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

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In the Matter of

N&A DEVELOPMENT

Project No. 15-8003
Summit Drive
Section 108.4; Block 6; Lot 29.310

- - - - - X

SKETCH - FIVE-LOT SUBDIVISION

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

BOARD MEMBERS: MICHAEL LOGUE, Chairman
BEN TRAPANI
JOEL TRUNCALI

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

APPLICANT'S REPRESENTATIVE: ROBERT JAMES

- - - - - X

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

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N&A DEVELOPMENT 2

CHAIRMAN LOGUE: Rise for the
Pledge, please.
(Pledge of Allegiance.)

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

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

MR. TRAPANI: I'll make that motion.

MR. TRUNCALI: I'll second.

CHAIRMAN LOGUE: Ben and Joel. All in
favor?

MR. TRAPANI: Aye.

MR. TRUNCALI: Aye.

CHAIRMAN LOGUE: Aye.
First up is N&A Development.

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

MR. GALELLA: You can do it.

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

CHAIRMAN LOGUE: Can you give your name?

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

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

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

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

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

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

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

Pat, is that correct?

MR. HINES: Yes, it is.

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

MR. HINES: Right under that you mean.

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

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

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

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

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the lots own a piece of it.

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

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

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

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

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

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

1
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.

Otherwise, as far as sketch, the lots appear to meet the code with the proposed changes.

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

MR. GALELLA: Yes.

MR. HINES: Right.

MR. GALELLA: Correct.

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

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

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

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

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

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

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

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

MR. TRAPANI: What's the soil type?

MR. JAMES: It's bath and martian. Silt loam. I expect that we can probably make it work.

MR. HINES: You might have some challenges.

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

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

MR. JAMES: Yeah.

CHAIRMAN LOGUE: What size is the water main?

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

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

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

MR. GALELLA: Even on a private road.

MR. HINES: Yes.

CHAIRMAN LOGUE: Okay. Nothing
further?

(No response.)

CHAIRMAN LOGUE: It looks good.

MR. JAMES: Okay.

CHAIRMAN LOGUE: Thank you.

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

CHAIRMAN LOGUE: Thank you.

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