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5/31/17

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

Print 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 Variance
- ☐ 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 a:** 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

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

- ☒ Central Water
- ☐ Private Water
- ☒ Central Sewer
- ☐ Individual Septic

24 & 26 Main Street, Milton, New York 12547

Lot line revision

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

Received Stamp:

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MAY 23 2017
ULSTER COUNTY
PLANNING DEPARTMENT

UCPB Staff Use Only

Referral #

Agenda Date:

Major Project? ☐

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):***

- 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**

1. Re-occupancy or reuse of existing structures as long as the following conditions are met:
 - 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:

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:

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:

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

- 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>