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1

2 STATE OF NEW YORK : COUNTY OF ULSTER  
TOWN OF MARLBOROUGH PLANNING BOARD

In the Matter of

4

5 TWIN POND ENTERPRISES

## 10 SKETCH - SITE PLAN

11 Date: December 19, 2016  
12 Time: 7:30 p.m.  
13 Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

15       BOARD MEMBERS:     CHRIS BRAND, Chairman  
                                  JOEL TRUNCALI  
16                            BEN TRAPANI  
                                  CINDY LANZETTA  
17                            JOSEPH LOFARO  
                                  MANNY CAUCHI

19 ALSO PRESENT: RONALD BLASS, ESQ.  
PATRICK HINES  
20 VIRGINIA FLYNN

21 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

MICHELLE L. CONERO  
10 Westview Drive  
Wallkill, New York 12589  
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2 CHAIRMAN BRAND: I'd like to call the  
3 meeting to order with the Pledge of Allegiance to  
4 the flag of our country.

5 (Pledge of Allegiance.)

6 MR. TRUNCALI: Agenda, Town of  
7 Marlborough Planning Board, December 19, 2016.  
8 Approval of stenographic minutes for 11/21. Twin  
9 Pond Enterprises, sketch, site plan; Bill  
10 Woodward, discussion, without attorney, engineer  
11 or stenographer. Next deadline: Friday,  
12 January 6th. Next scheduled meeting:  
13 Monday, January 16th.

14 CHAIRMAN BRAND: Excellent. We've all  
15 had time to review the stenographic minutes for  
16 11/21. Do I have a motion to approve those  
17 minutes?

18 MS. LANZETTA: I'll make a motion to  
19 approve those minutes.

20 CHAIRMAN BRAND: Is there a second?

21 MR. LOFARO: I'll second.

22 CHAIRMAN BRAND: Joe. Any discussion?  
23 (No response.)

24 CHAIRMAN BRAND: All those in favor?

25 MR. TRAPANI: Aye.

2 MS. LANZETTA: Aye.

3 MR. TRUNCALI: Aye.

4 MR. CAUCHI: Aye.

5 MR. LOFARO: Aye.

6 CHAIRMAN BRAND: Any opposed?

7 (No response.)

8 CHAIRMAN BRAND: And I will abstain.

9 Even though I could vote I will say no because I  
10 was not at that meeting. One abstention.11 I'd like to make a quick addendum to  
12 the agenda. I would like to announce we did get  
13 the memo from Mike Baden, Chairman of the Ulster  
14 County Planning Board, with the training  
15 certificates. So I'll just read those to be  
16 included in the public record.17 Joe Lofaro has attended the activity  
18 and qualifies for two hours; Joel Truncali  
19 attended the activity and qualifies for two hours  
20 of educational training; Benjamin Trapani, two  
21 hours; Manny Cauchi, two hours; Steve Clarke, two  
22 hours; Chris Brand, two hours; Virginia Flynn,  
23 two hours; and Cindy Lanzetta, two hours.

24 First up, Twin Pond Enterprises.

25 MS. BROOKS: Good evening. I did

2 receive a copy of Pat's memo this evening.

2 we're going to be requiring. He wanted to make  
3 sure he at least initiated the process, showed  
4 what he was using the site for right now and get  
5 some feedback from the Town with regard to what  
6 your issues and concerns were going to be on the  
7 site.

8                   Certainly Pat raised one, which I'm  
9 sure is going to be a large one, with regard to  
10 the number of trips per day, getting the trailers  
11 in and out of there, of the facility.

12                   The previous owner of the property was  
13 hoping that he would be able to continue to sell  
14 some cars from the site and use a display area.  
15 The way we have it right now, the display cars  
16 would be in the front and the customer parking  
17 for that would be in the front by the sales cars.  
18 Pat did bring up an issue in his memo, which is  
19 very valid, that if the showroom and the office  
20 for the used car sales are in the back of the  
21 building and we're showing the parking and the  
22 display area being out by the road, that perhaps  
23 that would be a safety issue as well as, trying  
24 to get from the building back and forth with the  
25 tractor trailer traffic. So that's something

2 also that I'll have to discuss with Mr. Mannese.

