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

In the Matter of

5 N&A DEVELOPMENT

7 Project No. 15-8003
8 Section 108.4; Block 6; Lot 29.310

SKECH - FIVE-LOT SUBDIVISION

11 Date: May 4, 2015
12 Time: 7:30 p.m.
13 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

15 BOARD MEMBERS: MICHAEL LOGUE, Chairman
16 BEN TRAPANI
16 JOEL TRUNCALI

17 ALSO PRESENT: RONALD BLASS, ESQ.
18 PATRICK HINES
KATHY WILKLOW

20 APPLICANT'S REPRESENTATIVE: ROBERT JAMES

1 N&A DEVELOPMENT

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2 CHAIRMAN LOGUE: Rise for the
3 Pledge, please.

4 (Pledge of Allegiance.)

5 MR. TRUNCALI: Agenda, Town of
6 Marlborough Planning Board, May 4, 2015.
7 Approval of stenographic minutes for 3/16.
8 N&A Development, sketch, five-lot
9 subdivision; ZBA discussion. Next deadline:
10 Friday, May 8th. Next scheduled meeting:
11 Monday, May 18th.

12 CHAIRMAN LOGUE: Have we all had time
13 to read the minutes for 3/16? Can I have a
14 motion to approve them?

15 MR. TRAPANI: I'll make that motion.

16 MR. TRUNCALI: I'll second.

17 CHAIRMAN LOGUE: Ben and Joel. All in
18 favor?

19 MR. TRAPANI: Aye.

20 MR. TRUNCALI: Aye.

21 CHAIRMAN LOGUE: Aye.

22 First up is N&A Development.

23 MR. JAMES: Do you want to explain the
24 new layout, Nick, or do you want me to do it?

25 MR. GALELLA: You can do it.

2 MR. JAMES: We came up with a new
3 layout.

4 CHAIRMAN LOGUE: Can you give your
5 name?

6 MR. JAMES: Robert James, A. Diachishin
7 & Associates.

8 The new layout is a conventional
9 single-family subdivision, five lots, the
10 extension of Summit Drive about 300 feet, four
11 lots off that road and one lot off of Grand
12 Street Extension.

13 We would hope to do individual sewage
14 disposal systems, aside from the lot coming off
15 of Grand Street. That would tie into the
16 existing sanitary sewer.

17 The water would be extended. Town
18 water would be extended to all of the lots, the
19 services.

20 We would hope that our disturbance is
21 under five acres so that we would not need a
22 stormwater pollution prevention plan, aside from
23 the erosion control component of that.

24 The driveway for lot 5, the one coming
25 off Grand Street, that's going to be a steep one.

2 We're going to try to keep that -- I believe your
3 code is fourteen percent.

4 Pat, is that correct?

5 MR. HINES: Yes, it is.

6 MR. JAMES: We're going to be right
7 around that, right around that slope to get that
8 driveway.

9 MR. HINES: Right under that you mean.

10 MR. JAMES: Right under that. It will
11 be close.

12 As far as the stormwater from the
13 roads, we're looking at bringing that behind lot
14 3 essentially with a level spreader.

15 MR. HINES: The lot layout appears --
16 this is the same parcel that had twenty some
17 multi-family homes proposed here previously.
18 There was a six-lot version of this but your code
19 only allows four lots off a private road unless
20 they have frontage. That's where the fifth lot
21 comes in, because it has frontage on Grand
22 Street.

23 The lot layout is going to have to be
24 revised. Each of the lots on the private road
25 will have to own to the center line, so each of

2 the lots own a piece of it.

3 There will need to be an access and
4 maintenance agreement for Ron's office to review
5 to be acceptable for that private roadway.

6 The water main extension will need to
7 have approval from the Ulster County Health
8 Department. It may require DEC approval for
9 extension if this lot is not currently in the
10 water district.

