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

In the Matter of

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5

SUSAN BAGATTA

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10 FINAL - LOT LINE CHANGE

11 Date: March 5, 2018
12 Time: 7:30 p.m.
13 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

15 BOARD MEMBERS: CHRIS BRAND, Chairman
 JOEL TRUNCALI
16 BEN TRAPANI
 CINDY LANZETTA
17 JOSEPH LOFARO
 MANNY CAUCHI

19 ALSO PRESENT: RONALD BLASS, ESQ.
PATRICK HINES
20 VIRGINIA FLYNN

21

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

23 MICHELLE L. CONERO

24 56 North Plank Road, Suite 1
Newburgh, New York 12550
25 (845)541-4163

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: Agenda, Town of
7 Marlborough Planning Board, March 5, 2018.
8 Regular meeting 7:30 p.m. Approval of
9 stenographic minutes for 2/5. Susan Bagatta,
10 final, lot line; Young's 9W Plymouth, sketch,
11 site plan. Next deadline: Friday, March 9th.
12 Next scheduled meeting: Monday, March 19th.

13 CHAIRMAN BRAND: Excellent. I think
14 we've had enough time to look at the minutes for
15 February 5th. Can I have a motion to approve
16 those minutes?

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

18 CHAIRMAN BRAND: Is there a second?

19 MR. LOFARO: I'll second.

20 CHAIRMAN BRAND: Any discussion?

21 (No response.)

22 CHAIRMAN BRAND: All those in favor?

23 MR. TRAPANI: 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 MS. FLYNN: Can we just say that Cindy
8 first it and Joe second it, because the
9 Stenographer is not here?

10 CHAIRMAN BRAND: Sure.

11 MS. FLYNN: Thank you.

12 CHAIRMAN BRAND: Cindy made the motion
13 and it was seconded by Joe. Excellent.14 First up, Susan Bagatta, final, lot
15 line, 1 Top Hill Road, Marlboro.

16 Pat?

17 MR. HINES: This is here for final
18 approval. I think we discussed it at the last
19 meeting. The only thing lacking was the written
20 neg dec and the written final approval. I think
21 we worked through the issues on it. The final
22 approval contains some conditions. We addressed
23 things like access and the building permits and
24 such, no future subdivision.

25 MS. BROOKS: The only question that I

2 did have is one of the notes that Sue came back
3 with was related to -- it's okay to call it the
4 existing 50 foot wide right-of-way but get rid of
5 note as Tops Hill Road. That is a family name
6 for that road. It used to be Tops TV that the
7 dad owned in the front. It is Tops Hill on the
8 tax map. The addresses for those properties are
9 7 Tops Hill and 1 Tops Hill. So Tops Hill is of
10 record and the owner would very much like to
11 leave it in print. Is there a particular concern
12 about it that prevents us from leaving it on the
13 map? It is what the address is.

14 MR. BLASS: What if they added "Not a
15 Town road"?

16 MS. BROOKS: Oh, absolutely.

17 MR. HINES: The reason is if it's a
18 road shown on a subdivision map, that takes away
19 the 280-A issue.

20 MS. BROOKS: Got it.

21 MR. HINES: I don't know how it got
22 called Tops Hill Road. Maybe the 911 address.

23 MS. BROOKS: I'm not sure either but --

24 MR. HINES: It sounds like it's a 911
25 address.

2 MS. LANZETTA: I'm sorry, I didn't
3 hear, what was the --

4 MS. BROOKS: If I put underneath "Not a
5 Town road."

6 MS. LANZETTA: Okay.

7 CHAIRMAN BRAND: That doesn't bring up
8 any private road issues or anything?

9 MR. BLASS: No, I don't think so. So
10 we'll say condition number 2 would be with
11 reference to known as Top Hill Road, we'll
12 include a statement that it's not a Town road.

13 CHAIRMAN BRAND: Ron, did you have
14 anything else?

15 MR. BLASS: What we have tonight is
16 part 2 of the E.A.F., a negative declaration and
17 the resolution of approval.

18 MS. BROOKS: I have something to say,
19 Pat. What I can do -- right now we have existing
20 50 foot wide right-of-way known as Tops Hill
21 Road. If I put it in a parenthesis right-of-way
22 only, not a road, and then it's not a private
23 road, it's not a Town road. Maybe that would be
24 more inclusive?

