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5/3/17



Ulster County Planning Board

Dennis Doyle, Director

Michael P. Hein
County Executive

Memorandum

To: Chris Brand, Chairman – Town of Marlborough Planning Board
From: Robert Leibowitz, Principal Planner
Date: 5/24/2017
Re: Item not Referable – Pollock/Taddeo Lot Line

Your referral request for the Ulster County Planning Board to review a lot line revision falls under the Exception Agreement signed between your Board and UCPB and is not required to be reviewed.

Thanks for your consideration.

If you have any questions, please call me at 845-340-3337.

Enclosure

Ulster County Planning Board

General Municipal Law 239 M-N Referral Submittal Form

Municipality:	Town of Marlborough
Referring Board:	Planning Board
Referring Official:	Chris Brand, Chairman
Phone Number:	(845) 795-5100
Local File #:	15-8008
Applicant Name:	Robert Pollock and Frank Taddeo
Project Name:	Pollock/Taddeo Lot Line Revision

- Site Plan Review
- Special Permit
- Area Varance
- Use Variance
- Amend Zoning Statute
- Amend Zoning Map
- Comprehensive Plan
- Other Special Authorizations
- Subdivision
- Type I Action
- Type II Action
- Unlisted Action

Within 500 feet of: County Road or State Road, City, Village, Or Town Boundary, County or State Park or Other Recreation Area, Stream or Drainage

Channel Owned or Established Channel Line by County, County or State Owned Land with public building or institution Located on It, or Boundary of Parcel with a farm operation

Greater than 500 feet of : Any of the Above Listed Conditions

24 & 26 Main Street, Milton, New York 12547

Referring Official (Please Print Name and Address)

Lot line revision

Referring Official - Signature - Certification of Application's Completeness:

Received Stamp

UCPB Staff Use Only

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MAY 23 2017

ULSTER COUNTY
PLANNING DEPARTMENT

Referral #

Agenda Date:

Major Project

Parcel(s) Information

Section	Block	Lot
103.9	2	29

Section	Block	Lot
103.9	2	30

Number of Lots

2

Project Acreage

1.04

Zoning District(s) of Project

Commercial

Parcel Utilities

<input checked="" type="checkbox"/> Central Water
<input type="checkbox"/> Private Water
<input checked="" type="checkbox"/> Central Sewer
<input type="checkbox"/> Individual Septic

Table 1: Referral Submittal Reference Matrix
Actions listed below are exempt from the referral process.

Table Notes:

- If not noted specifically in the matrix, referral is required
- Referrals are only exempt if an agreement has been made between the decision making body and the UCPB.

Type of Referral	Referral Requirements by Proximity	
Boundaries for determining proximity criteria (within or outside of 500 feet):		
	<ul style="list-style-type: none"> • Village, City, Town boundary • Boundary of county or state park or other recreation area • Right-of-Way of county or state road • Right-of-Way of stream or drainage channel owned by the County or within established channel lines • Boundary of county or state owned land on which public buildings or institutions reside • Boundary of a farm operation located in an Agricultural District per Article 25-AA of Ag and Markets Law 	
	Within 500 feet	Outside 500 feet
Site Plans and Special Permits	<ol style="list-style-type: none"> 1. Re-occupancy or reuse of existing structures as long as the following conditions are met: <ul style="list-style-type: none"> • An increase in parking spaces is not required by local statute • Channelized access to State or County Road exists or is proposed • New site lighting, if proposed, utilizes full cut off luminaires and does not exceed IEA lighting levels. 2. Accessory apartments 3. Signage that meets local zoning requirements 4. Wireless Telecommunication Facilities that are collocations per the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas.* 	All SEQRA Type II or Unlisted actions as long as the following conditions are met: <ol style="list-style-type: none"> 1. Not a disturbance of one or more acres of land 2. Not a structure greater than 100 feet in height 3. Not a structure located in the 100-year floodplain 4. Not a mining operation 5. Not a building(s) with gross floor area $\geq 4,000$ square feet 6. Not an adult Use 7. Not a substantial increase in size of a wireless telecommunication facility or tower per the Nationwide Agreement for the Collocation of Wireless Antennas*
Subdivisions	Subdivisions that meet all of the following conditions: <ol style="list-style-type: none"> 1. Fewer than 5 lots and 2. Access roads and structures are not located within the 100-year floodplain 	Subdivisions that meet all of the following conditions: <ol style="list-style-type: none"> 1. Not a Type I action 2. Do not create greater than 5 acres of disturbance 3. Access roads and structures are not located within the 100-year floodplain
Area Variances	<ul style="list-style-type: none"> • Residential Side and Rear Yard • Residential side and rear yard fence height • Residential minimum lot size if central water and sewer is available • Accessory Apartment variances 	All actions are exempt.
Use Variances	Uses where no physical expansion of structures, utilities, or facilities is necessary and/or does not occur on vacant lot.	All actions are exempt.

*The Nationwide Programmatic Agreement for the Collocation of Wireless Antennas can be found at: <http://wireless.fcc.gov/releases/da010691a.pdf>