3 I don't know if you want to open it up  
4 to the Board or if you want to review Pat's memo.

5 How ever you want to --

6 CHAIRMAN BRAND: Pat, maybe you can  
7 just run through your meant.

8 MR. HINES: Sure. I guess my first  
9 comment is what do they do here? What is the  
10 facility --

11 MS. BROOKS: He's like a transfer  
12 station for pallets. So if a store calls up and  
13 said I need X number of pallets, he delivers them  
14 to a Wal-Mart, and then once they're unloading  
15 all of their wares, there are pallets that need  
16 to be picked up. So it's basically transporting  
17 pallets back and forth from large distributors  
18 that use them for moving merchandise around. He  
19 also, when they're -- the fence storage area in  
20 the back -- the storage fenced pallet area on the  
21 concrete pad, if pallets need repair they repair  
22 them inside the building before they send them  
23 back out again. So it's basically a transport  
24 station for moving pallets.

25 MR. BLASS: So they're going to be

2 repairing them in front of the --

3 MS. BROOKS: No. Inside the building.

4 MR. BLASS: In the building but in  
5 front of the commercial building that's in the  
6 back that's used for seeing cars that are in  
7 there also or not?

8 MS. BROOKS: Well not any more. I mean  
9 I guess there were at one point in time. Right  
10 now he's using the interior of that building.

11 MR. BLASS: Okay. So they will not be  
12 -- have a showcase?

13 MS. BROOKS: Where it says showroom  
14 there, that is the big glassed area. I don't  
15 know whether he's planning -- that would be part  
16 of the used car sales, if that's permitted. The  
17 rest is commercial building.

18 MR. BLASS: It would be for the fixing  
19 of the pallets?

20 MS. BROOKS: I'm not sure what that was  
21 used for when it was used car sales, whether they  
22 used it for detailing, getting the cars ready for  
23 sale. I'm note really sure.

24 MR. HINES: It appears to be a lot of  
25 truck traffic for that use, or a lot of trucks

2 staged there. I don't know, does he own that  
3 many trailers or is this a worst case?

4 MS. BROOKS: Yeah, he does own that  
5 many.

6 MR. HINES: There are a lot of trailers  
7 there. That goes to the intensity of use which  
8 we'll get to later.

9 The site has portions of a Central  
10 Hudson right-of-way in it and Central Hudson has  
11 fee ownership six feet off the back of the  
12 building. A lot of the paved area behind the  
13 building is actually not on this site's property,  
14 including that area Patti just mentioned where  
15 the pallets are being stored. The only way to  
16 get back there would be to go around the back on  
17 to Central Hudson's property. They should be  
18 included and make sure there's an agreement. I  
19 don't know the history there. Everything behind  
20 the existing structure is actually on Central  
21 Hudson's property, not a right-of-way. That  
22 something that needs to get worked out.

23 There's a note in the R-1 zone portion  
24 of the project that we're suggesting be removed  
25 regarding possible future trailer and material

2 storage. If that's going to be used then we  
3 would need a plan and you'd have to come back for  
4 that, especially encroaching into the R-1 zone  
5 there with the commercial operation.

6 The customer parking and the used car  
7 -- the car sales doesn't seem -- if there's that  
8 many trucks coming in and out of here I don't  
9 know it would be a real good idea to have the  
10 general public coming to look at used cars there  
11 and walking to that showroom with this much  
12 traffic. I think as we work through this,  
13 whether that use is compatible with the truck  
14 traffic here is going to be something to look at.

15 Along with that, the employee parking  
16 and the truck parking looks like if it was  
17 flipped it might keep some of those trucks away  
18 from the 9W frontage there. You may not be able  
19 to fit as many trucks but having the employee  
20 parking to the rear and the trucks in the front,  
21 I think it would lessen the intensity of the use  
22 there in the front.

23 The parking spaces, right now the site  
24 is paved, however none of the parking spaces are  
25 delineated, and there's also no handicap

2 accessible parking spaces depicted. So you have  
3 to work those into the plan.

4 Things like lighting should be shown on  
5 the plan.

6 There's a proposal for some landscaping  
7 in the front. We're looking for some more detail  
8 on that, the number of plants, the species, the  
9 size, et cetera.

10 The type of fence on the north property  
11 line, for outdoor storage the code requires a  
12 six-foot opaque fence. If that area on the north  
13 side is going to be used for storage, it says  
14 existing fence, I don't know if it's an opaque  
15 fence. It may be chain link there.