25 MR. HINES: I think so.

2 MS. BROOKS: I understand your concern.

3 If that's okay with the Board. I mean --

4 CHAIRMAN BRAND: Mh 'hm' .

5 MR. HINES: That's okay.

6 CHAIRMAN BRAND: Any questions or
7 comments from the Board?

8 (No response.)

9 CHAIRMAN BRAND: No. So I would like a
10 motion to accept the short E.A.F. Part 3
11 determination of significance, please.

12 MR. LOFARO: I'll make that motion.

13 CHAIRMAN BRAND: Joe.

14 MR. TRAPANI: I'll second it.

15 CHAIRMAN BRAND: Seconded by Ben. All
16 those in favor, say aye.

17 MR. TRAPANI: Aye.

18 MS. LANZETTA: Aye.

19 MR. TRUNCALI: Aye.

20 MR. CAUCHI: Aye.

21 MR. LOFARO: Aye.

22 CHAIRMAN BRAND: Aye.

23 Any opposed?

24 (No response.)

25 CHAIRMAN BRAND: Excellent. We also

2 have a motion before us for the SEQRA negative
3 declaration, notice of determination of
4 significance.

5 Jen, would you poll the Board, please?

6 MS. FLYNN: Member Truncali?

7 MR. TRUNCALI: Yes.

8 MS. FLYNN: Member Trapani?

9 MR. TRAPANI: Yes.

10 MS. FLYNN: Member Lanzetta?

11 MS. LANZETTA: Yes.

12 MS. FLYNN: Member Lofaro?

13 MR. LOFARO: Yes.

14 MS. FLYNN: Member Cauchi?

15 MR. CAUCHI: Yes.

16 MS. FLYNN: Member Clarke is not here.

17 Chair Brand?

18 CHAIRMAN BRAND: Yes. We also have
19 before us a resolution of approval by the Town of
20 Marlborough Planning Board. We discussed
21 condition number 2 to include the text on the map
22 that it's not a Town road, it's a right-of-way
23 only.

24 Jen --

25 MS. BROOKS: I haven't seen the

2 resolution.

3 MS. LANZETTA: It's for two -- we're
4 going to be changing it to -- it won't say remove
5 the reference, it will say --

6 CHAIRMAN BRAND: You'll add the
7 inclusion it's not a Town road, it's a
8 right-of-way.

9 MS. BROOKS: So that's condition 2.
10 Condition 1 is, I'm assuming, with regard to
11 removal of the storage?

12 CHAIRMAN BRAND: Condition 1 is payment
13 of all relevant fees.

14 MS. BROOKS: Okay.

15 CHAIRMAN BRAND: 2, removing the
16 reference. 3, no further subdivision of any lot
17 without access to a public or a private road
18 constructed in accordance with the Town of
19 Marlborough specifications. Existing Top Hill
20 Road does not qualify. 4, storage trailers on
21 the premises shall be removed. 5, a suitable
22 access easement shall be given to lot 2 by the
23 applicant to benefit the lands of Andrew Bagatta
24 Junior and the said easement shall follow the
25 location of the actual existing driveway which

2 accesses that parcel.

3 MS. BROOKS: Great.

4 MS. LANZETTA: The only thing, perhaps
5 for 3 then we should leave off existing Top Hill
6 Road does not qualify. Isn't that kind of
7 redundant because we're calling it a road again?

8 MR. BLASS: I can take that out. Yeah.

9 CHAIRMAN BRAND: Okay. Jen, would you
10 poll the Board?

11 MS. FLYNN: Member Lanzetta?

12 MS. LANZETTA: Yes.

13 MS. FLYNN: Member Truncali?

14 MR. TRUNCALI: Yes.

15 MS. FLYNN: Member Trapani?

16 MR. TRAPANI: Yes.

17 MS. FLYNN: Member Lofaro?

18 MR. LOFARO: Yes.

19 MS. FLYNN: Member Clarke?

20 Member Cauchi?

21 MR. CAUCHI: Yes.

22 CHAIRMAN BRAND: I'll say yes as well.

23 MS. FLYNN: Chair Brand. Sorry.

24 CHAIRMAN BRAND: That's quite all

25 right.

