



TOWN OF MARBLETOWN PLANNING BOARD MINUTES

Date: September 21, 2016
 Rondout Municipal Center, 1915-1925 Lucas Avenue
 Meeting Room M-1
 Cottekill, New York 12419

Richard Lanzarone (Chairman)	Present
Steve Wood (Vice-Chairman)	Present
Sylvia Ricci	Absent
Todd Natale	Present
Kristopher Lovelett	Present
Kathleen Hawk	Present (7:10 p.m.)
Larry Ricci	Present
Mary Collins	Present o/b/o Sylvia Ricci

Also present was Planning Board Consultant Bonnie Franson of Nelson, Pope & Voorhis, L.L.C. and Consulting Attorney for the Planning Board, Larry Wolinsky, Esq.

Chairman Richard Lanzarone called the meeting to order with the Pledge of Allegiance at 7:00 p.m.

Pending Application:

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Stone Ridge Clock Tower Shoppe	Todd Natale	Site Plan	3885 Main Street	B-1	69.2-2-54	Discuss referral to architect, SEQRA review

Present on the application were Nadine Carney and Scott Davis of Peak Engineering, Michael Moriello, Esq., applicants Stacy and George Fakiris.

Discussion took place wherein the applicants and their attorney provided comments regarding the process and where the plan stood at this point. Their attorney, Michael Moriello, Esq. wished to leave meeting with a clear understanding as to what is required. Planner Franson indicated that many of the items of concern had been addressed in her May 26, 2015 review. Ms. Carney wished to confirm what would be

acceptable and upon what were decision(s) being based. Design Guidelines in place within the Town Code were discussed in detail.

Ms. Carney noted that the Department of Health allowed septic to be located under parking lot but was awaiting further recommendations from the DOT. Ms. Carney confirmed with the Planning Secretary that the SWPPP was not ready to be submitted to the Planning Board's engineer for review at this time.

Ms. Carney inquired as to the status of the referral by the Board to North River Architects to which Member Kris Lovelett noted that they had not officially been retained but would keep Peak Engineering up-to-date with any new information. It was agreed that North River Architects may contact Alfandre Architecture directly.

Member Kathleen Hawk queried as to the screening located at the rear boundary, noting that it currently was not in compliance with the Town Code. Ms. Carney responded that they have not reached that specific aspect of the proposal and would be addressing screening in detail in the future.

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Lotus Pond Farm Subdivision	Larry Ricci	2 Lot Minor Subdivision	270 VanWagenen Road	A-3	62.1-1-29.200	Review revised maps, determine referrals needed

Nadine Carney of Peak Engineering represented the application and provided information providing an update to revisions made subsequent to last appearance before the Board. The Board requested that archeologically sensitive area be depicted on subdivision maps. Planner Franson raised issue of wetlands not be depicted on current map and that an ecologist may be able to provide a boundary for said wetlands. Planner Franson recommended referrals to the Fire Department, Town Highway Department, SHPPO and Ulster County Planning Board with Ms. Carney requesting that Joseph Diamond be added to the contact list relative to the SHPPO referral.

The need for a CPS7 was discussed and, although an easement was being granted, the Board concurred that it involved shared access to the new lot and that a CPS7 would be one of the requirements.

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Kastner LLA	Kathleen Hawk	Lot Line Adjustment – Different owners	4525 Atwood Road	A-3	54.1-1-36 & 37	Revised maps submitted for review

Surveyor Cross was present on the application and indicated that there were no proposed disturbances. The Board reviewed the SEAF Part II and upon completion of said review, **Chairman Lanzarone called for a motion to classify as an Unlisted action.** Upon Motion of Member Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 0 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
Sylvia Ricci	Absent
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Chairman Richard Lanzarone called for a motion to issue a Negative Declaration. Upon Motion of Member Larry Ricci, seconded by Member Kathleen Hawk and the affirmative vote of 7 members, 0 Alternate Member, 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
Sylvia Ricci	Absent
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Chairman Richard Lanzarone called for a motion to classify the action as a lot line adjustment. Upon Motion of Alternate Member Mary Collins, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 0 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
Sylvia Ricci	Absent
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Chairman Richard Lanzarone called for a motion for approval with conditions. Upon Motion of Alternate Member Mary Collins, seconded by Vice-Chairman Steve Wood and the affirmative vote of 7 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 0 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
Sylvia Ricci	Absent
Kathy Hawk	Aye
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Conditions to be made part of the approval:

