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STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD
----- X
In the Matter of

CLARA WERBA TRUST

Project No. 15-8005
302 Old Indian Road
Section 102.4; Block 3; Lot 3.100/3.200

----- X

PUBLIC HEARING
LOT LINE REVISION

Date: July 6, 2015
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: JOEL TRUNCALI, Acting Chairman
BEN TRAPANI
CINDY LANZETTA

ALSO PRESENT: RONALD BLASS, ESQ.
PATRICK HINES
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

----- X

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

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CLARA WERBA TRUST

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MR. TRUNCALI: I would like to call the meeting to order. Please rise for the Pledge to the Flag.

(Pledge of Allegiance.)

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, July 6, 2015. Regular meeting 7:30 p.m. Approval of stenographic minutes for 5/4, 5/18 and 6/1. Clara Werba Trust, public hearing, lot line revision; New Cingular Wireless, public hearing, site plan. Next deadline: Friday, July 10th. Next scheduled meeting: Monday, July 20th.

First up is Clara Werba Trust.

The approval of the stenographic minutes, I'd like to table that until the next meeting.

Patti, you're up

MS. BROOKS: Patricia Brooks. Who do I give these to? Kathi?

Fourteen certified were sent out and twelve were returned.

MR. TRUNCALI: "Legal notice, lot line revision application. Please take notice that a

public hearing will be held by the Marlborough Planning Board pursuant to the State Environmental Quality Review Act and Town of Marlborough Town Code 134-33 on Monday, July 6, 2015 for the following application: Werba lot line revision, 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 302 Old Indian Road, Milton, New York, Section 102.4, Block 3, Lot 3.100/3.200. Any interested parties either for or against this proposal will have an opportunity to be heard at this time. Mike Logue, Chairman, Town of Marlborough Planning Board."

MS. BROOKS: So as the public notice recited, the property is located on the southerly side of Old Indian Road. The proposal is a lot line revision to convey a 34.6 acre parcel of land to an existing 2.03 acre parcel of land with the remaining lands to be 46.55 acres.

There will be a mutual right-of-way between lot number 1 and lot number 2 over an

existing farm lane for a portion of the property.

MR. TRUNCALI: Pat, do you have any comments?

MR. HINES: We have a couple of issues that we talked about at the last meeting. The right-of-way which Ms. Brooks just discussed was fine.

We were suggesting that a right-of-way be provided for the underground stone ditch, which can be a condition of approval.

Otherwise all of our other comments have been addressed.

MS. BROOKS: We revised the maps on June 11th and added note 11, lot number 1 and 2 granting drainage rights over the existing ditches, streams and structures as more particularly described in a drainage easement to be filed with the Office of the Ulster County Clerk.

I did consult with the applicant's attorney last week and they are in the process of working on that easement which they were planning on filing at the same time that they filed the deeds of conveyance from the estate.

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CLARA WERBA TRUST

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MR. HINES: That's fine. We didn't get those.

MS. BROOKS: You didn't get the revised maps?

MR. HINES: No. What you discussed is fine as a condition of approval.

MR. TRUNCALI: This is a public hearing. Now would be the time if you have any comments, the public?

Please state your name for the Stenographer.

MR. GAROFALO: James Garofalo, 3 Young Avenue, Marlborough.

On a procedural basis, I think it would be good if not only you have the applicant talk a little bit about what's going on, which she did, but also to have a tripod with a board so the people can come and look and see what's going on. I think that would be good. And for the larger ones, not this project but say for the larger projects, to request they put an aerial up also which kind of shows the general area.

With respect to this specific application, I don't have any comments but I

1 think that you should think about doing that.
2
3 And when they have the new website, think about
4 some of these larger projects, actually requiring
5 them to put some of these up on the web so the
6 public can see them, particularly the
7 controversial ones. Thank you.

8 MR. TRUNCALI: Thank you. Are there
9 any other comments?

10 (No response.)

