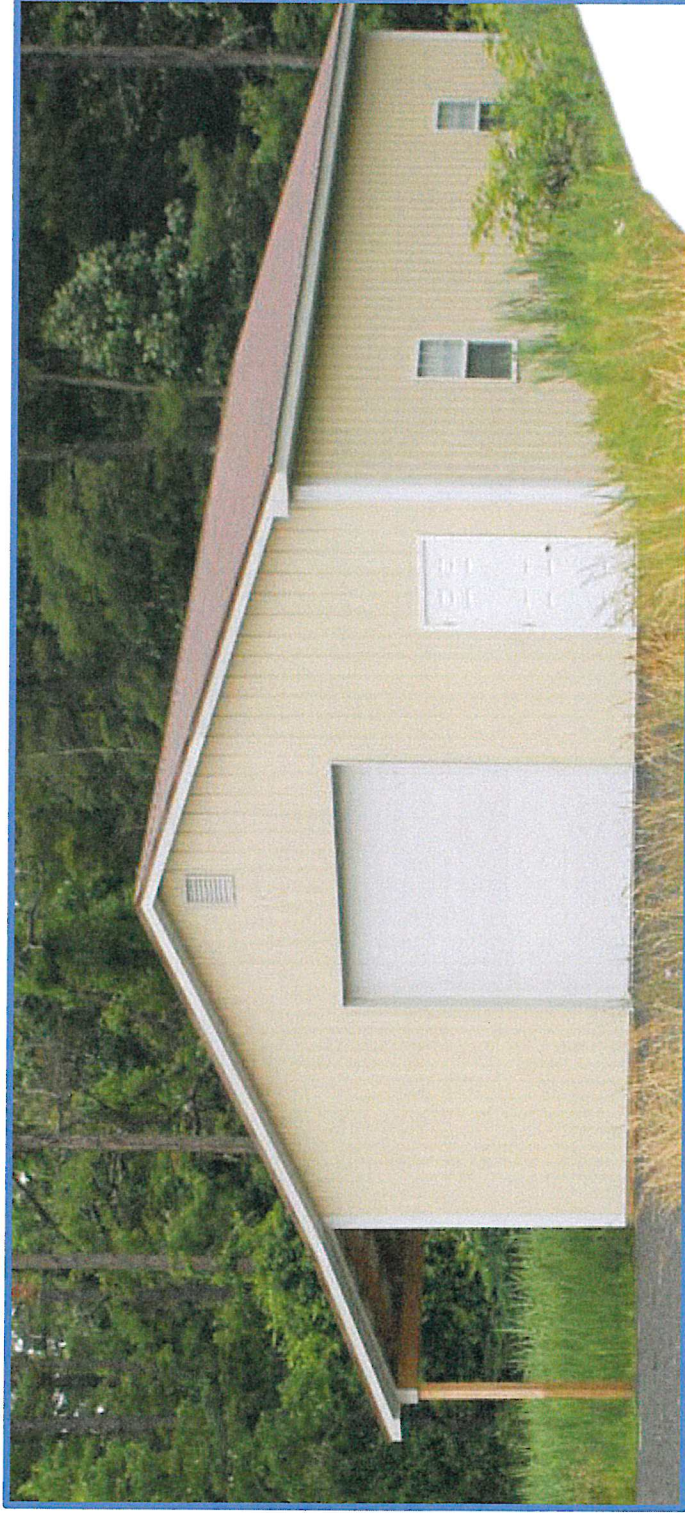




# Site Elements:

## 2 Similar Structures

1. SCBA Maze
2. Storage/Maintenance Building