11 It will need to have a hydrant on the
12 end, the terminal end, for operation and
13 maintenance. There will need to be an underlying
14 easement under the private road for the Town to
15 have access to that portion of the water main
16 that is an extension.

17 Septic systems will be reviewed by the
18 Ulster County Health Department.

19 The building envelopes will have to be
20 added to the plans.

21 The lot geometry. The lots are narrow
22 in the front. The houses have to be set back to
23 where the minimum lot width is met. There has to
24 be seventy-five feet of lot width. I don't know
25 the building envelop. Specifically lots 2 and 3

2 may have that issue where the building setback
3 may have to move. Lot 3 looks kind of close.
4 I'm not sure of the scale. That will have to be
5 checked. It's got to be back so the lot frontage
6 meets the lot width.

7 MR. JAMES: I think we're good. It's a
8 50 scale.

9 MR. HINES: You're fine.

10 MR. JAMES: I think we're okay on both
11 of those lots.

12 MR. HINES: Yup.

13 The stormwater regs allow an exemption
14 for residential less than twenty-five percent
15 impervious. Between one and five acres it only
16 requires a stormwater pollution prevention plan
17 and an erosion and sediment control plan.

18 We'll be looking, as the applicant's
19 representative said, for the stormwater. I see
20 it's heading kind of down a steep hill. A level
21 spreader may not be practical. There may have to
22 be some other method to return it back to sheet
23 flow because of the steepness of the slope.
24 As you move forward I'm sure you can design
25 something there.

5 There's going to be a lot line change
6 involved here, lot 5?

7 MR. GALELLA: Yes.

8 MR. HINES: Right.

9 MR. GALELLA: Correct.

10 MR. HINES: Currently that portion that
11 shows the roadway out to Summit Drive is owned by
12 lot 5. It will be a five-lot subdivision and a
13 lot line change. When I say lot 5, I mean lot 5
14 of the previous subdivision.

15 CHAIRMAN LOGUE: Do you gentlemen have
16 anything to comment on?

17 MR. TRAPANI: No. They're all going to
18 have their own septic; right?

19 MR. JAMES: That's what we're looking
20 for. I suppose we still have the option of
21 running a sanitary up in there.

22 MR. HINES: You'll need DEC approval
23 for the sanitary.

24 MR. JAMES: We're going to try to do
25 on-site septic systems.

2 MR. HINES: Lot 5 is proposed to have a
3 sewer lateral.

4 There will need to be a payment to the
5 Town for the one lot in the sewer district
6 extension. The Town has a formula that was made
7 up several years ago for payment of that. If the
8 septic tanks don't prove out, there is probably the
9 ability to extend that based on that formula.

10 MR. TRAPANI: What's the soil type?

11 MR. JAMES: It's bath and martian.

12 Silt loam. I expect that we can probably make it
13 work.

14 MR. HINES: You might have some
15 challenges.

16 MR. JAMES: That's the only thing
17 that's going to limit.

18 MR. HINES: If it's the bath you're
19 better off than the martians. The martians are
20 going to be tough. I would expect there is more
21 of the bath.

22 MR. JAMES: Yeah.

23 CHAIRMAN LOGUE: What size is the water
24 main?

25 MR. HINES: It's an eight-inch.

2 CHAIRMAN LOGUE: You extend that
3 eight-inch to --

4 MR. JAMES: Eight inch is the minimum
5 size you're allowed in New York.

6 MR. GALELLA: Even on a private road.

7 MR. HINES: Yes.

8 CHAIRMAN LOGUE: Okay. Nothing
9 further?

10 (No response.)

11 CHAIRMAN LOGUE: It looks good.

12 MR. JAMES: Okay.

13 CHAIRMAN LOGUE: Thank you.

14 MR. JAMES: The next step is we'll come
15 back with some soil information for you.

16 CHAIRMAN LOGUE: Thank you.

17

18 (Time noted: 7:39 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: May 18, 2015