2 Okay. I think you're all set. Thank
3 you.

4

5 (Time noted: 7:43 p.m.)

6

7

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

9

10 I, MICHELLE CONERO, a Notary Public
11 for and within the State of New York, do hereby
12 certify:

13 That hereinbefore set forth is a
14 true record of the proceedings.

15 I further certify that I am not
16 related to any of the parties to this proceeding by
17 blood or by marriage and that I am in no way
18 interested in the outcome of this matter.

19 IN WITNESS WHEREOF, I have hereunto
20 set my hand this 18th day of March 2018.

21

22

Michele Conero

23

MICHELLE CONERO

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

In the Matter of

5 YOUNG'S 9W PLYMOUTH

7 Project No. 18-2002
1871 Route 9W, Milton
8 Section 103.1; Block 1; Lot 28

10 SKETCH - SITE PLAN

11 Date: March 5, 2018
12 Time: 7:43 p.m.
13 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

15 BOARD MEMBERS: CHRIS BRAND, Chairman
 JOEL TRUNCALI
16 BEN TRAPANI
 CINDY LANZETTA
17 JOSEPH LOFARO
 MANNY CAUCHI

19 ALSO PRESENT: RONALD BLASS, ESQ.
PATRICK HINES
20 VIRGINIA FLYNN

APPENDIX C: REPRESENTATIVE: PATRICK BROOKS

2 CHAIRMAN BRAND: Next on the agenda is
3 Young's 9W Plymouth, sketch, site plan.

4 Did you want to go through the map a
5 little bit with us first? Are there significant
6 changes than what we saw at the lot line?

7 MS. BROOKS: Basically what we did is
8 we took the original lot line subdivision map, we
9 synced it as a site plan map and added some of
10 the site features that are required for a site
11 plan map.

12 I note that in our case we made some
13 errors on it but basically we added the light
14 poles, we added the topography, we showed the
15 dumpster location, I think we showed the lighting
16 on the building, where the parking areas were.
17 Basically just tried to update it to add the
18 features that we generally would show on a site
19 plan.

20 Again, it is an as-built site plan map.
21 There are no additional changes at this point in
22 time.

23 CHAIRMAN BRAND: Pat, would you run
24 through your comments, please?

25 MR. HINES: Sure. Our first comment

2 just notes that now that it is a site plan they
3 need the referral from the code enforcement
4 officer to the Board. It may be similar as the
5 lot line change ones.

6 MS. LANZETTA: We did get that.

7 MS. BROOKS: If I could get a copy of
8 that as well, that would be great.

9 MR. HINES: There has been previous
10 excavation activities on the site. If the
11 excavation is complete, the areas that are
12 disturbed should be revegetated. Site
13 landscaping should be evaluated by the Board with
14 regard to mitigating the previous rock excavation
15 on the site. It's looks not like a quarry there
16 right there now. If there is any concern of the
17 Board for that. Whether any landscaping should
18 be required. The code would require some
19 landscaping along the frontage.

20 The bulk table refers to note 12. I
21 think it's supposed to refer to note 13 regarding
22 the previous need for variances.

23 A portion of the property for new car
24 sales is identified as gravel in the area of that
25 new excavation. Typically the Board requires

2 commercial areas to be paved. I wasn't sure if
3 this was going to be open for the public or just
4 for inventory. It's less of a concern if it's
5 storage for inventory. If you have customers
6 walking through the gravel parking lot, that may
7 be an issue.

8 There's been no stormwater management
9 addressed on the site. We're going to be looking
10 for that. It's disturbing -- more than an acre
11 of the site was disturbed, so compliance with DEC
12 regulations regarding that.

13 DOT input is required based on the
14 proximity to the State highway.

15 County DPW also would be an involved
16 agency. There's no change of access but that
17 needs to be submitted.

18 An Ulster County Planning referral for
19 the site details including any proposed lighting
20 or landscaping, any grading or drainage
21 improvements.

22 This is along the Route 9W corridor. I
23 do note that it is north of Milton Turnpike. I
24 don't know where the sidewalks that we're doing
25 along the 9W corridor would enter in. There

2 should be a discussion whether or not the Board
3 feels there should be sidewalks along the
4 frontage. I don't know where you're walking from
5 or to, but that's something we talk about along
6 that corridor.