# Site Elements:

## Pavilion



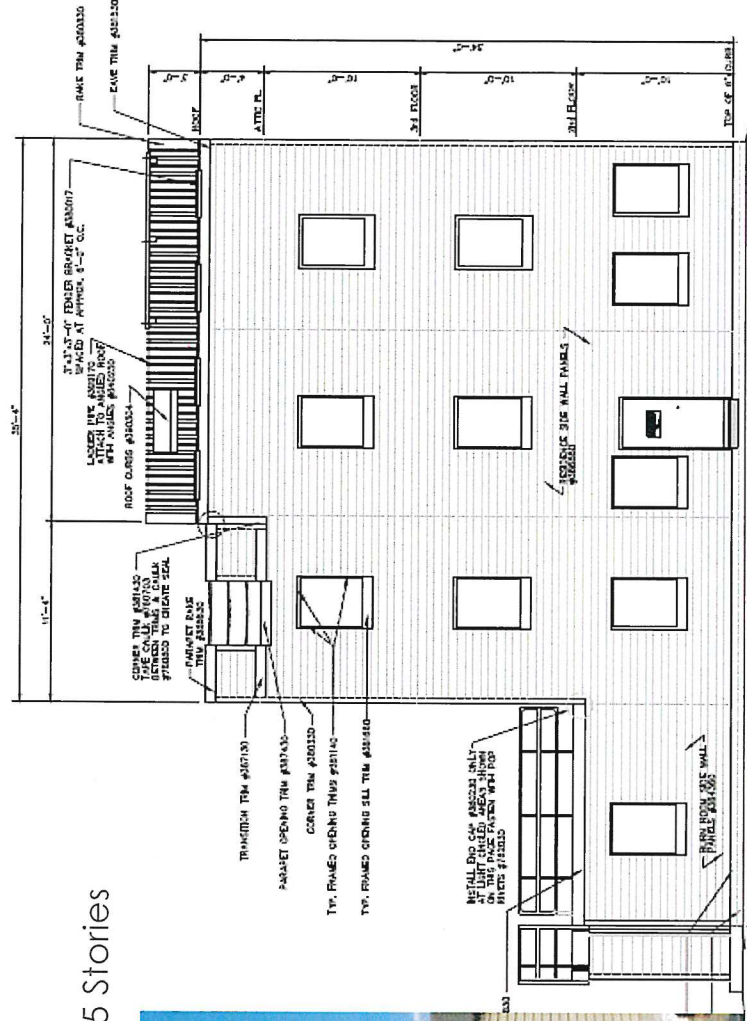
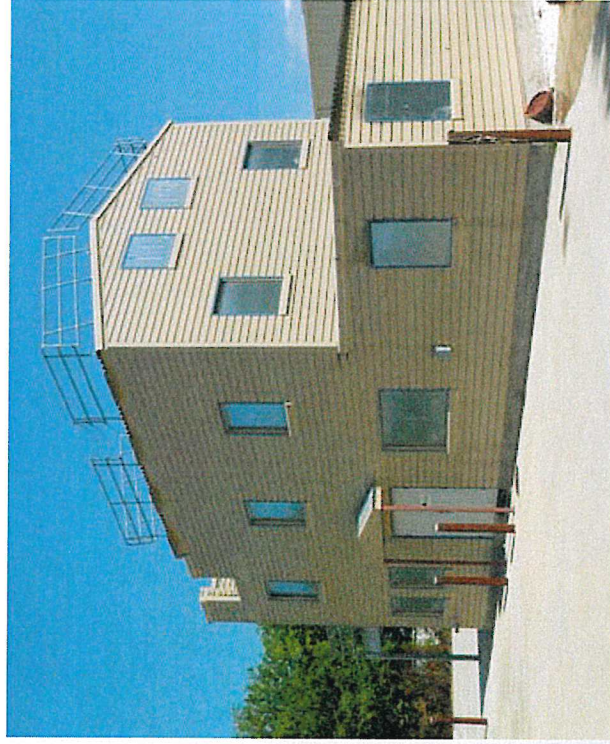