11 MS. BROOKS: Would you like to come up
12 and look at the map?

13 MR. GAROFALO: No. That's okay.

14 MR. TRUNCALI: If there are no other
15 comments, I'll entertain a motion to close the
16 public hearing.

17 MS. LANZETTA: I'll make that motion.

18 MR. TRAPANI: I'll second.

19 MR. TRUNCALI: All in favor?

20 MR. TRAPANI: Aye.

21 MS. LANZETTA: Aye.

22 MR. TRUNCALI: Aye.

23 All opposed?

24 (No response.)

25 MR. TRUNCALI: So carried.

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MR. HINES: We would recommend a negative declaration for the lot line change. There are no physical improvements proposed on the lots, just relocating the lines.

MR. TRAPANI: I'll make that recommendation for a lot line revision.

MR. TRUNCALI: For a negative declaration?

MR. TRAPANI: Yes.

MS. LANZETTA: I'll second that.

MR. TRUNCALI: All in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

All opposed?

(No response.)

MR. TRUNCALI: So carried.

MR. HINES: Then we would recommend a conditional final approval with the conditions being the filing of the easement simultaneously with the plat, with the easements to be submitted to Ron Blass's office.

MR. TRAPANI: I'll make that a condition as soon as we get the final plat.

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MR. TRUNCALI: A motion for conditional
final approval.

MS. LANZETTA: I think he just made it.

MR. TRUNCALI: Right.

MS. LANZETTA: I'll second it.

MR. TRUNCALI: All in favor.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

All opposed?

(No response.)

MR. TRUNCALI: So carried.

MS. BROOKS: Thank you very much.

(Time noted: 7:36 p.m.)

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

I, Michelle Conero, a Shorthand
Reporter and Notary Public within and for
the State of New York, do hereby certify
that I recorded stenographically the
proceedings herein at the time and place
noted in the heading hereof, and that the
foregoing is an accurate and complete
transcript of same to the best of my
knowledge and belief.

DATED: July 22, 2015

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

- - - - - X

In the Matter of

NEW CINGULAR WIRELESS, PC, LLC

Project No. 14-7005
10 Ann Kaley Lane
Section 108.2; Block 4; Lot 43.410

- - - - - X

PUBLIC HEARING
SITE PLAN

Date: July 6, 2015
Time: 7:37 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: JOEL TRUNCALI, Acting Chairman
BEN TRAPANI
CINDY LANZETTA

ALSO PRESENT: RONALD BLASS, ESQ.
PATRICK HINES
KATHI NATLAND

- - - - - X

MICHELLE L. CONERO
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MR. TRUNCALI: New Cingular Wireless is not here tonight.

MR. BLASS: This matter is scheduled basically for an adjournment of the public hearing from tonight until your meeting on July 20th for a couple of reasons.

The first reason is that supplemental submissions came in from AT&T's representatives after the pre-Friday deadline prior to this Board's meeting. I think they came in on July 1st, according to Kathi, which was last Wednesday.

And secondly, the Town's radiofrequency consultant could not be here. He's out of the state and can't be back until June 20th -- July 20th. I'm sorry.

So I would think that the proper procedure would be to open the public hearing for the purposes of adjourning it to the July 20th date certain. If anyone is here that wants to say anything on the record or ask any questions on the record, realizing the applicant is not here and the consultant for the Town is not here, they could have that opportunity.

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So I think the first thing is to open the public hearing for the basic purpose of adjourning the public hearing.

MR. TRUNCALI: Okay. So we need a motion to do that?

MR. BLASS: Yes.

MR. TRUNCALI: Do we have a motion to open the public hearing?

MR. TRAPANI: I'll make that motion to open the public hearing.

MS. LANZETTA: I'll second it. I think it's remained open, hasn't it?

MR. BLASS: It is open. The fundamental business is to adjourn it to a date certain so there's no reason to republish or repost. There may or may not be people here tonight that have a comment or question to make on the record even though there is no applicant here by arrangement, and there is no RF consultant from the Town as well.

So the next order of business is to let those people speak if they have anything to say, and then the next order of business would be to adjourn the public hearing to that date certain,

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July 20th at 7:30 p.m.