7 And then an erosion and sediment
8 control plan would be appropriate for the site as
9 well.

10 MS. BROOKS: So I guess we'll start at
11 the beginning. So the excavation that has taken
12 place at the site was all rock outcrop which
13 basically was just flattened out. So it was
14 impervious surface to begin with, it's impervious
15 surface now. They did not change anything with
16 regard to stormwater. It was rock and it's still
17 rock. It never had any ground cover on it. It
18 never was landscaped. Anybody who goes past it
19 every single day, it was rock and it's rock and
20 it's rock and it's rock. So, you know --

21 MR. HINES: I'll defer to the Board. I
22 don't know what it looked like before it became a
23 quarry, for lack of a better term.

24 MR. ALDRICH: It's just grass.

25 MR. HINES: If it was rock then and

2 rock now, I don't have much concern.

3 CHAIRMAN BRAND: Did we decide what
4 that's going to be used for?

5 MR. ALDRICH: It will just be for
6 storage. If I have to move the cars there like
7 when it snows. I can move cars over there by the
8 lot and then pull them back onto the blacktop.
9 Customers won't have to walk there. I can keep
10 all the vehicles, as you can see, on the
11 blacktop.

12 MR. TRAPANI: They were moved down the
13 next day.

14 CHAIRMAN BRAND: Yeah.

15 MR. HINES: I'm not concerned if it's
16 for overflow inventory. If you've got 120 cars
17 -- I just don't like to encourage customers to
18 walk into --

19 MS. BROOKS: Yeah. I can put in
20 parenthesis there "Not a customer area."

21 MR. HINES: Yeah.

22 MR. ALDRICH: I never encourage
23 customers to go up there anyway.

24 MR. HINES: We don't want people coming
25 in and saying hey, Young's Motors has a gravel

2 lot. You know, there's a reason for it. There's
3 logic to it, that it is for inventory storage and
4 not for public access and sales.

5 MR. LOFARO: Putting that on map,
6 though, does that prevent him from doing it in
7 the future if he wants to pave that and use that?
8 You don't want to take that away from him if he
9 wants to do that.

10 MR. HINES: I think he'd have to come
11 back.

12 MS. BROOKS: He'd have to come back. As
13 long as we're leaving it gravel, I'm going to
14 change it to say "Gravel parking lot for new car
15 inventory" instead of sales.

16 MS. LANZETTA: Okay.

17 MS. BROOKS: That should be -- will
18 that address that, Pat?

19 MR. HINES: I think so, yeah.

20 MS. LANZETTA: Okay.

21 MS. BROOKS: So I think that takes care
22 of the excavation.

23 The site area, we have a proposal of --
24 that's going to be revised. The asterisk does
25 relate to 13. As the Board will remember, a few

2 years ago when they were looking to put an
3 addition on the building we had made application
4 to the Planning Board at that point in time for
5 site plan approval, and so we sought variances at
6 that point in time. That's what those variances
7 were related to. And then subsequent to that,
8 when it looked like it was going to take a real
9 long time for the sewer to get over there, those
10 plans were abandoned. So those variances were
11 granted by the ZBA at that point back in 2013.

12 I think we took care of the overflow
13 inventory.

14 Stormwater management, again we're --
15 we don't have disturbance of more than one acre
16 of non-impervious surface to impervious surface.
17 It always has been impervious.

18 I guess my question is with regard to
19 DOT and Ulster County Planning Board, if none of
20 the changes that were made here, basically it was
21 just taking down that mountain of rock and
22 turning it into gravel, that's the only change
23 that was made, does it warrant going to DOT and
24 Ulster County Planning Board if there's been no
25 impact? The access, ingress/egress is still the

2 same. Everything has been maintained the same.

3 MR. BLASS: You have to go to County
4 Planning. There's no way around that.

5 MS. BROOKS: No way around that?

6 MR. BLASS: No.

7 CHAIRMAN BRAND: It has to go to DOT,
8 too, because it's on a State highway. Correct?

9 MR. HINES: It fronts on a State
10 highway.

11 MS. BROOKS: Well I guess -- yeah. I
12 mean I would say because it's going to go to them
13 as part of the SEQRA circulation anyway; right?