# Program Elements:

## Training Building

Proposed 3 Story – 37 ft. to ridge

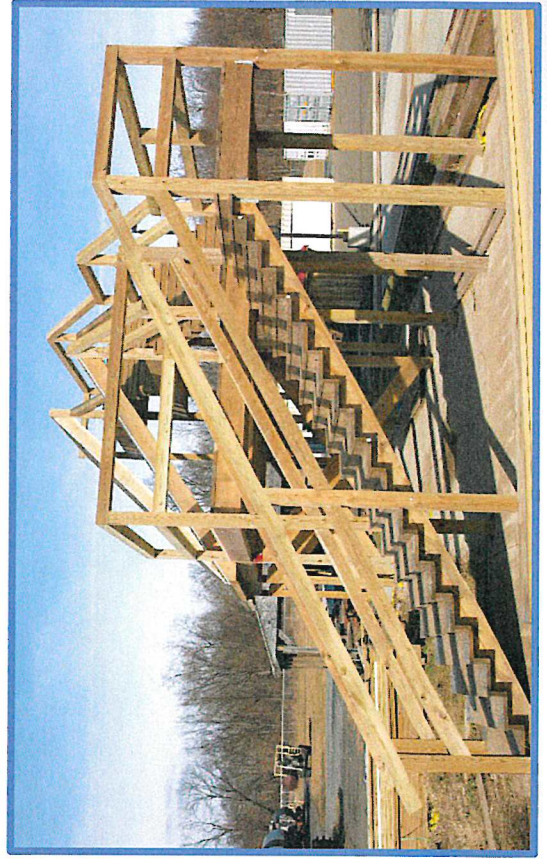
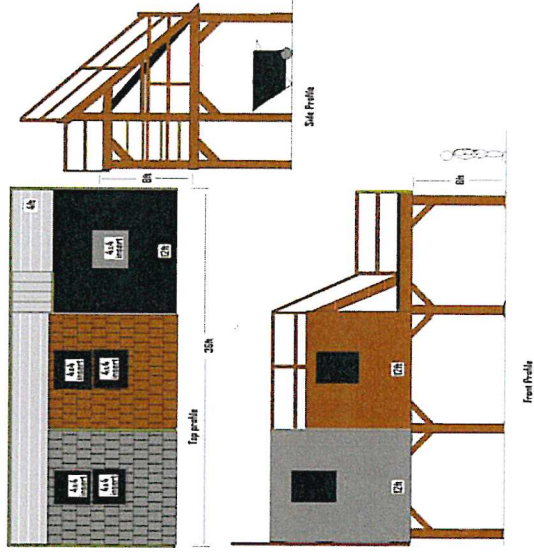
Similar to Proposed: note as shown 2.5 Stories





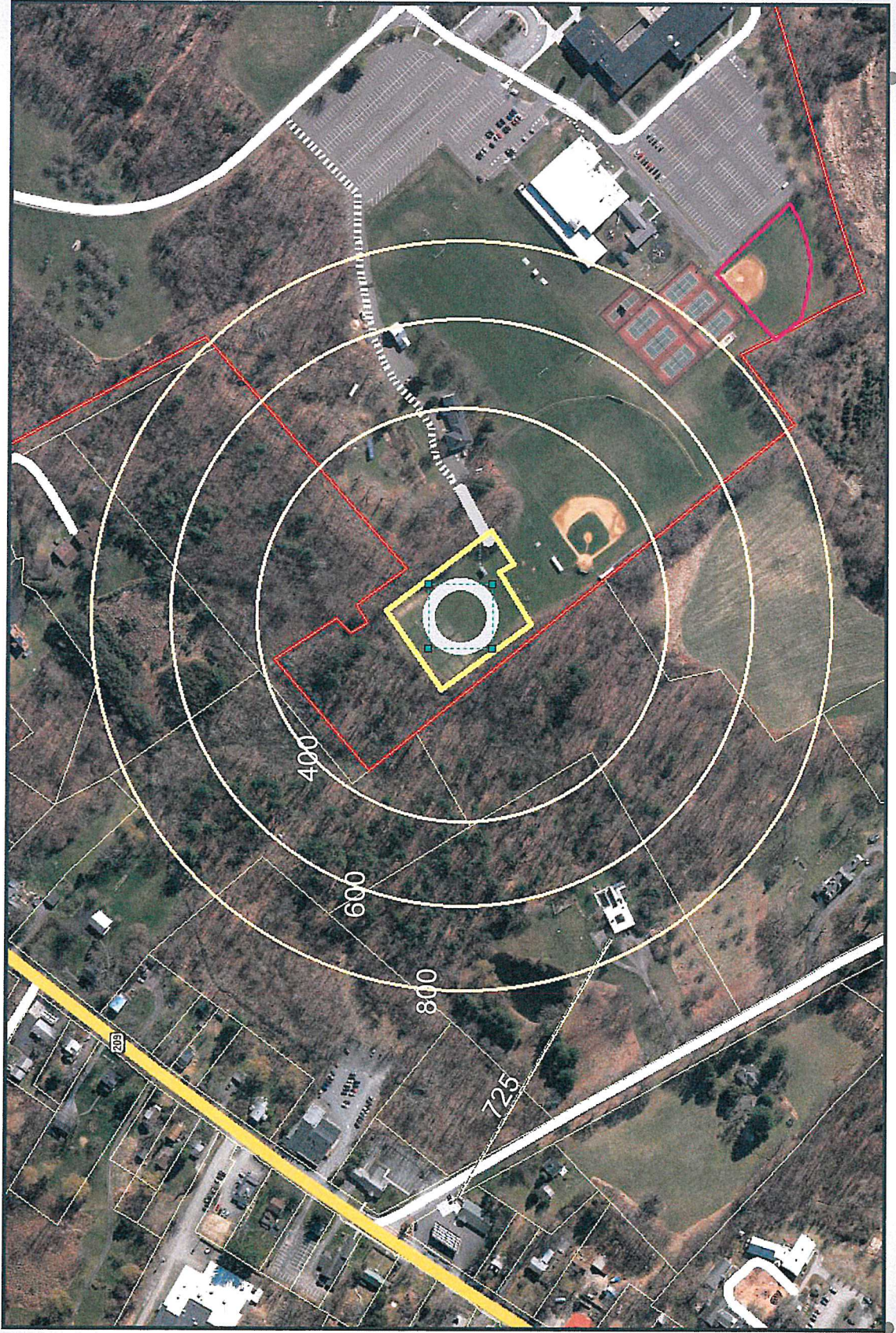
# Program Elements:

## Roof Prop





# Distance Plots





# Site Utilization Questions?

## **Live Fire Use: Will any of the facilities be used for live fire activities?**

- Answer: Absolutely NOT. The facilities are not designed to support live fire training and no live fire training activities have been proposed, contemplated, or discussed.

## **Training Activities: What Training Activities will take place?**

- Answer: Training activities will include search and rescue, roof operations, hose stretching and handling, bail outs, and use of self contained breathing apparatus (SCBA)

## **Water Use: What is the Anticipated Water Use?**

- Answer: The only additional water used from on-site sources will be in relation to use of restroom facilities by the firefighters. Water to fill hoses for training purposes will be brought in by the fire companies. This is done so that firefighters train with filled hoses to become accustomed to their weight and feel.



# Site Utilization Questions?

## **Traffic: What is the anticipated Increase in traffic?**

- Answer: traffic increase is estimated to be less than 30 vehicle (total) with most arriving within a single hour. Of these 30 vehicles approximately 3-5 vehicles will be larger fire apparatus. This traffic will occur off-peak (See training activities). Higher levels of traffic may occur on Saturdays if multiple companies access the site. Again these would be off peak and occurring when student population is low on campus. Existing traffic volume on the Cottekill Road, a County Route is > 4,000 AADT

## **Site Use: How many days and what hours will the site be used?**

- Answer: The site will be used approximately 3 days a week and on some Saturdays. Very limited training may take place during the winter months. Similarly, training is curtailed during the summer months of July and August as heat and vacations factor into available training opportunities. Training hours will be between 6:30pm and 9:30-10:00pm during the week and 9:00am to 4:00pm on some Saturdays.

# Site Utilization Questions?

**Site Clearing:** will the construction of fire training facilities at SUNY Ulster mean more land will be cleared, taking away more of the habitat for wildlife or a noise buffer?

- Answer: A concept plan illustrates that facilities are being placed within an open meadow area that is now routinely mowed by the College. Only minimal clearing for road widening along an existing access road is needed.

## **Will the Site Disrupt Campus Activities**

- Answer: The preferred site was chosen in close cooperation with the College. Access to the site avoids the traffic and pedestrian areas closer to existing buildings. The site is over 600 ft. from the existing tennis courts. Weekday schedules do not conflict with use of the ballfield. Weekend schedules would be coordinated in the spring to avoid conflicts. Current site use for dog training is periodic and can be accommodated as necessary.