1. Mylar and copies
2. New legal description
3. Correct bulk table depicted on map

Member Kathleen Hawk was excused from the meeting at 8:48 p.m. At that time, Chairman Lanzarone introduced Dan Proctor who would be joining the Planning Board as an Alternate Member.

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Stevens/Nadasky LLA	Todd Natale	Lot Line Adjustment – Different owners	Pine Bush Road & Schoonmaker Lane	R-3	69.2-4-17.100 (Nadasky) & 69.2-4-18.111	SEQRA classification, LLA determination, application

						review
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Surveyor William Eggers, L.S. was present on the application and provided a narrative as to what was proposed for the Lot Line Adjustment. Planner Franson reviewed the content of her prepared comments (annexed hereto as “Stevens/Nadasky Memorandum”), proposing revisions to the EAF Part I and standard wetland map note.

Member Kris Lovelett motioned to classify the action as a lot line adjustment, seconded by Member Larry Ricci and the affirmative vote of 6 members, 0 Alternate Member, 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
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Part II of the Short Environmental Assessment Form was reviewed after which **Chairman Lanzarone called for a motion** to classify as an unlisted action. Upon motion of Member Kris Lovelett, seconded by Vice-Chairman Steve Wood and the affirmative vote of 6 members, 0 Alternate Member, 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
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Chairman Lanzarone called for a motion to issue a negative declaration. Upon motion of Member Kris Lovelett, seconded by Member Todd Natale and the and the affirmative vote of 6 members, 0 Alternate Member, 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
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Chairman Lanzarone called for a motion to issue waiver of archeological study with condition that archeological study and Planning Board approval will be required if any future disturbances are proposed. Upon motion of Member Larry Ricci, seconded by Member Kris Lovelett and the and the affirmative vote of 6 members, 0 Alternate Member, 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
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

Chairman Lanzarone called for a motion to issue waiver of depiction of septic and well on second dwelling. Upon motion of Member Kris Lovelett, seconded by Member Todd Natale and the and the affirmative vote of 6 members, 0 Alternate Member, 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
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Aye

A draft of the Resolution was presented for review by the Board with one of the changes being made to reflect correct acreages with appropriate corresponding tax map numbers. Additional conditions were added which included standard Wetland Map Note, Revision of Part I of the Short EAF, map note regarding waiver of archeological study based on representation of non-disturbance (limited to the 7.01 acres being conveyed) and Bulk Table note to reflect "minimum lot area requirement for two dwellings on Stevens lot and lot area requirement for the Nadasky flag lot."

Chairman Lanzarone called for a motion to approve the application for a lot line adjustment with conditions. (Action taken at the meeting of the Planning Board on October 19, 2016 to reflect the following vote). Upon motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 Alternate Member, 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
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins for Kathleen Hawk	Aye

Conditions to be made part of the approval:

1. Revised Bulk table to reflect minimum lot area
2. Revised Short EAF
3. Standard Wetland Note
4. Provide legal descriptions
5. Provide mylar and 6 paper copies
6. Revise map to depict correct acreage
7. Map Note added to map regarding archeological study

Pending Application:

Applicant- Board Member Delegate		Application	Location	Zoning District	SBL	Status
Roland/Oakley LLA	Steve Wood	Lot Line Adjustment – Different owners	Oakley Road, Accord	A-3	61.3-1-21.200 & 21.111	SEQRA classification, LLA determination, application review

Property owners/applicant Ken Oakley and Frederick Roland were present on the application. Review of Planner was discussed (annexed hereto as “Oakley/Roland Memorandum”) with comment from Ms. Franson that the entirety of the Oakley lot was not shown and it would be up to the Board to determine if an issuance of a waiver requiring same would be granted. Surveyor Eggers requested waiver for a full survey of the lots depicted, remarking that the policy was unclear in the regulations.