14 MR. BLASS: Yeah.

15 MS. BROOKS: So it will go to -- it
16 will go to DPW and DOT as far as the SEQRA
17 circulation, and we should get feedback from them
18 relative to that.

19 MR. BLASS: It will be a --

20 MS. BROOKS: I just don't have -- I'm
21 sorry, Ron.

22 MR. TRUNCALI: We're not making any
23 changes, we're --

24 CHAIRMAN BRAND: Pretty much, yeah.
25 But then it changes the use.

2 MS. BROOKS: I just don't have an
3 application to submit to DOT or Ulster County
4 DPW. What I'm asking is if we do a coordinated
5 review of the circulation of SEQRA, will that be
6 sufficient?

7 MR. HINES: Yes.

8 MS. BROOKS: I'm not talking about
9 Ulster County Planning Board. I'm only talking
10 about DOT and County DPW.

11 MR. HINES: We will do that during the
12 SEQRA process and that would be sufficient notice
13 for those agencies.

14 MS. BROOKS: Is that acceptable to the
15 Board? I just don't know what to apply -- you
16 now, I have nothing to apply for. I think
17 that --

18 MR. HINES: You may have time to look
19 at it under SEQRA. I don't know. That could
20 raise whatever issues they have on the site.

21 MS. BROOKS: Correct. Yeah. But I
22 think that's probably the more appropriate way to
23 circulate it.

24 MR. HINES: That's fine. Landscaping
25 and sidewalks are probably the two other issues.

2 CHAIRMAN BRAND: Yeah. I think in the
3 past we have asked people north of the Milton
4 Turnpike to do sidewalks. We required Luvero's
5 north of that, and as was the Grand Slam Auto,
6 some of the other sites there. I think
7 personally speaking for me, I know that being a
8 customer there a lot, in the front there, if it
9 was possible to put some type of pedestrian
10 marked off space, I think that wouldn't be a
11 terrible idea. I would prefer to see sidewalks
12 there if we could, just maybe in front of that --
13 you know, like from the light up to maybe the
14 bay, and then on the blacktop you could paint
15 something just to show that people could walk
16 there. The idea was to kind of encourage
17 pedestrian use.

18 MS. BROOKS: So you're talking about
19 behind the curbed area? Right now there's all
20 parking there for the cars.

21 CHAIRMAN BRAND: Right.

22 MS. BROOKS: I'm not sure --

23 CHAIRMAN BRAND: Right where the sign,
24 is pretty much there. I don't know, is there
25 room to get a piece of sidewalk in, like just in

2 front of the building?

3 MS. BROOKS: Can you show me where?

4 CHAIRMAN BRAND: From here to here.

5 Here to here pretty much because this is the
6 driveway; right?

7 MS. BROOKS: That's the driveway, yeah.

8 MR. ALDRICH: The driveway into the
9 overhead door?

10 CHAIRMAN BRAND: No. From like south
11 of that to the corner.

12 MR. LOFARO: The gas pump used to be
13 there.

14 CHAIRMAN BRAND: There used to be a gas
15 pump there?

16 MR. ALDRICH: It's a driveway.

17 MS. BROOKS: That's where people pull
18 in and out. That would definitely be a
19 dangerous --

20 MR. TRUNCALI: From the curb cut to the
21 corner.

22 CHAIRMAN BRAND: That's pretty much
23 what I meant.

24 MS. BROOKS: So basically Chris is
25 talking about the area sort of midway to the

2 building, for the audio, southerly to the
3 intersection.

4 CHAIRMAN BRAND: It's very difficult to
5 cross here. Standing here you're kind of taking
6 your life into your hands. I mean you're
7 definitely taking your life into your hands.

8 MR. ALDRICH: You want a sidewalk
9 there?

10 MS. BROOKS: You don't necessarily want
11 to be encouraging people to walk there is the
12 point.

13 CHAIRMAN BRAND: Yeah.

14 MR. ALDRICH: That's what I was
15 thinking.

16 CHAIRMAN BRAND: I think somehow I
17 would like to see some type of pedestrian marking
18 so that they know where to walk. Does that make
19 sense?

