



TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: October 18, 2017
 Rondout Municipal Center, 1915-1925 Lucas Avenue
 Meeting Room M-1
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Kris Lovelett	Present
Todd Natale	Present
Laura Shabe	Present (7:07 p.m.)
Larry Ricci	Absent
Dan Proctor	Present
Elisa Tinti (Alternate)	Absent

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

A quorum being present, Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:04 p.m.

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Ganter, Ann & Granville	Elisa Tinti	Ganter/Stivers LLA	3731 & 3735 Atwood Road	R-1	614-4-26 & 27	Archaeological Study received, SEQRA and LLA classification needed

Vice-Chairman Steve Wood provided an update as to the status of the application on behalf of Alternate Member Elisa Tinti. Applicant Ann Ganter was present on the application and informed the Board as to the situation relative to the driveway location and that the secondary

driveway depicted was not for use by everyone and was not a finished driveway. The driveway wouldn't be encroaching on the property line when the final maps were prepared. Planner Franson raised issue of 30' set back and it was confirmed that the purpose of the Lot Line Adjustment application was to remedy the lack of sufficient setback.

Vice-Chairman Wood entertained a motion to classify the action as an Unlisted action under SEQRA. Upon motion of Chairman Richard Lanzarone, seconded by Member Kris Lovelett and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

Vice-Chairman Wood entertained a motion confirming the proposal met the requirements as a Lot Line Adjustment. Upon motion of Member Kris Lovelett, seconded by Member Todd Natale and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

The draft Negative Declaration was brought up for review by the Board. Upon completion, **Vice-Chairman Wood entertained a motion** adopting a Negative Declaration. Upon motion of Chairman Richard Lanzarone, seconded by Member Dan Proctor and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
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Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

Vice-Chairman Wood entertained a motion to adopt a Resolution approving the Lot Line Adjustment. Upon motion of Chairman Richard Lanzarone, seconded by Member Dan Proctor and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Christopher Clifford	TBD	Atwood Acres Subdivision Amendment	Vly Atwood Road	A-3	54.3-2-7.24	Request to amend map note "12" on subdivision map approved by Planning Board on 3/14/07 as it pertains to Lot No.4 – request to reduce rear setback to 100'.

Applicant Christopher Clifford was present and discussion ensued as to what constitutes residential structures and the purpose(s) behind the request for the modification. The Board noted that if modification was to be made, SEQRA review and a Public Hearing would be

necessary. It was noted that the Planning Board attorney was going to be consulted prior to determining what would be required to move on the request.

Chairman Lanzaone called for a motion to establish escrow in the amount of \$200.00. Upon Motion of Vice Chairman Wood, seconded by Member Kris Lovelett and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzaone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

Chairman Lanzaone called for a motion to approve the meeting minutes of August 16, 2017. Upon Motion of Member Dan Proctor, seconded by Member Kris Lovelett and the affirmative vote of 6 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 1 member being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzaone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Laura Shabe	Aye
Todd Natale	Aye
Dan Proctor	Aye
Larry Ricci	Absent

Chairman Lanzaone apprised the Board of what had transpired during a pre-application meeting with George and Stacy Fakiris, Member Kris Lovelett Planner Franson and members of North River Architecture relative to property previously owned by Sidney Reiss that was part of applications pending before the Board years earlier. Plan was to pursue a conservation subdivision plan which would address the wetlands issue and help protect that valuable habitat. The fact ownership of all properties was now joined alleviated some issues that had existed in the prior applications and remedies to deficiencies – specifically culverts, stormwater drainage and adequate road. Applicants were seeking appropriate language required on the maps. Chairman

directed Planning Board secretary to scrub the draft conservation easement agreement and distribute to the Members for review. Planner Franson recommended using documentation from Peters application as a model.

Upon Motion of Chairman Lanzarone, seconded by Vice-Chairman Wood, all members in agreement, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 25th Day of October, 2017

Minutes Approved on: November 15, 2017