Chairman Lanzarone called for a motion to waive the requirement for a full survey. Upon Motion of Vice-Chairman Steve Wood, seconded by member Kris Lovelett, and the affirmative vote of 7 members, 0 Alternate Member, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion to waive the requirement of a full survey and to provide legal descriptions with metes and bounds was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Absent

Chairman Lanzarone called for a motion determining that the application met the requirements to qualify as a lot line adjustment pursuant to the Marbletown Town Code. Upon Motion of Vice-Chairman Steve Wood, seconded by member Kris Lovelett, and the affirmative vote of 7 members, 0 Alternate Members, the negative vote of 0 Members, the abstention of 0 members and 0 Members being absent, a motion to waive the requirement to for a full survey and to provide legal descriptions with metes and bounds was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye

Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Absent

Consultant Franson noted that all structures were not depicted. Chairman Lanzarone inquired if there were any easements that were not shown on the map to which Surveyor Eggers replied in the negative. Content of the EAF II were reviewed by the Board.

Alternate Mary Collins was excused at 9:34 p.m.

Chairman Lanzarone called for a motion to classify as an unlisted action. Upon motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 5 members, 0 Alternate Members, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion to waive the requirement to for a full survey and to provide legal descriptions with metes and bounds was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Absent
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Absent

Vice Chairman Steve Wood motioned to issue a Negative Declaration, seconded by Member Kris Lovelett. Upon the affirmative vote of 5 members, 0 alternate members, the negative vote of 0 members, the abstention of 0 members and 2 Members being absent, the motion carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Aye
Sylvia Ricci	Absent

Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins (alternate)	Absent

Upon review and revisions to the draft Resolution provided for review, **Chairman Lanzaone called for a motion** to approve the application for a lot line adjustment with conditions. (Action taken at the meeting of the Planning Board on October 19, 2016 to reflect the following vote). Upon motion of Vice Chairman Steve Wood, seconded by Member Kris Lovelett and the affirmative vote of 7 members, 0 Alternate Member, 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 (Vice-Chairman)	Aye
Kris Lovelett	Aye
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Alternate Mary Collins	Aye

Conditions to be made part of the approval:

- Standard Wetland Note to be added to the map
- Provide legal descriptions for lands being conveyed
- Provide Mylar and 6 paper copies
- Map Note added to map regarding archeological study
- Bulk table with required minimum lot area for Oakley lot applicable to multiple dwellings

Pending Application:

Applicant – Board Member Delegate		Application	Location	Zoning District	SBL	Status
Ballincurry Builders, Inc.	Steve Wood	5 Lot Major Subdivision	Canary Hill	A-4	55-1-3-22	Adopt resolution amended to add conditions relative to color pallet and no blasting map note

Chairman Lanzaone called for a motion to approve the amended resolution adding conditions that the applicant shall provide a pallet of colors for the exterior of the structures for review and approval of the Planning Board and that a “no blasting” note will be placed on the map. Upon motion of Member Kris Lovelett, seconded by Member Todd Natale and the affirmative vote of 5 members, 0 Alternate Members, the negative vote of 0 Members, the abstention of 0 members and 2 Members being absent, a motion was carried unanimously by the following vote:

Vote:	All Aye
Richard Lanzaone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Absent
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins	Absent

Additional action was taken establishing supplement to the escrow of Stone Ridge Clock Tower Shoppe Site Plan application in the amount of \$2,500.00. **Vice Chairman Steve Wood called for a motion** to supplement the escrow in the amount of \$2,500.00. Upon motion by Member Kris Lovelett, seconded by Member Todd Natale and the affirmative vote of 5 members, 0 alternate Members, the negative vote of 0 Members, the abstention of 0 Members and 2 Members being absent, the motion to supplement the Stone Ridge Clock Tower Shoppe escrow in the amount of \$2,500.00 was approved by the following vote:

Vote:	All Aye
Richard Lanzaone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Absent
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins	Absent

Chairman Lanzaone called for a motion to close the Park/Pyun subdivision application based upon the inactivity of the applicants and the agents for a period of one (1) year. Upon motion of Vice Chairman Steve Wood, seconded by Member Larry Ricci and the affirmative vote of 5 members, 0 alternate Members, the negative vote of 0 Members, the abstention of 0 Members and 2 Members being absent, the motion close the application and refund any escrow that may be remaining was approved by the following vote:

Vote:	All Aye
Richard Lanzarone (Chairman)	Aye
Steve Wood	Aye
Kris Lovelett	Absent
Sylvia Ricci	Aye
Kathy Hawk	Absent
Larry Ricci	Aye
Todd Natale	Aye
Mary Collins	Absent

Chairman Lanzarone and Planning Board Secretary to draft letter to applicants to reflect status of their application. Board to seek determination from council to determine correct process with regard to applications that have been inactive.

Upon Motion of Member Kris Lovelett, seconded by Member Sylvia Ricci, the meeting was adjourned at 10:14 p.m.

Memorandum relative to SHPA (attached) was discussed and to be placed back on Agenda for discussion at subsequent meeting.

Discussion took place regarding the responsibilities of designated point person on applications.

Respectfully Submitted,

Lisa K. Mance, Secretary

Dated this 4th day of October, 2016

Minutes Approved on: November 16, 2016

**LOT LINE ADJUSTMENT REVIEW - TOWN OF MARBLETOWN PLANNING BOARD****APPLICANT/OWNER/PROJECT ID**Applicants: Gretchen and Jerry Nadasky, David and Vanessa StevensLandowners: SameName of Development: Stevens and Nadasky Lot Line Adjustment**SITE LOCATION AND ZONING**

Street Address and Jurisdiction: 215 Pine Bush Road, Stone Ridge, 69.2-4-17.1, 31.7 acres (Nadasky); 86-90 Schoonmaker Lane, Stone Ridge, 69.2-4-18.111, 16.19 acres (Stevens).

		Before	After	Net
Stevens	69.2-4-18.111	16.19 ac.	16.34 ac	+0.15 ac
Nadasky	69.2-4-17.1	31.7 ac.	24.73 ac	-6.97 ac
		47.89 ac	41.07 ac	6.82 ac

Note, the lot area data on the map does not compute to the 7.01 acres proposed to be transferred. As per tax records, the existing Stevens lot is 16.19 acres. The LLA map indicates 7.01 acres are being conveyed from Nadasky to Stevens. However, the LLA map indicates that the proposed Stevens total lot area is 16.34 acres, which is a net increase of 0.15 acres.

Zoning District: R-3**Agricultural District?:** Yes **Historic District/Archaeo. Sensitive Area?:** Yes (archaeo)**DESCRIPTIONS AND APPROVALS**

Project Summary: Action involves lot line adjustment to add approximately 7.01 acres of land to existing Stevens lot. No new lot is being created.

Preliminary SEQR Classification: Unlisted Action - to be confirmed by Planning Board.

Planning Board Approval(s): Lot line adjustment - to be confirmed by Planning Board.

Other Required Approvals and Referrals: None, if determined to be a lot line adjustment.

DOCUMENTS REVIEWED

Plan: Map showing lot line adjustment for lands of Stevens and Nadasky dated September 7, 2016, prepared by Medenbach & Eggers, PC

Floor Plans/Architectural Plans: Not applicable.**PRE-APPLICATION MEETING:** Not required.**ON-SITE NATURAL CONDITIONS/IMPROVEMENTS & OCCUPANCY****Topography:** Flat to gently sloping.

Soils: RvA, Riverhead fine sandy loam, 0 to 3 percent slopes; RvB, Riverhead fine sandy loam, 3 to 8 percent slopes; Cc, Canandaigua silt loam (hydric); VoA, Volusia gravelly silt loam, 0 to 3 percent slopes; MdB, Mardin gravelly silt loam, 3 to 8 percent slopes.

