

**PLANNING BOARD
TOWN OF MARBLETOWN
ULSTER COUNTY
COTTEKILL, NEW YORK
(845) 687-7500 Ext. 171**

MINUTES OF January 16th, 2019 **Regular Meeting** of the Town of Marbletown **PLANNING BOARD**, held at the **Rondout Municipal Center**, Cottekill, NY.

Chairman Proctor called the meeting to order at 7:03PM.

Chairman Proctor asked everyone to stand for the pledge to the Flag.

PRESENT:

Dan Proctor, Chairman
Max Stratton
John Kostides (7:14PM)
Larry Ricci
Laura Shabe (7:08PM)

ABSENT:

Steve Wood

Also present:

Dave Cobb, Alternate. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

Mr. Cobb took a seat on the Board at 7:04PM.

ACTION ON MINUTES

Mr. Stratton motioned to accept the December Regular Planning Board Meeting Minutes and the December Workshop Meeting Minutes. Mr. Ricci seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Fuhrmann Subdivision – Continued Application

Isaac Fuhrmann – Point Person – Larry Ricci

Proposes 3-lot Minor Subdivision

Located at 7 Ricci Road, Accord, Zoning District – A-3. SBL: 60.4-1-27.12

SEQR: TBD

Bill Eggers was present on behalf of the application.

The Board discussed the New York State Department of Environmental Conservation response, emphasizing on the culvert for the driveway on the neighbor's property.

The Board stated that they need a Road Maintenance Agreement from the applicant.

The Board reviewed Part 2 of SEQR.

Chairman Proctor motioned to declare a Negative Declaration for SEQR. Mr. Stratton seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Mr. Stratton motioned to set the application for public hearing at the next regular meeting. Mr. Ricci seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

There was no further discussion from the Board.

PB2019-01LLA - Lot Line Adjustment – Continued Application

Susan Brown and Seeds for the Future, LLC – Point Person – John Kostides

Proposes Lot Line Adjustment transferring 6.1+/- acres of land from SBL: 70.3-6-30 to 70.3-6-25.1. Located at Mossy Brook Road and Mohonk Road, High Falls. Zoning Districts – A-4 and R-1. SEQRA: Type II Action (by law)

Bill Eggers, Surveyor and Seeds for the Future, LLC, Applicant, were present on behalf of the application.

Point Person Mr. Kostides clarified what was going on with the application. He noted that originally the applicant, Susan Brown, wanted to do a Lot Line Adjustment and a Subdivision but had changed her mind to just do a Lot Line Adjustment with her neighbor.

Mr. Eggers explained to the Board the lot line more in depth. He stated that there currently was an aqueduct that runs through to property but there was an easement for access between the two lots. He added that there would be no building on the portion of land being conveyed to the neighbor.

Mr. Ricci motioned to accept that this application was a lot line adjustment. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.
6 ayes, 0 nays, 0 abstain, 1 absent

Chairman Proctor motioned to approve the lot line adjustment. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.
6 ayes, 0 nays, 0 abstain, 1 absent

PB2019-01SBD – New Application

Minor 2-lot Subdivision

Estate of Myron Boice Jr. – Daniel Boice – Executor - Point Person – Laura Shabe

2387 Lucas Avenue, High Falls. SBL: 70.9-2-4.100. R-1 Zoning District. 100.6 +/- acres.

Proposes a 2-lot subdivision. Located in Flood Plain, National Wetlands Inventory, NYS Aquifer District, Ulster County Ag District #3.

SEQR: TBD

Daniel Boice, applicant and Bill Eggers, surveyor was present on behalf of the application.

Mr. Boice explained to the Board that he had a prospective buyer in a portion of the lot and wanted to subdivide the lot into two parcels.

Mr. Cobb asked what the acreage of the lots would be.

Mr. Boice stated that lot #1 would have around 42 acres and lot #2 would have around 58.6 acres.

Mr. Ricci asked about the old buildings on the land.

Mr. Boice stated that he was under the impression that they would be demolished. He added that they are too far gone to repair.

Attorney for the Town Ms. Kellogg noted that they would have to get easements for the rail trail and access for Lot 1.

Mr. Boice mentioned that there were Central Hudson power lines and was wondering about the easement with building within the easement.

Mr. Cobb replied stating they should contact Central Hudson.

Mr. Stratton motioned to refer the application to the Ulster County Planning Board. Mr. Ricci seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Chairman Proctor motioned to set the application for public hearing for the next regular meeting. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

The Board discussed septic requirement for the lots.

There was no further discussion from the Board.

OTHER MATTERS:

Fetner Subdivision Driveway Review Quotes:

The Board reviewed two quotes for the Fetner Subdivision Engineer Review for the Driveway.

Chairman Proctor motioned to use Peak Engineering for the review of the driveway for the Fetner Subdivision Application. Mr. Stratton seconded the motion.

All in favor. Motioned Carried.

5 ayes, 1 nays, 0 abstain, 1 absent

Accessory Apartments:

Mr. Proctor gave the Board Members an update of where they are at on their review of the Local Law for Accessory Apartments.

The Board discussed all their concerns, issues and support for the proposed local law.

Chairman Proctor motioned to accept a draft letter to the Town Board regarding their concerns and support they had discussed. Mr. Stratton seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Mr. Stratton motioned to not take Lead Agency for the Local Law #1 of 2019. Ms. Shabe seconded the motion.

All in favor. Motioned Carried.

TOMPB January 16th, 2019
REGULAR MEETING

6 ayes, 0 nays, 0 abstain, 1 absent

Mr. Ricci motioned to adjourn the meeting at 9:03PM. Mr. Stratton seconded the motion.

All in favor. Motion carried.

6 ayes, 0 nays, 0 abstentions, 1 absent

Respectfully submitted,
Shaye Davis, Secretary

Adopted and accepted, February 28th, 2019