16 MS. BROOKS: Right.

17 MR. HINES: So that fence would have to  
18 be modified if the outdoor storage use is  
19 proposed.

20 MS. LANZETTA: Pat, I'm just curious,  
21 and I could look it up myself, I'm being lazy.  
22 Tom says -- Tom Corcoran says that the fence  
23 should be eight feet, not six -- six feet.

24 MR. HINES: Okay. I'll take a look at  
25 that. There is a code for the fence. We'll look

2 it up. Eight-foot high fence.

3 And there's also a proposed I think to  
4 be installed on the foundation pad that's there  
5 now for the outdoor storage.

6 MS. BROOKS: Yes.

7 MR. HINES: A fence is proposed along  
8 there as well.

9 Customer parking access to the showroom  
10 may be an issue. Pedestrian circulation there,  
11 which I previously commented on.

12 The rest has to do with the fact that  
13 the trailer storage being moved further to the  
14 back and flipped flopped there.

15 DOT is going to need to be involved  
16 because of the intensity of the truck traffic and  
17 they would deal with that site access drive,  
18 although when it was the recycling area there was  
19 a lot of truck traffic there. It may be  
20 acceptable to them. We'll have to have them take  
21 a look at it. It just seems there are a lot of  
22 trucks.

23 MR. TRAPANI: From what I've seen with  
24 the place they have down here, there's not that  
25 many trucks going in and out. They leave early

2 in the morning, they pick them up, bring them  
3 there and then what they do, they fix these  
4 pallets and they load them into these trucks  
5 without the -- the trailers and then with the  
6 tractor go pick them up and deliver them to  
7 wherever they have to deliver them. So I mean  
8 it's not like you'll see this many trucks going  
9 in and out all the time. I'm only telling you  
10 from what I've seen going on where we get the  
11 pallets down here.

12 MS. BROOKS: They store the trailers on  
13 the site. That doesn't mean that number of  
14 trailers go in and out of the site on a daily  
15 basis.

16 MR. TRAPANI: No, no.

17 MS. BROOKS: I will try to get a number  
18 from him.

19 MR. TRAPANI: I know three drivers that  
20 I know for sure. They may have one more but  
21 three drivers that go out once or twice a day and  
22 then they come back. You've seen that, Joel.

23 MR. TRUNCALI: I agree with that.

24 Where the concrete pad is, that's where  
25 they're unloading the trucks there?

2 MS. BROOKS: Yes.

3 MR. TRUNCALI: Are you showing a fence  
4 or something on the front or around that?

5 MS. BROOKS: Yeah. It has to be  
6 fenced. I told him he's going to have to gate it  
7 because that's where he want to put the storage.  
8 I told him he can't have the storage there unless  
9 it's completely opaque fence. So --

10 MR. TRUNCALI: So it's going to be  
11 gated so they can open it up and unload the  
12 trucks?

13 MS. BROOKS: You know, there's really  
14 no choice. You can't use the box trailers as  
15 your screening from the highway.

16 MR. TRUNCALI: Okay.

17 MS. LANZETTA: I'm curious, though, if  
18 the trailers are in a sense storage also and  
19 being stored on site, wouldn't the eight-foot  
20 fence have to be around the perimeter of the  
21 entire property as opposed to just that one  
22 portion where the pallets are?

23 MR. HINES: I think the section of the  
24 code has to do with material storage, not  
25 vehicles. It's outdoor storage of materials and

2 equipment.

3 MS. LANZETTA: It says open storage.

4 So what is a trailer considered?

5 MS. BROOKS: Closed storage.

6 MR. HINES: That's a vehicle. The rest  
7 of the buildings in Town that have tractor  
8 trailers also don't screen them.

9 MS. LANZETTA: I'm sorry, I don't  
10 understand.

11 MR. HINES: The other facilities in  
12 Town, across the street -- the facility across  
13 the street has loading docks and they're not  
14 screened.

15 MS. LANZETTA: I'm saying multiple  
16 trailers on a property, you can just park them  
17 and there's no need to screen them?

18 MR. HINES: Not per the code, no.  
19 That's why I'm suggesting these should be flip  
20 flopped and move them back into the site a little  
21 more.