Stevens/Nadasky
Memorandum

Vegetation and Habitat: Properties are primarily in agricultural use, with some limited forested area.

Streams, Wetlands, Flood Hazard Zones. Streams and wetlands are present on-site. The wetlands, as per NWI map, appear to have been mostly or partially drained by construction of dwelling on Stevens lot. Lands were drained, and pond formed. Cc soils are also present, which are hydric.

Existing Structures on Site: Two dwellings are present on the Stevens lot, as well as a barn building; the Nadasky lot is in agricultural use.

APPLICATION/MAP COMMENTS

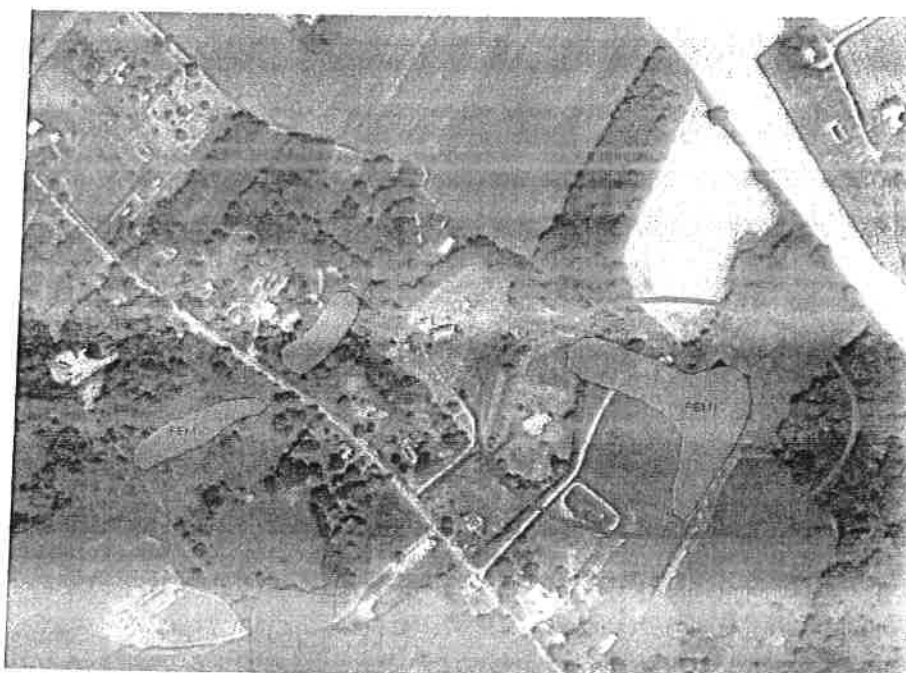
1. Lot line adjustment. The application involves two tax parcels, and one lot line adjustment. New lots are not being created.

The Planning Board must resolve whether this application qualifies as a lot line adjustment.
2. Application. Note that the application does not state all the uses situated on the properties, and describes the properties as "vacant" land only.
3. Process. If the Planning Board determines that the application qualifies as a lot line adjustment, a public hearing and Ulster County Planning GML referral will not be required.
4. Acreage. The tax data available online as per the Ulster County Viewer suggests that the revised area for the "Lands of Steven" may be inaccurate – this needs to be reviewed.
5. Septic system, well locations, driveways, utilities. The data are shown for the primary dwelling on the Stevens lot. However, there is an additional dwelling on the Stevens lot adjacent to a barn, in close proximity to Schoonmaker Lane. This area will not be affected by the lot line adjustment. The Planning Board must determine whether the utilities need to be shown.
6. Compliance with Density Control Schedule. It does not appear that subdivision will create a noncomplying condition. The following is noted with regard to the minimum lot area:
 - a. As per Section § 200-24 of the Town zoning law, "where two or more principal residential structures are permitted by this chapter to be located on the same lot, the minimum lot area per dwelling unit requirement must be complied with." A note should be included in the bulk table, indicating that the minimum lot area for the Stevens lot is 2 acres, as there appears to be two dwellings on the lot. This should be clarified.
 - b. The Nadasky lot is a flag lot. The minimum lot area for this lot as per 169-45.F, should be indicated as being 1.5 acres, since this is a flag lot.
7. Narrative. The applicants should discuss the intent of the lot line adjustment with the Planning Board and whether any improvements are being proposed.

