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

In the Matter of

5 KENNETH BORSCHEL

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

10 PUBLIC HEARING
LOT LINE REVISION

19 ALSO PRESENT: RONALD BLASS, ESQ.
VIRGINIA ELYNN

21 APPLICANT'S REPRESENTATIVE: KENNETH BORSCHEL

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

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

5 (Pledge of Allegiance.)

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

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

19 MR. TRUNCALI: Okay.

20 CHAIRMAN BRAND: Tuesday. Great.

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

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

25 MR. BORSCHEL: I sent out nineteen and

2 I got eleven back.

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

5 CHAIRMAN BRAND: Yup.

6 MR. TRUNCALI: Legal notice, lot line
7 revision application. Please take notice a
8 public hearing will be held by the Marlborough
9 Planning Board pursuant to the State
10 Environmental Quality Review Act and the Town
11 of Marlborough Town Code 134-33 on Tuesday,
12 January 3, 2017 for the following
13 application: Kenneth Borschel, at the Town
14 Hall, 21 Milton Turnpike, Milton, New York at
15 7:30 p.m. or as soon thereafter as may be
16 heard. The applicant is seeking approval of
17 a lot line revision for lands located at 555
18 Lattintown Road, Marlborough, New York 12542,
19 Section 108.2, Block 2, Lot 3 and 4. Any
20 interested parties either for or against this
21 proposal will have an opportunity to be heard
22 at this time. Chris Brand, Chairman, Town of
23 Marlborough Planning Board.

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

2 MR. BORSCHEL: I sent out nineteen and
3 I got eleven back.

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

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

11 MR. GAROFALO: Happy new year to you.

12 James Garofalo. I'd just like to say I
13 very much appreciate the fact that the Board put
14 the survey up on the website and named it so you
15 could easily find it. So I have to thank the
16 Board for that.

17 And I'm not against this project.

18 MR. CLARKE: You better thank the
19 secretary.

20 MR. GAROFALO: Thank you.

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

23 (No response.)

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

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

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.

2 CHAIRMAN BRAND: Any discussion?

3 (No response.)

4 CHAIRMAN BRAND: All those in favor?

5 MR. CLARKE: Aye.

6 MS. LANZETTA: Aye.

7 MR. TRUNCALI: Aye.

8 MR. CAUCHI: Aye.

9 MR. LOFARO: Aye.

10 CHAIRMAN BRAND: Aye.

11 Any opposed?

12 (No response.)

13 CHAIRMAN BRAND: It's unanimous.

14 Do I have a motion for a negative
15 declaration on this project?

16 MR. TRUNCALI: I'll make a motion for a
17 negative declaration.

18 MR. CLARKE: I'll second.

19 CHAIRMAN BRAND: Any discussion?

20 (No response.)

21 CHAIRMAN BRAND: All those in favor of
22 a negative declaration, say aye.

23 MR. CLARKE: Aye.

24 MS. LANZETTA: Aye.

25 MR. TRUNCALI: Aye.

2 MR. CAUCHI: Aye.

3 MR. LOFARO: Aye.

4 CHAIRMAN BRAND: Aye.

5 Any opposed?

6 (No response.)

7 CHAIRMAN BRAND: All right. And then
8 with the new resolution of approval, that would
9 be the new -- read through this or we would just
10 review it or --11 MR. BLASS: I don't think it's
12 necessary to read through it. You might want to
13 go to the end of it, at the resolved paragraph at
14 the bottom of the first page. This is a fairly
15 simple lot consolidation converting two lots into
16 one. I think that the last paragraph on the
17 first page would be more than enough.18 CHAIRMAN BRAND: So he wrote it be
19 resolved that the Planning Board of the Town of
20 Marlborough gives final approval to the lot line
21 consolidation and authorizes the Chairman of the
22 Planning Board to carry out appropriate
23 completion of the lot line consolidation process
24 upon the complete payment of appropriate fees,
25 and whereupon the following vote was taken.

2 Probably do the preliminary approval first.

3 Can we do preliminary and final
4 together with this one?

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

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

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

13 CHAIRMAN BRAND: All right. Okay.

14 MS. FLYNN: Chairman Brand?

15 CHAIRMAN BRAND: Yes.

16 MS. FLYNN: Member Lanzetta?

17 MS. LANZETTA: Yes.

18 MS. FLYNN: Member Truncali?

19 MR. TRUNCALI: Yes.

20 MS. FLYNN: Member Trapani is not here.

21 Member Lofaro?

22 MR. LOFARO: Yes.

23 MS. FLYNN: Member Clarke?

24 MR. CLARKE: Yes.

25 MS. FLYNN: Member Cauchi?

2 MR. CAUCHI: Yes.

3 CHAIRMAN BRAND: So it passed. I
4 believe that's it. You should be all set.5 MR. BORSCHEL: Do I have to take this
6 to the County and file something with the County
7 now?

8 MR. BLASS: Yeah.

9 MR. BORSCHEL: Will I get that from Jen
10 or what?11 MR. BLASS: The map needs to be signed
12 by the Chairman. Once the Chairman signs the map
13 it will be released to you to file with the
14 County.

15 MR. BORSCHEL: The chairman being --

16 MR. BLASS: Mr. Brand.

17 MR. BORSCHEL: Okay.

18 MS. FLYNN: He needs to bring in final
19 maps?20 MR. BORSCHEL: I have to bring in more
21 maps again?22 MS. FLYNN: Right. Or do they use this
23 map as a final?24 MR. BORSCHEL: We should use the one
25 submitted.

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MR. BLASS: You need a vellum.

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MS. FLYNN: You need a what?

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

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MR. CLARKE: Your surveyor will give you that.

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CHAIRMAN BRAND: The mylar.

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

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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.

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MR. BORSCHEL: Okay.

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CHAIRMAN BRAND: All right.

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MR. BORSCHEL: Good. Thanks.

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CHAIRMAN BRAND: Thank you.

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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 10th day of January 2017.

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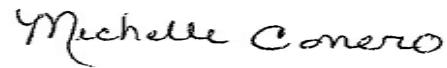
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MICHELLE CONERO