MR. TRUNCALI: Okay. So we had a motion and a second. All in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

All opposed?

(No response.)

MR. TRUNCALI: All right. Is there any comments from the public on the New Cingular Wireless application?

MR. GAROFALO: James Garofalo, 3 Young Avenue. Again I would ask you to ask them, when they come, to bring a board. And if you can't supply a tripod, I know there was one, as well as a board that they can clip it onto, then to bring such and have it available prior so that people can look at it and see exactly what they're doing. Thank you.

MR. TRAPANI: They did have one the last time they came. They brought it over here and set it up. But we need to find whatever happened to the one we had or get another one. They did bring one last time.

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MR. GAROFALO: They need to bring it
for the public hearing, too. Thank you.

MS. LANZETTA: In regard to the larger
projects, we do require that we receive a lot of
information on these projects in electronic form.
Perhaps we can also investigate about getting a
computer projector here so we could utilize that
screen and have them present on the screens, too.
That's an idea that we can certainly do today.
In this day and age I mean, not today.

MR. TRUNCALI: Okay. Any other
comments?

(No response.)

MR. TRUNCALI: If not, I would like to
entertain a motion to adjourn the public hearing
to July 20th.

MS. LANZETTA: I'll make that motion.

MR. TRAPANI: I'll second.

MR. TRUNCALI: All in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

All opposed?

(No response.)

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MR. TRUNCALI: So carried. All right.

(Time noted: 7:42 p.m.)

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

I, Michelle Conero, a Shorthand
Reporter and Notary Public within and for
the State of New York, do hereby certify
that I recorded stenographically the
proceedings herein at the time and place
noted in the heading hereof, and that the
foregoing is an accurate and complete
transcript of same to the best of my
knowledge and belief.

DATED: July 22, 2015

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

- - - - - X

In the Matter of

DOCKSIDE

Project No. 15-8004
Route 9W & Dock Road

- - - - - X

BOARD BUSINESS

Date: July 6, 2015
Time: 7:42 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: JOEL TRUNCALI, Acting Chairman
BEN TRAPANI
CINDY LANZETTA

ALSO PRESENT: RONALD BLASS, ESQ.
PATRICK HINES
KATHI NATLAND

- - - - - X

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DOCKSIDE

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MR. TRUNCALI: Is there any other
business?

MS. LANZETTA: Actually, I have a
question. Being that we did receive the letter
of withdrawal from Dockside, have we begun
circulating the information -- the letters of
intent for lead agency to the various agencies?

MR. HINES: We have not because the
applicant was supposed to contact me and schedule
a meeting to discuss the outstanding comments and
that has not occurred.

MS. LANZETTA: Okay. According to the
minutes, we said if they provided us with that
letter of withdrawal, that we would begin to do
that. That's why we had declared lead agency
with that caveat.

MR. HINES: I was just waiting for the
applicant's representative. We were going to try
to set up a meeting with the DEC for the solid
waste and the mined land --

MS. LANZETTA: Have you set a date for
that?

MR. HINES: No. They have not
contacted me. I could reach out to them.

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DOCKSIDE

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MS. LANZETTA: Pardon me?

MR. HINES: I'll reach out to them, the
applicant's representative.

MS. LANZETTA: Is that something I
could be in attendance to?

MR. HINES: Sure.

MS. LANZETTA: If you could let the
Planning Board know --

MR. HINES: I'll copy you on the
e-mails.

MR. TRUNCALI: Any other business?

MR. TRAPANI: No.

MR. TRUNCALI: If not, we'll entertain
a motion to close the meeting.

MS. LANZETTA: I'll make that motion to
adjourn.

MR. TRAPANI: I'll second.

MR. TRUNCALI: All in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

The meeting is closed.

(Time noted: 7:44 p.m.)

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

I, Michelle Conero, a Shorthand
Reporter and Notary Public within and for
the State of New York, do hereby certify
that I recorded stenographically the
proceedings herein at the time and place
noted in the heading hereof, and that the
foregoing is an accurate and complete
transcript of same to the best of my
knowledge and belief.

DATED: July 22, 2015