SEQRA COMMENTS

1. Classification of action. The application appears to be an Unlisted Action.
2. SEAF, Part 1.

- a. Item 3.c. should provide the total acreage of all lots; the acreage is not provided.
 - b. Item 4 – both lots are residential – residential should be identified as a land use.
 - c. Item 14 –wetland should be checked off, as it present on the site.
 - d. Item 15 – species identified as threatened or endangered are on or adjacent to the present site. It should be determined what species are potentially present.
3. Archaeologically sensitive area. At the time of this writing, the CRIS system is down, so the exact area that is within an archaeologically sensitive area is not shown. The need to prepare a cultural resource survey should be discussed.
4. Wetlands. As per the NWI Mapper, the Stevens dwelling is located within an area identified as wetland. The soils data also indicate that this area is or was a wetland. Further, wetland soils extend into the Nadasky site within the area shown as forested, some of which would be transferred to the Stevens lot. The Town's wetland note should be included on the map.



Date of Review: September 18, 2016.



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LOT LINE ADJUSTMENT REVIEW - TOWN OF MARBLETOWN PLANNING BOARD

APPLICANT/OWNER/PROJECT ID

Applicants: Kenneth C. Oakley; Fredrick and Kathleen Roland

Landowners: Same

Name of Development: Roland and Oakley Lot Line Adjustment

SITE LOCATION AND ZONING

Street Address and Jurisdiction: 659-681 County Rt 2, Accord, 61.3-1-21.111, acreage not provide on map (Oakley); 156 Oakley Road, Accord, 61.3-1-21.2, 1 acre (Roland).

		Before	After	Net
Roland	61.3-1-21.2	1 ac.	7.35 ac	+6.35 ac
Oakley	61.3-1-21.111	?? ac.	31.2 ac	?? ac
		?? ac	38.55 ac	?? ac

Note, for Oakley, we would typically take the data available from the Ulster Parcel Viewer to determine existing acreage, if not provided on the map. However, the parcel viewer indicates that the Oakley lot is 21.1 acres – this is likely in error. Thus, reliable acreage calculation for existing Oakley lot has not been provided.

Zoning District: A-3

Agricultural District?: No **Historic District/Archaeo. Sensitive Area?:** No (archaeo)

DESCRIPTIONS AND APPROVALS

Project Summary: Action involves lot line adjustment to add approximately 6.35 acres of land to existing Roland lot. No new lot is being created.

Preliminary SEQR Classification: Unlisted Action - to be confirmed by Planning Board.

Planning Board Approval(s): Lot line adjustment – to be confirmed by Planning Board.

Other Required Approvals and Referrals: None, if determined to be a lot line adjustment.

DOCUMENTS REVIEWED

Plan: Survey Map showing lot line adjustment between lands of Roland & Oakley dated June 22, 2016, prepared by Medenbach & Eggers, PC

Floor Plans/Architectural Plans: Not applicable.

PRE-APPLICATION MEETING: Not required.

ON-SITE NATURAL CONDITIONS/IMPROVEMENTS & OCCUPANCY

Topography: Sloping to steeply sloping.

Soils: WLB, Wellsboro and Wurtsboro soils, gently sloping, very boulder; LCD, Lackawanna and Swartswood soils, moderately steep, very boulder; LCF, Lackawanna and Swartswood soils, very steep, very boulder; LOC, Lordstown-Arnot-Rock outcrop complex, sloping; Mn, Menlo silt loam;

OAKLEY/ROLAND MEMORANDUM

SEB, Scriba and Morris soils, gently sloping, very boulder; SGB, Scriba and Morris soils, gently sloping, extremely boulder.

