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

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In the Matter of

KENNETH BORSCHEL

Project No. 16-9012  
555 Lattintown Road  
Section 108.2; Block 2; Lots 3 & 4

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PUBLIC HEARING  
LOT LINE REVISION

Date: January 3, 2017  
Time: 7:30 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
JOEL TRUNCALI  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
STEVE CLARKE

ALSO PRESENT: RONALD BLASS, ESQ.  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: KENNETH BORSCHEL

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MICHELLE L. CONERO  
10 Westview Drive  
Wallkill, New York 12589  
(845)895-3018

CHAIRMAN BRAND: I'd like to call the meeting to order with the Pledge of Allegiance to the flag of our country.

(Pledge of Allegiance.)

MR. TRUNCALI: Legal notice, lot line revision application. Wrong one. Where is my agenda? Agenda, Town of Marlborough Planning Board, January 3, 2017. Regular meeting 7:30 p.m. Approval of stenographic minutes for -- nothing. Kenneth Borschel, public hearing, lot line revision; Frank A. Bova Junior, BSB Construction, Incorporated, discussion. Next scheduled -- next deadline is Friday, January 6th. Next scheduled meeting is Monday, January 16th.

MS. FLYNN: Actually, that would be Tuesday, January 17th. We're off.

MR. TRUNCALI: Okay.

CHAIRMAN BRAND: Tuesday. Great.

Okay. First up, Mr. Borschel. Come up to the table.

You have -- how many mailings did you send out and how many did you get back?

MR. BORSCHHEL: I sent out nineteen and

I got eleven back.

MR. TRUNCALI: Let me just read the notice here.

CHAIRMAN BRAND: Yup.

MR. TRUNCALI: Legal notice, lot line revision application. Please take notice a public hearing will be held by the Marlborough Planning Board pursuant to the State Environmental Quality Review Act and the Town of Marlborough Town Code 134-33 on Tuesday, January 3, 2017 for the following application: Kenneth Borschel, at the Town Hall, 21 Milton Turnpike, Milton, New York at 7:30 p.m. or as soon thereafter as may be heard. The applicant is seeking approval of a lot line revision for lands located at 555 Lattintown Road, Marlborough, New York 12542, Section 108.2, Block 2, Lot 3 and 4. Any interested parties either for or against this proposal will have an opportunity to be heard at this time. Chris Brand, Chairman, Town of Marlborough Planning Board.

CHAIRMAN BRAND: Could you repeat the mailings again? You sent out nineteen and --

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KENNETH BORSCHER

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MR. BORSCHER: I sent out nineteen and  
I got eleven back.

CHAIRMAN BRAND: This is a public  
hearing. If there are any interested parties to  
speak out either for or against the project, just  
stand up and state your name and you'll be heard  
at this time.

Mr. Garofalo, how are you? Happy new  
year.

MR. GAROFALO: Happy new year to you.  
James Garofalo. I'd just like to say I  
very much appreciate the fact that the Board put  
the survey up on the website and named it so you  
could easily find it. So I have to thank the  
Board for that.

And I'm not against this project.

MR. CLARKE: You better thank the  
secretary.

MR. GAROFALO: Thank you.

CHAIRMAN BRAND: Anyone else either for  
or against the project?

(No response.)

CHAIRMAN BRAND: No. Pat Hines  
couldn't be here, so I'll just go through his

1 technical review comments. He basically said  
2 that the office takes no exception to the lot  
3 line consolidation as proposed. You're basically  
4 consolidating two tax parcels that will result in  
5 a 3.68 plus or minus acre parcel of property.  
6 Currently one of the parcels did not meet the  
7 length/width requirements and it would be  
8 difficult for you to develop. Yes?

9  
10 And Ron, if you could just walk -- this  
11 was kind of a guinea pig test for us; right?

12 MR. BLASS: Yeah. So you probably want  
13 to consider closing the public hearing. The next  
14 step after that would be a negative declaration  
15 under SEQRA. The Board has a draft approval  
16 resolution for the lot consolidation in front of  
17 it. That would be the batting order of action.

18 CHAIRMAN BRAND: Okay. Great. Is  
19 there any other public input, first of all?

20 (No response.)