20 MR. TRAPANI: You're talking right in
21 front of the showcase? Where they used to have
22 the showcase there?

23 MS. LANZETTA: He's talking about right
24 here.

25 MR. TRAPANI: Here's Milton Turnpike.

2 Right here? And 9W. Don't they pull in here
3 with the cars?

4 MS. LANZETTA: They go in here.

5 MR. TRAPANI: But they pull in through
6 here so that they don't have to pull out onto 9W.

7 MS. LANZETTA: Yeah, and then they go
8 this way, too.

9 MS. BROOKS: Correct.

10 MR. TRAPANI: That's what I'm saying.

11 MS. BROOKS: The only curbed area is
12 from here to here. This single line here is not
13 a curb, that's the edge of the pavement. So
14 there's still cars coming in here all the time.

15 MR. TRAPANI: Go out, get into traffic
16 and come around this way.

17 CHAIRMAN BRAND: There is a curb there.

18 MR. TRUNCALI: That's paved.

19 MS. BROOKS: They come in this way.

20 MR. ALDRICH: If I mark that off as a
21 walkway --

22 CHAIRMAN BRAND: Just so that I'm
23 clear, there is a curb pretty much from here --

24 MS. BROOKS: From here to about here.
25 Wherever the double line ends is where the curb

2 line -- it's a --

3 MR. ALDRICH: The curb starts where --

4 you guys have a drain there and then --

5 MS. BROOKS: There's the catch basin
6 right there. That's pretty much where the curb
7 starts.

8 MR. ALDRICH: Where the curb starts.

9 That keeps -- you want people to walk on that?

10 That's my driveway. That's how I get the
11 vehicles around the dealership.12 MS. BROOKS: Without going on the
13 highway, which is what DOT wants to avoid.14 CHAIRMAN BRAND: And there's not room
15 for that -- I mean where would you walk?

16 MS. BROOKS: There isn't.

17 MR. ALDRICH: I'm right on 9W.

18 CHAIRMAN BRAND: Right.

19 MR. ALDRICH: I've got nowhere to go.

20 CHAIRMAN BRAND: Yeah. Like I don't
21 think it's necessary here because if you're a
22 pedestrian, I mean you could --

23 MS. BROOKS: Walk behind the cars.

24 MR. ALDRICH: I will say this. The
25 kids when they're walking, they will -- actually

2 they cross on the other side of the road. They
3 don't stand in front of the dealership.
4 Sometimes they'll stand in front of the
5 dealership and run across to Stewart's.

6 CHAIRMAN BRAND: Right.

7 MR. ALDRICH: They stand right there on
8 the drive-through, on the walk around. If I mark
9 that as a walkway can I still drive over that to
10 get the cars into the shop? Because what happens
11 is I've got handicap parking on the --

12 MS. BROOKS: Right here.

13 MR. ALDRICH: -- on the side of the
14 building and they've got to get around too. If I
15 clog it all up, I've got to move my display or --

16 CHAIRMAN BRAND: Yeah. I know you do
17 park the cars -- what's the -- what's the
18 distance here? 26 feet?

19 MS. BROOKS: Yeah. 26.8. Yup.

20 CHAIRMAN BRAND: So what's a sidewalk?
21 4?

22 MS. BROOKS: Mm 'hm' .

23 MR. HINES: 5 for handicap.

24 CHAIRMAN BRAND: So you've still got 21
25 feet there; right?

2 MR. ALDRICH: But then you've got the
3 light poles.

4 MR. HINES: DOT has been encouraging
5 them in the right-of-way.

6 CHAIRMAN BRAND: True.

7 MR. HINES: They had a change of heart.

8 MS. LANZETTA: I think what you're
9 going to find is when this goes up to County and
10 DOT, they're both going to come back saying
11 you've got to make some pedestrian
12 accommodations.