22 CHAIRMAN BRAND: Where would you  
23 recommend they go there, Ron -- Pat?

24 MR. HINES: Where the employee parking  
25 is there. Maybe stage them in that area further

2 back and move those ten or twelve parking spots  
3 up front. It would look more like a regular  
4 parking lot.

5 CHAIRMAN BRAND: Right.

6 MR. TRAPANI: If there's enough room  
7 with the septic system.

8 MR. LOFARO: They'll have a problem  
9 with that.

10 MR. TRAPANI: See the septic system?

11 MR. HINES: They can orient them  
12 differently so they're, you know, staging with  
13 the parallel parking. I don't know if that's the  
14 number they need.

15 CHAIRMAN BRAND: So I think I kind of  
16 -- Cindy's question, though, I think is kind of  
17 -- the trailer itself, if it's just sitting there  
18 for storage that's not considered a material, the  
19 trailers? There are number of them.

20 MR. HINES: I never interpreted it that  
21 way. We haven't done that on other sites in  
22 Town. The outdoor storage, the pallets or the  
23 pipes or something, those were --

24 CHAIRMAN BRAND: Right.

25 MR. HINES: -- those would have to be

2 screened.

3 MS. LANZETTA: Yeah. How come -- like  
4 with pipes, like the pipes that we had for the  
5 so-called water project --6 MR. HINES: That was going to use the  
7 whole site. They were using the whole site for  
8 the pipes.9 MS. LANZETTA: Right. So they had to  
10 be screened --

11 MR. HINES: Yes.

12 MS. LANZETTA: -- but trailers don't  
13 have to be screened when they're just sitting  
14 there being stored?

15 MR. HINES: I don't believe so.

16 MS. LANZETTA: Why is that?

17 MR. HINES: Because they are really  
18 motor vehicles, they're not product.19 MS. LANZETTA: They're considered a  
20 motor vehicle?21 MR. HINES: They're licensed. I assume  
22 they're registered trailers.23 MS. BROOKS: Yeah. They're over-the-  
24 road trailers.

25 MS. LANZETTA: Okay.

2 MR. TRUNCALI: I mean they're not just  
3 leaving them there for storage, they're switching  
4 them out, different ones back and forth. I'm  
5 sure they fix the pallets, they fill the trailer,  
6 get it ready to go and then they -- the guy drops  
7 another trailer and takes that one over here, you  
8 know.

9 MS. LANZETTA: Okay.

10 CHAIRMAN BRAND: Do you think the  
11 applicant would be against possibly screening  
12 that even though it's not required?

13 MS. BROOKS: Again, that's why I'm  
14 here, to get feedback from the Board to bring it  
15 back to the applicant. I mean he may say yeah,  
16 it's probably easier for me to fence the entire  
17 site than have to deal with gates on the --

18 MR. HINES: That may help him actually.

19 MS. BROOKS: It actually may be  
20 something more beneficial. I certainly will  
21 discuss it with him.

22 CHAIRMAN BRAND: According to the  
23 regulations, would he only have to do the front  
24 and the sides or it would have to be fenced all  
25 the way around?

2 MR. HINES: It would be fenced all  
3 around, --

4 CHAIRMAN BRAND: Okay.

5 MR. HINES: -- the material storage  
6 areas.

7 CHAIRMAN BRAND: Okay.

8 MS. BROOKS: I guess the question is  
9 then how that's going to impact where the Central  
10 Hudson easement is and --

11 MR. HINES: I mean the Board can see  
12 that there are no visual impacts from the rear.  
13 It may be something the Board considers not to do  
14 the rear area. It's a pretty good distance and  
15 it's pretty wooded from just past the Central  
16 Hudson easement to the R-1 zone there. It is  
17 pretty -- it's all woods.

