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2 STATE OF NEW YORK : COUNTY OF ULSTER
3 TOWN OF MARLBOROUGH PLANNING BOARD
4

X

In the Matter of

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6 CLARA WERBA TRUST
7

8 Project No. 15-8005
9 302 Old Indian Road
10 Section 102.4; Block 3; Lot 3.100/3.200
11

X

12 PUBLIC HEARING
13 LOT LINE REVISION
14

15 Date: July 6, 2015
16 Time: 7:30 p.m.
17 Place: Town of Marlborough
18 Town Hall
19 21 Milton Turnpike
20 Milton, NY 12547
21

22 BOARD MEMBERS: JOEL TRUNCALI, Acting Chairman
23 BEN TRAPANI
24 CINDY LANZETTA
25

26 ALSO PRESENT: RONALD BLASS, ESQ.
27 PATRICK HINES
28 KATHI NATLAND
29

30 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
31

32 MICHELLE L. CONERO
33 10 Westview Drive
34 Wallkill, New York 12589
35 (845) 895-3018
36

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

5 (Pledge of Allegiance.)

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

15 First up is Clara Werba Trust.

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

19 Patti, you're up

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

22 Fourteen certified were sent out and
23 twelve were returned.

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

2 public hearing will be held by the Marlborough
3 Planning Board pursuant to the State
4 Environmental Quality Review Act and Town of
5 Marlborough Town Code 134-33 on Monday, July 6,
6 2015 for the following application: Werba lot
7 line revision, at the Town Hall, 21 Milton
8 Turnpike, Milton, New York at 7:30 p.m. or as
9 soon thereafter as may be heard. The applicant
10 is seeking approval of a lot line revision for
11 lands located at 302 Old Indian Road, Milton,
12 New York, Section 102.4, Block 3, Lot 3.100/
13 3.200. Any interested parties either for or
14 against this proposal will have an
15 opportunity to be heard at this time. Mike
16 Logue, Chairman, Town of Marlborough Planning
17 Board."

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

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

2 existing farm lane for a portion of the property.

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

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

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

12 Otherwise all of our other comments
13 have been addressed.

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

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

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

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

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

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

11 Please state your name for the
12 Stenographer.

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

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

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

2 think that you should think about doing that.
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.

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

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

8 MR. TRUNCALI: For a negative
9 declaration?

10 MR. TRAPANI: Yes.

11 MS. LANZETTA: I'll second that.

12 MR. TRUNCALI: All in favor?

13 MR. TRAPANI: Aye.

14 MS. LANZETTA: Aye.

15 MR. TRUNCALI: Aye.

16 All opposed?

17 (No response.)

18 MR. TRUNCALI: So carried.

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

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

2 MR. TRUNCALI: A motion for conditional
3 final approval.

4 MS. LANZETTA: I think he just made it.

5 MR. TRUNCALI: Right.

6 MS. LANZETTA: I'll second it.

7 MR. TRUNCALI: All in favor.

8 MR. TRAPANI: Aye.

9 MS. LANZETTA: Aye.

10 MR. TRUNCALI: Aye.

11 All opposed?

12 (No response.)

13 MR. TRUNCALI: So carried.

14 MS. BROOKS: Thank you very much.

15

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

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

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

23 DATED: July 22, 2015

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

In the Matter of

5 NEW CINGULAR WIRELESS, PC, LLC

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

9 ----- X

PUBLIC HEARING
SITE PLAN

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

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

23 MICHELLE J. GONERO

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

2 MR. TRUNCALI: New Cingular Wireless is
3 not here tonight.

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

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

14 And secondly, the Town's radiofrequency
15 consultant could not be here. He's out of the
16 state and can't be back until June 20th -- July
17 20th. I'm sorry.

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

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

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

7 MR. BLASS: Yes.

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

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

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

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

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

2 July 20th at 7:30 p.m.

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

5 MR. TRAPANI: Aye.

6 MS. LANZETTA: Aye.

7 MR. TRUNCALI: Aye.

8 All opposed?

9 (No response.)

10 MR. TRUNCALI: All right. Is there any
11 comments from the public on the New Cingular
12 Wireless application?13 MR. GAROFALO: James Garofalo, 3 Young
14 Avenue. Again I would ask you to ask them, when
15 they come, to bring a board. And if you can't
16 supply a tripod, I know there was one, as well as
17 a board that they can clip it onto, then to bring
18 such and have it available prior so that people
19 can look at it and see exactly what they're
20 doing. Thank you.21 MR. TRAPANI: They did have one the
22 last time they came. They brought it over here
23 and set it up. But we need to find whatever
24 happened to the one we had or get another one.
25 They did bring one last time.

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

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

12 MR. TRUNCALI: Okay. Any other
13 comments?

14 (No response.)

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

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

19 MR. TRAPANI: I'll second.

20 MR. TRUNCALI: All in favor?

21 MR. TRAPANI: Aye.

22 MS. LANZETTA: Aye.

23 MR. TRUNCALI: Aye.

24 All opposed?

25 (No response.)

2 MR. TRUNCALI: So carried. All right.

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

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

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

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24 DATED: July 22, 2015

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

In the Matter of

DOCKSIDE

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

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

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

2 MR. TRUNCALI: Is there any other
3 business?

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

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

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

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

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

2 MS. LANZETTA: Pardon me?

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

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

7 MR. HINES: Sure.

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

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

12 MR. TRUNCALI: Any other business?

13 MR. TRAPANI: No.

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

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

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 The meeting is closed.

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

25

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

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

23 DATED: July 22, 2015