

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

MINUTES OF February 10th 2020 **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
Lawrence Ricci
Harry Hansen
John Kostides
Dave Cobb
Paris Perry

ABSENT:

Max Stratton

Also, present:

Dave Warren, alternates. Shaye Davis, Secretary. Tracy Kellogg, Attorney for the Town.

ACTION ON MINUTES

Mr. Ricci motioned to accept the January Planning Board Meeting Minutes as amended. Mr. Kostides seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

APPLICATIONS:

PB2020-01SBD – Continued Application

Minor Subdivision

Walter Johnsen and Robert & Patricia Williams

40 DePew Road, High Falls, NY 12440

Proposing to subdivide the 3.1 acre parcel into two separate lots each with 1 existing dwelling on each.

Zoning District: R-3, SBL: 70.9-2-34, Acreage: 3.1

Bill Eggers was present on behalf of the application.

The Board had no questions regarding the application.

Chairman Proctor opened the meeting for public comment.

Eric Stewart asked what roads would access both lots.

There were no further comments.

Mr. Ricci motioned close the public hearing. Mr. Proctor seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

The Board reviewed Part 2 of SEQR.

Mr. Ricci motioned to accept Part 2 of SEQR. Mr. Perry seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Mr. Perry motioned to declare a Negative Declaration. Mr. Ricci seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

The Board reviewed the prepared decision.

Findings of the Planning Board with review of the amended application

- 1. The Planning Board received a zoning referral for a subdivision approval.*
- 2. A public hearing was opened on August 10th, 2019 and closed on the same date.*
- 3. The Applicant, Walter Johnsen, Robert and Patricia Williams, had submitted to the Marbletown Planning Board a subdivision application for the proposed 2 lots; and*
- 4. The Planning Board subsequently reviewed the Short Environmental Assessment Form Part 1, dated, 1/9/2020. The Board reviewed and completed Part 2 of the Environmental Assessment Form on 2/10/2020.*
- 5. The Planning Board is further in receipt of a Subdivision Plan dated 12/4/2019 and revised on 1/30/2020.*

6. *The septic system and water supply for the proposed project are already in place. Each lot has septate septic's and receive water via High Falls Water.*

Draft findings were prepared by the Board and were read and discussed by the Planning Board at a public meeting.

Adopted February 10th, 2020,

RESOLVED,

The Town of Marbletown Planning Board grants Minor Subdivision Approval to Walter Johnsen and Robert & Patricia Williams for the lands situated at 40 Depew Road, High Falls, NY, known as SBL: 70.9-2-34, and located in the 'R-3' zoning district for a two (2) lot subdivision.

The Final Subdivision Plan dated January 30th, 2020 is approved with the following conditions.

CONDITIONS of APPROVAL for the APPLICATION:

- 1.) *Payment of all outstanding fees to be paid in full prior to signature on Subdivision Plat.*
- 2.) *Any and all associated map notes added to the plat.*

The Town of Marbletown Planning Board further grants the authority to the Planning Board Chairman to certify all conditions have been completed without further resolution and to sign and date the plat at such time.

EFFECT of CONDITIONAL APPROVAL:

1. *This Minor Subdivision approval and associated conditions shall be binding upon the applicant and all successive owners of the land so long as such use(s) shall occur.*
2. *This approval shall remain effective as an authorization to secure the required permits and establish the use(s) for a maximum of one year from this date of approval unless the applicant shall have submitted written request and the Planning Board shall have adopted such resolution granting an extension and provided the applicant has submitted proof of having diligently pursued the implementation of the plans.*

Draft resolution was prepared and read, discussed and amended by the Planning Board.

Adopted February 10th, 2020, by the following vote:

Ayes: 7 Nays: 0 Absent: 1

Motion made by Mr. Ricci

Seconded by Mr. Cobb

PB2020-02SBD – New Application

Minor Subdivision

Anthony Tampone, Frank Tampone and Michael Anello

2991 Route 209, Kingston, NY 12401

Proposing to subdivide the 9.8 acre parcel into two separate lots one with 1 existing dwelling and one vacant parcel.

Zoning District: R-1, SBL: 62.1-2-30.1, Acreage: 9.8

John Heidecker from Heidecker Land Surveying was present on behalf of the application.

Mr. Heidecker explained to the Board that the property was owned by the mother and that her children have been trying to sell the property for over a year but have not had any luck so they want to subdivide the parcel to make it more appealing to buyers.

Mr. Cobb noted that the vacant lot has a lot of ledge along Marcott Road.

Chairman Proctor stated that the Board would want to see the elevation detail on the subdivision plat, as well as the utilities, septic and well locations.

Chairman Proctor motioned to set the application for public comment at the next Planning Board meeting. Mr. Ricci seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Mr. Hansen motioned to declare the application an Unlisted Action under SEQR. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Mr. Kostides motioned to send the application to the Ulster County Planning Board. Mr. Perry seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

The Board raised a question regarding the historic area of the parcel.

Mr. Proctor noted that our entire Town was a historical/archeological sensitive area but since the lot would only serve as a single family home most likely, it was not a major concern.

There was no further discussion about this application.

OTHER MATTERS:

The Board discussed the seat of Vice Chairman. After discussion, Paris Perry was chosen to fill the seat.

Mr. Proctor motioned to adjourn the meeting at 7:39PM. Mr. Cobb seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 1 absent

Respectfully submitted,
Shaye Davis, Secretary

Accepted March 9th, 2020