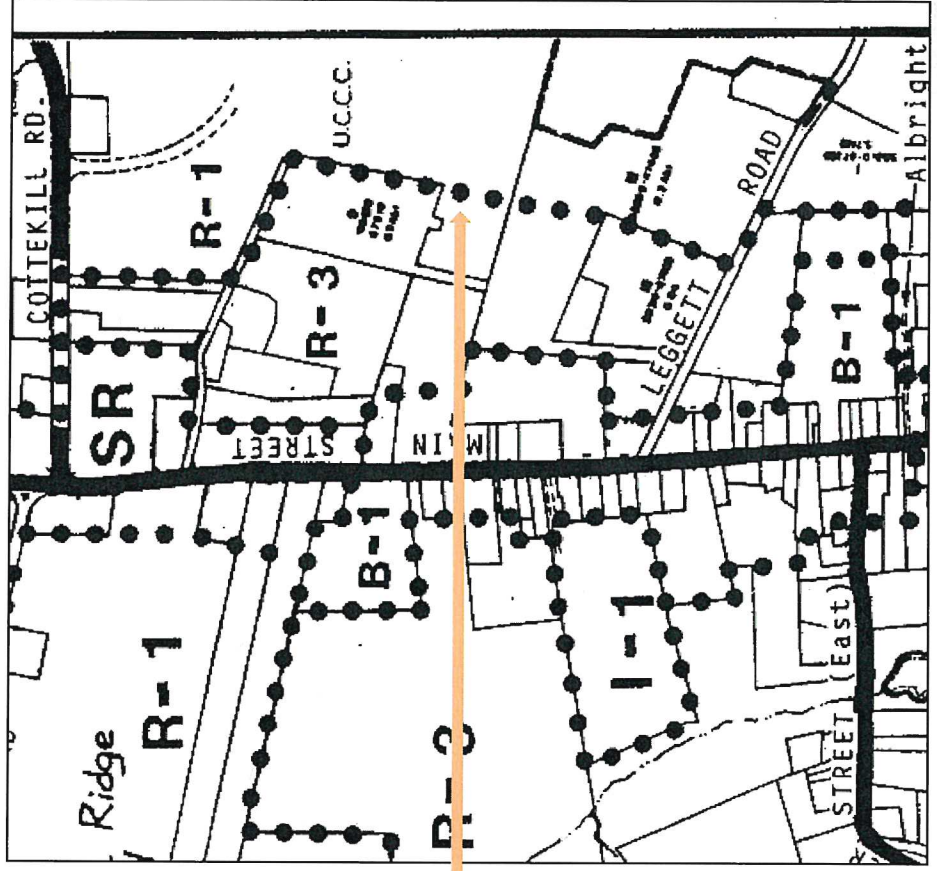


# County/College & Local Zoning

## Balance of Public Interest Test

1. The nature and scope of the instrumentality seeking immunity
2. The encroaching government's legislative grant of authority;
3. The kind of function or land use involved;
4. The effect local land use regulation would have upon the enterprise concerned;
5. Alternative locations for the facility in less restrictive zoning areas;
6. The impact upon legitimate local interests;
7. Alternative methods of providing the proposed improvement;
8. The extent of the public interest to be served by the improvements; and
9. Intergovernmental participation in the project development process and an opportunity to be heard.

# Marbletown Zoning





<b>Educational services</b>	R-1-R2	R-3									Supplementary
Elementary and secondary public schools; junior colleges, and colleges, universities and professional schools	SP	SP	SP								\$ 200-40D Refers to light I industrial district standards
Elementary and secondary schools; private academic or parochial schools	SP	SU	SU	X	SU	SU	SU	SU	X		\$ 200-46C
Business schools; language schools; and all other schools and instruction; educational support services	X	X	X	X					X		
Technical and trade schools	X	X	X	X							
Fine arts schools, sports and recreation instruction	SU	X	X	X					X		

# Marbletown Zoning

The following schedule of density control regulations is hereby adopted and declared to be a part of this chapter and is hereinafter referred to as the "Density Control Schedule."

Zoning District	Minimum Lot Dimensions					Required Min Yard Setbacks (feet)			Maximum Lot Coverage Including All Accessory Buildings	Maximum Building Height
	Residential		Nonresidential							
	Minimum Lot Area Per Dwelling Unit (acres)	Minimum Lot Width (feet)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Front <sup>3</sup> Side      Rear					
A-4	4	250	40,000	125	40	30	30	30%	35	
A-3	3	200	40,000	125	40	30	30	30%	35	
A-2	3	175	40,000	125	40	30	30	30%	35	
R-1	3	125	40,000	125	40	30	30	30%	35	
R-3 <sup>1</sup>	1	125	15,000	110	40	30	30	30%	35	
SR	1	125	40,000	125	40	30	30	30%	35	
B-1/E	1	125	10,000	75	20	12	30	30%	3 1/2 stories	
B-1/N	1	125	40,000	200	40	30	50	20%	2 1/2 stories	
B-2 Residential	1	125	N/A	N/A	40	30	30	30%	35	
B-2 Non-residential	N/A	N/A	40,000	200	50	30	50	20%	2 1/2 stories	
I-1 <sup>2</sup>	Not permitted			200	40	30	30	10%	25 feet	



# Environmental Review

## **Environmental (SEQRA):**

- **Lead Agency:** The County has requested lead agency status and if no objections are filed will lead the environmental review of the project. This will include addressing in detail questions concerning historic resources, endangered species, etc.
- **Determining Lead Agency:**
  - The primary location of an action's impacts, i.e. statewide, regional or local (If the impacts are of primarily local significance, all other considerations being equal, the local agency involved will be lead agency);
  - the agency that has the broadest governmental powers for investigating the impacts; and
  - the agency that has the greatest capability for the most thorough environmental assessment of the action.