

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

MINUTES OF July 8th, 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 7:00PM.

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

PRESENT:

Dan Proctor, Chairman
Maxx Stratton
Harry Hansen
Steve Wood
Larry Ricci

ABSENT:

John Kostides
Laura Shabe

Also present:

Dave Cobb, and Sharon Klein, Alternates. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

Mr. Cobb took a seat on the Board at 7:02PM.

ACTION ON MINUTES

Mr. Hansen motioned to accept the June Planning Board Meeting Minutes as amended. Mr. Stratton seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

APPLICATIONS

PB2019-02SBD – New Application

High Falls Central, LLC (Quinn)

2 Lot subdivision

107 Main Street, High Falls, NY 12440

Zoning District: B-1, SBL: 70.46-2-3, Acreage: .52

Aiden Quinn, owner and Andrew Willingham from Willingham Engineering were present on behalf of the application.

Mr. Willingham explained to the Board what they were proposing. He stated that they wanted to subdivide .52 acres into 2 lots with the High Falls Post Office on one lot and the cottage that was built in 2009 on the other lot. He explained that both buildings had their septic and used the central water. He stated that the septic for the Post Office would be on the lot for the cottage and that they would supply a Septic Reserve Easement by the applicant's attorney.

Chairman Proctor asked how much lot coverage there was.

Mr. Willingham stated that there was 30% lot coverage which was listed on the map.

The Board asked if they would share electric or if it was separate.

Mr. Willingham stated that each building would have separate electric.

Mr. Wood motioned to refer the application to the Ulster County Planning Board and the Town Board. Mr. Ricci seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Mr. Stratton motioned to set the application for public hearing at the next Planning Board meeting. Mr. Wood seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 2 absent

Chairman Proctor stated to the applicant that the Board would like to see a Road Maintenance Agreement for the shared driveway, Septic Easement, and Water Easement for the second lot.

There was no further discussion.

PB2019-03SBD

John Russell, JR

4 Lot Subdivision (2 lot subdivision & 2 lot line adjustment within mapped subdivision)

Oakwood Drive, Kingston, NY 12401 Zoning District: R-1, SBL: 61.2-4-1. Acreage: 51.2

John Russell was present on behalf of the application.

Mr. Russell stated that his father had done a subdivision with the lower lots and that he currently has the remaining 50+/- acres from that subdivision. He stated that two of the original buyers would like to buy extra land to avoid being closer to future neighbors. He stated that he would also like to subdivide 2, 3 acre lots off to sell and keep the remaining lands as is for the time being.

The Board asked what his future plans were for the remaining 40ish acres.

Mr. Russell stated that he wasn't sure at this time.

Mr. Ricci stated that with SEQR doing a subdivision this way would be considered segmentation which is illegal.

Chairman Proctor stated that the 2-lot line adjustment with would need subdivision approval since the lots were from a mapped subdivision.

The Board and Applicant had a lot of back and forth regarding how and what the applicant could do. They agree that the applicant should come in for an in-office meeting with the Code Enforcement Officer, Chairman, and Attorney and the applicant's engineer to discuss options and to think about a master plan for the whole 50+/- acres.

Mr. Russell agreed with the idea.

There was no further discussion.

Mr. Stratton motioned to adjourn the meeting at 8:15PM. Mr. Ricci seconded the motion.

All in favor. Motion carried.

6 ayes, 0 nays, 0 abstentions, 2 absent

Respectfully submitted,
Shaye Davis, Secretary

Accepted August 12th, 2019