Vegetation and Habitat: Lawn area, wooded, meadow.

Streams, Wetlands, Flood Hazard Zones. Streams and wetlands are present on-site. Mn soils are also present on northerly portion of Oakley parcel, which are hydric.

Existing Structures on Site: A single family dwelling is present on the Roland lot; there are multiple buildings, including what appear to be dwellings, on the Oakley lot. The EAF indicates that the Oakley lot is also in agricultural use.

APPLICATION/MAP COMMENTS

1. Lot line adjustment. The application involves two tax parcels, and one lot line adjustment. New lots are not being created.

The Planning Board must resolve whether this application qualifies as a lot line adjustment.

2. Application. "Oakly" is misspelled – it is "Oakley". The application states that the lot is 22.1 acres. This is incorrect, and the total existing lot area for both lots needs to at least be provided on the application, as it is not indicated on the LLA map. Why is the street address crossed out for the Oakley lot? Also, my version of the application is incomplete, and it does not include the owner signatures (including reimbursement for consultant fees).
3. Process. If the Planning Board determines that the application qualifies as a lot line adjustment, a public hearing and Ulster County Planning GML referral will not be required.
4. Bulk table is missing. As per the lot line adjustment requirements, a bulk table demonstrating how each lot conforms to the Density Control Schedule of the Zoning Law applicable to the district in which said lots are situated shall be provided. A bulk table has not been provided, nor has the zoning district been identified on the LLA map. When it is submitted, the minimum lot area needs to be shown for the Oakley lot, which takes into consideration any dwelling located on the property.
5. Existing acreage. The acreage of both lots is to be provided before and after the transfer of land. The Roland lot data are provided, however, the existing lot area for the Oakley lot is not indicated on the plan.
6. Lot. The Oakley lot is not shown in its entirety, except on the location map. The Planning Board has previously indicated that while a large lot does not have to be surveyed, the entirety of the lot should be shown based on metes and bounds description from deeds. This is because a new deed description for both revised lots will need to be submitted as a condition of the lot line adjustment. The Planning Board should discuss its policy in this regard.
7. Septic system, well locations, driveways, utilities. There are numerous buildings, utilities or structures on the Oakley lot that have not been shown. At this time, only one dwelling is shown, with septic and well. The lot line adjustment regulations state that the map shall be submitted showing the location of "any existing wells, sewage disposal systems and reserve areas and driveways; all utilities, including above and below ground; all structures including accessory structures; all easements". This is not provided for the Oakley lot.

8. Compliance with Density Control Schedule. It does not appear that subdivision will create a noncomplying condition with regard to bulk requirements. As per Section § 200-24 of the Town zoning law, "where two or more principal residential structures are permitted by this chapter to be located on the same lot, the minimum lot area per dwelling unit requirement must be complied with." The minimum required lot area for the Oakley lot needs to be provided, and will depend on the number of dwelling units located on the property.
9. Narrative. The applicants should discuss the intent of the lot line adjustment with the Planning Board and whether any improvements are being proposed.
10. Road easement – a road easement is provided, but for only one side of the road.

SEQRA COMMENTS

1. Classification of action. The application appears to be an Unlisted Action. (CRIS system was down, so need to confirm.
2. SEAF, Part 1. The EAF Mapper included only that portion of the Oakley lot to the south of Oakley Road. I ran the EAF Mapper for the entire lot, and the responses did not change.
 - a. Item 3.a, b, c. it is unclear why 22.1 acres is noted as the proposed action size. The parcels together do not total that amount.
3. Archaeologically sensitive area. At the time of this writing, the CRIS system is down, so it cannot be confirmed whether or not the Oakley parcel is in an archaeologically sensitive area. It appears, based on the EAF, that it is not.
4. Wetlands. As per the NWI Mapper and soil mapper, data indicate that freshwater wetlands are present on the Oakley site. The Town's wetland note should be included on the map.

Date of Review: September 18, 2016.

