

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: 8/2/2019
Re: Item not Referable – Bayside Mixed Use Dev - Subdivision

Your referral request for the Ulster County Planning Board to review a 3 lot subdivision falls under the Exception Agreement signed between your board and UCPB and is not required to be reviewed. (Total number of lots less than 5 + Greater than 500 feet of a County or State Road.)

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

REF ID: 2019-123

<u>Municipality:</u>	Town of Marlborough
<u>Referring Board:</u>	Planning Board
<u>Referring Official:</u>	Chris Brand, Chairman
<u>Phone Number:</u>	(845) 795-6167
<u>Local File #:</u>	19-3011
<u>Applicant Name:</u>	Bayside Construction, LLC
<u>Project Name:</u>	Bayside Mixed-Use Development

- Site Plan Review
- Special Permit
- Area Variance
- Use Variance
- Amend Zoning Statute
- Amend Zoning Map
- Comprehensive Plan
- Other Special Authorizations
- Subdivision

Parcel(s) Information

Section	Block	Lot
109.1	4	29

Section	Block	Lot

Number of Lots

1

Project Acreage

25.31

Zoning District(s) of Project

R-1

Parcel Utilities

- Central Water
- Private Water
- Central Sewer
- Individual Septic

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

18 Birdsall Avenue, Marlborough, New York 12542

This Project involves a previously approved mixed-use residential and commercial development within the R-1 zone. The Project is now before the Planning Board due to expiration of original subdivision approval, which was conditionally approved on June 4, 2018. A coordinated SEQRA review was performed at that time and the Planning Board adopted the Town Board's Findings Statement as its Findings Statement. The Project is unchanged and the Planning Board will not conduct a further SEQRA review.

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

RECEIVED	Referral #	2019-123
JUL 29 2019	Agenda Date:	8/7/19
ULSTER COUNTY PLANNING DEPARTMENT	Major Project?	<input type="checkbox"/>