21 CHAIRMAN BRAND: No. I'd like to have  
22 a motion to close the public hearing.

23 MR. LOFARO: I'll make that motion.

24 CHAIRMAN BRAND: Is there a second?

25 MS. LANZETTA: I'll second it.

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KENNETH BORSCHER

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CHAIRMAN BRAND: Any discussion?

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(No response.)

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CHAIRMAN BRAND: All those in favor?

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MR. CLARKE: Aye.

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MS. LANZETTA: Aye.

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MR. TRUNCALI: Aye.

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MR. CAUCHI: Aye.

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MR. LOFARO: Aye.

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CHAIRMAN BRAND: Aye.

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Any opposed?

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(No response.)

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CHAIRMAN BRAND: It's unanimous.

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Do I have a motion for a negative

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declaration on this project?

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MR. TRUNCALI: I'll make a motion for a

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negative declaration.

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MR. CLARKE: I'll second.

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CHAIRMAN BRAND: Any discussion?

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(No response.)

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CHAIRMAN BRAND: All those in favor of

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a negative declaration, say aye.

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MR. CLARKE: Aye.

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MS. LANZETTA: Aye.

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MR. TRUNCALI: Aye.

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MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: All right. And then with the new resolution of approval, that would be the new -- read through this or we would just review it or --

MR. BLASS: I don't think it's necessary to read through it. You might want to go to the end of it, at the resolved paragraph at the bottom of the first page. This is a fairly simple lot consolidation converting two lots into one. I think that the last paragraph on the first page would be more than enough.

CHAIRMAN BRAND: So he wrote it be resolved that the Planning Board of the Town of Marlborough gives final approval to the lot line consolidation and authorizes the Chairman of the Planning Board to carry out appropriate completion of the lot line consolidation process upon the complete payment of appropriate fees, and whereupon the following vote was taken.

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Probably do the preliminary approval first.

Can we do preliminary and final  
together with this one?

MR. BLASS: We could do preliminary and  
final together on this one, yes.

CHAIRMAN BRAND: Okay. So I have that  
motion to accept the -- do I have to move to do  
that, to accept this resolution, or just read off  
the names?

MR. BLASS: It would be a proposed  
resolution. You could just call for a vote.

CHAIRMAN BRAND: All right. Okay.

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani is not here.  
Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

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KENNETH BORSCHEL

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MR. CAUCHI: Yes.

CHAIRMAN BRAND: So it passed. I believe that's it. You should be all set.

MR. BORSCHEL: Do I have to take this to the County and file something with the County now?

MR. BLASS: Yeah.

MR. BORSCHEL: Will I get that from Jen or what?

MR. BLASS: The map needs to be signed by the Chairman. Once the Chairman signs the map it will be released to you to file with the County.

MR. BORSCHEL: The chairman being --

MR. BLASS: Mr. Brand.

MR. BORSCHEL: Okay.

MS. FLYNN: He needs to bring in final maps?

MR. BORSCHEL: I have to bring in more maps again?

MS. FLYNN: Right. Or do they use this map as a final?

MR. BORSCHEL: We should use the one submitted.

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KENNETH BORSCHEL

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MR. BLASS: You need a vellum.

MS. FLYNN: You need a what?

MR. BLASS: A vellum. A vellum map. A  
map with --

MR. CLARKE: Your surveyor will give  
you that.

CHAIRMAN BRAND: The mylar.

MR. BORSCHEL: So I have to contact him  
and have him do a mylar and send it to you?

CHAIRMAN BRAND: Correct. Those are  
the ones. There may be a certain number of  
copies because I believe we file one, the County  
files one. Just check with Jen in the morning  
and she'll know the number that we'll need.

MR. BORSCHEL: Okay.

CHAIRMAN BRAND: All right.

MR. BORSCHEL: Good. Thanks.

CHAIRMAN BRAND: Thank you.

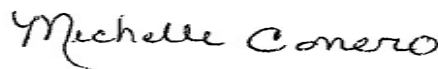
## C E R T I F I C A T I O N

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

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

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 10th day of January 2017.



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MICHELLE CONERO