18 CHAIRMAN BRAND: Any other questions  
19 from the Board?

20 MR. TRUNCALI: Do they drive the trucks  
21 all the way around the building?

22 MS. BROOKS: Yes. They do right now.  
23 I mean that's what the goal is. As you can see,  
24 the site is -- for a tractor with a trailer it's  
25 a little bit tight, in and out, in and out. You

2 know, one of the things that he was talking about  
3 potentially doing in the future, and maybe if we  
4 get DOT involved now it's something he does  
5 sooner rather than later, was to relocate the  
6 entrance down to the southerly end of the site so  
7 that it would be adjacent to the entrance on the  
8 Vera properties and then you'd have the two  
9 entrances together and it would be more of a  
10 clear shot in rather than the tractor and trailer  
11 right now have to swing in and make that loop.  
12 That might be something to discuss with DOT now.  
13 I mean right now it's not a channelized entrance.  
14 DOT at this point probably will require that it's  
15 brought up to code, especially with the change of  
16 use. If he's going to have to go through that,  
17 you know, work and expense, he might as well do  
18 it in the right location and make it something  
19 that's going to be more permanent and --

20 MS. LANZETTA: The adjacent property  
21 owners are also coming to us for site plan  
22 review. An option that you might want to discuss  
23 with the applicant is if he wanted to talk to the  
24 adjoining property owner, because I think they're  
25 going to have some issues with DOT, too. Ulster

2 County Planning will set up a meeting with the  
3 applicants and DOT there, as well as  
4 representatives from County Planning, and do like  
5 a workshop meeting where they can try to work out  
6 any concerns ahead of time so that, you know,  
7 you're not coming to us and we work everything  
8 out and then you go up to County and DOT and then  
9 all of a sudden everything gets sent back again.  
10 It's a really great opportunity to --

11 MS. BROOKS: I was going to say that  
12 sounds like a fantastic opportunity, particularly  
13 with the two properties that are being developed  
14 at the same time.

15 MS. LANZETTA: Yeah. And I suspect  
16 County would probably send it back down to us and  
17 tell us to do that anyway, or to suggest that.  
18 So the sooner you're able to --

19 MS. BROOKS: Am I allowed to reach out  
20 to --

21 MS. LANZETTA: Sure.

22 MS. BROOKS: -- County Planning to do  
23 that?

24 MS. LANZETTA: Sure. Call Dennis Doyle  
25 and tell him what's going on and he'll set it up.

2 He's done it for other applicants down here.

3 MS. BROOKS: Okay.

4 CHAIRMAN BRAND: Anything else?

5 MS. BROOKS: Is there also -- Cindy  
6 mentioned comments from Tom Corcoran. Are there  
7 comments from Tom?

8 MS. LANZETTA: Just saying about the  
9 fence needing to be eight foot opaque.

10 MS. BROOKS: That's a tall fence. That  
11 is --

12 MS. LANZETTA: That's in the code.

13 MS. BROOKS: That is a tall fence.  
14 That's something that the Town might want to  
15 reconsider. I don't know that you want  
16 eight-foot fences along the highway.

17 MR. HINES: The intent of that eight-  
18 foot fence isn't to surround the entire property.  
19 It's where you're storing material. The eight  
20 foot is specifically to shield your materials  
21 that you're going to store outside. I don't  
22 think the Town's intent is to surround properties  
23 with eight-foot fence.

24 CHAIRMAN BRAND: Right. Anything else?

25 MR. TRUNCALI: I see in the back of the

2 map there it says future area for trailer and  
3 material storage.

4 MS. BROOKS: Right. That was one of  
5 Pat's comments, take it off there until they're  
6 sure what they want to do. And it's in the R-1  
7 zone anyway, so that can be removed from the map.

8 MR. TRUNCALI: Is that area already  
9 cleared?

10 MS. BROOKS: Yes.

11 MR. HINES: It's field. It's not  
12 pavement.

13 MS. BROOKS: Correct, it's just field.

14 MR. HINES: And then there's a  
15 treeline. Everything behind that fenced area.

16 MR. CAUCHI: Patti, I see them stack  
17 these pallets. What's the height limit they can  
18 stack these things? Is there a height limit?

19 MS. BROOKS: I don't know.

20 MR. CAUCHI: Because if the tractor  
21 trailers are parked in front of it and you still  
22 see them towering over them. There should be a  
23 height limit.

24 CHAIRMAN BRAND: Is that included with  
25 the fencing, Pat?

2 MR. HINES: It's something the Board  
3 can talk about. It defeats the purpose of the  
4 eight-foot fence to have twenty-foot high  
5 pallets.

6 CHAIRMAN BRAND: Right.

7 MS. LANZETTA: Are there any fire  
8 codes, safety issues associated with storage of  
9 pallets or --

10 MR. HINES: Not that I know of. I mean  
11 they're combustible. It's something the fire  
12 department may want to take a look at. There are  
13 hydrants here. A certain amount of space in  
14 between a certain number, having access rows  
15 rather than stack them all together so they don't  
16 all burn at once. The fire department may want  
17 to weigh in on that, too.

18 MR. CAUCHI: That's what happened a  
19 number of years ago, there was a fire there.

20 MR. HINES: Recyclables. They recycled  
21 newspaper there.

22 MS. BROOKS: Newspaper and cardboard.

23 MS. LANZETTA: Yes. I think, you know,  
24 the wholesale storage, that's a permitted use in  
25 that area. The additional, you know, used car

2 sales I think it was going to make it very  
3 convoluted and very difficult to do a good site  
4 plan. I mean if the applicant really wants to  
5 pursue it, but I would think it would cause a lot  
6 more headaches than it might be worth.

7 MS. BROOKS: Okay. I appreciate the  
8 feedback.

9 MR. HINES: Pedestrian traffic just  
10 doesn't seem to work either. If you're  
11 encouraging that type of use together, the  
12 conflicts. You have customers coming in there  
13 and the truck movements and people walking  
14 around, they don't seem compatible.

15 CHAIRMAN BRAND: I think, just as part  
16 of what we've done in the past, maybe have the  
17 applicant look at sidewalks. Maybe a dedicated  
18 space so that in the future if sidewalks were to  
19 be built, that that would be able to be put  
20 there. We did that for the hardware store.

21 MS. BROOKS: Yes.

22 CHAIRMAN BRAND: The same kind of  
23 thing.

24 Sorry Manny.

25 MR. CAUCHI: Another concern is that if

2 you're heading north and you're making a  
3 left-hand turn into the facility at times of --  
4 you know, certain times of the day when traffic  
5 is at height, there's no way for that north side  
6 to go around with tractor trailers. There could  
7 be some real traffic jams going on there. Is  
8 there any study done or any alternative to go  
9 around the tractor trailer if they are making a  
10 left-hand turn into the facility?

11 MS. BROOKS: I'm not sure it's legal to  
12 pass even a passenger vehicle on the right-hand  
13 side, to be honest with you. You know, 9W  
14 traffic, obviously all of us who travel it on a  
15 regular basis are aware that it is a problem.  
16 But no, there are no considerations for passing  
17 the tractor trailer on the right any more than  
18 there is, quite frankly, any other passenger  
19 vehicle that you shouldn't be passing on the  
20 right.

21 MR. CAUCHI: It's just that the  
22 passenger vehicle is more quicker than a tractor  
23 trailer to make a turn going in there.

24 MS. BROOKS: I think part of that, you  
25 know, discussing with the applicant the concern

2 over the intensity of truck traffic and what the  
3 number per day is, and I'm just not in a position  
4 to answer that right now. The applicant was  
5 planning on being here this evening. He e-mailed  
6 me about an hour ago and said he had a death in  
7 the family and had to run down to the funeral  
8 home. I apologize, I don't feel as prepared as I  
9 generally am. He knows his business inside and  
10 out and was planning on being here. So I will be  
11 better prepared to address some of these  
12 questions at the next meeting.

13 CHAIRMAN BRAND: Anything else?

14 (No response.)

15 CHAIRMAN BRAND: No. Anything else?

16 (No response.)

17 CHAIRMAN BRAND: All right. So you  
18 have your homework, he has his homework.

19 MS. BROOKS: Absolutely.

20 CHAIRMAN BRAND: We'll see you again.

21 MS. BROOKS: Thank you very much.

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## C E R T I F I C A T I O N

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7                   I, MICHELLE CONERO, a Notary Public  
8                   for and within the State of New York, do hereby  
9                   certify:

10                  That hereinbefore set forth is a  
11                  true record of the proceedings.

12                  I further certify that I am not  
13                  related to any of the parties to this proceeding by  
14                  blood or by marriage and that I am in no way  
15                  interested in the outcome of this matter.

16                  IN WITNESS WHEREOF, I have hereunto  
17                  set my hand this 30th day of December 2016.

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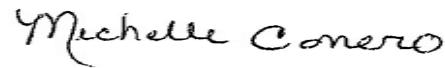
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MICHELLE CONERO