13 CHAIRMAN BRAND: I'm sure they are.

14 MS. LANZETTA: And then for us to --
15 you know, we have to take that into
16 consideration.

17 MR. ALDRICH: Do I just stripe it out
18 and put pedestrian -- how do I --

19 MS. BROOKS: I think what you and I
20 should do is meet out there and lay out -- it's
21 hard -- right now we're all trying to visualize
22 it. I think it might be best to try to lay it
23 out on the site and then put some sort of
24 striping in there, because it's already
25 blacktopped. I don't know that you need to put

2 new --

3 MR. TRUNCALI: So you guys are worried
4 about people walking down Milton Turnpike to 9W?5 CHAIRMAN BRAND: For me as a customer
6 and having to have come out this way and try to
7 cross the street here, which I know I'm sure your
8 guys do for lunch and stuff to go to Stewart's.
9 I mean eventually our plan was to continue it so
10 that pedestrians could go to the town park and
11 get all the way through. I think that's a pretty
12 decent coordination.13 MS. BROOKS: We need a nice crosswalk
14 across.15 CHAIRMAN BRAND: Yes. I would love to
16 have that.

17 MR. ALDRICH: You'll get run over.

18 CHAIRMAN BRAND: It's terrible.

19 MS. BROOKS: I know it's terrible at
20 that intersection.21 MR. TRAPANI: The light doesn't make
22 any difference.

23 CHAIRMAN BRAND: It's not long enough.

24 MR. ALDRICH: I watch there every day.
25 Everybody's doing 75 to beat the light. Nobody

2 is doing 55.

3 CHAIRMAN BRAND: I would think -- I
4 mean I don't really know what the good plan is
5 for you but I would think something -- some type
6 of consideration for pedestrian walking through
7 as much of the site as possible. This obviously
8 is going to be problematic, and I don't know it
9 needs to continue all the way down there.

10 MS. BROOKS: All right. Jeff and I
11 will take a look at it before the deadline on
12 Friday when we have to send the revised plans.

13 CHAIRMAN BRAND: Okay.

14 MS. BROOKS: And then as long as we're
15 here and you're all looking at the maps, what
16 about landscaping? Because again, you know, it's
17 a blacktopped site.

18 MS. LANZETTA: I think you should
19 perhaps include some pictures of the existing
20 situation --

21 MS. BROOKS: Okay.

22 MS. LANZETTA: -- and make it clear to
23 them that like as far as lighting, there's going
24 to be no new lighting --

25 MS. BROOKS: Okay.

2 MS. LANZETTA: -- because --

3 MS. BROOKS: Tailor it towards the
4 things that are --

5 MS. LANZETTA: Let them know that this
6 isn't a new site.

7 MR. HINES: Do you have security issues
8 up there? I know new car parking lots seem to --

9 MR. ALDRICH: That's why the lot itself
10 is lit but not the shale part. So everything
11 else is lit.

12 MS. LANZETTA: There will be no new
13 lighting up here; right?

14 MR. ALDRICH: No.

15 MS. BROOKS: Right now he doesn't keep
16 cars there except when he's snowplowing.

17 MS. LANZETTA: Just to make it clear
18 that everything, as you were saying to us, it's
19 existing.

20 MS. BROOKS: Right.

21 MS. LANZETTA: So that they don't come
22 back and say to us, you know, we need a lighting
23 -- you need lighting details.

24 MS. BROOKS: Right. So a good letter
25 of intent on this is probably going to be key for

2 the reviewing agencies that I'm not directly, you
3 know, speaking to.

4 MR. ALDRICH: In the past I displayed
5 vehicles up there. You all know that. If that's
6 the case and I can't do that, that's no problem.
7 I'll just --

8 MS. BROOKS: Well you can display -- I
9 think you can put them there for inventory. You
10 can't allow customers up there.

11 MR. ALDRICH: Correct.

12 MS. LANZETTA: If you start
13 highlighting them with lights and stuff, then
14 that becomes a sales lot.

15 MR. ALDRICH: Right.

16 MS. LANZETTA: So you have to weigh
17 whether you --

18 MR. ALDRICH: No lighting is going up
19 there. I was thinking about putting a flagpole
20 but I didn't bring that in.

21 MR. LOFARO: I thought the same thing.

22 MR. ALDRICH: That would be an awesome
23 place for a huge flag.

24 CHAIRMAN BRAND: On the rocks.

25 MR. ALDRICH: Yeah. Up on that hill.

2 MS. BROOKS: You're okay with the
3 flagpole?

4 MR. HINES: Personally I'm okay with
5 the flagpole.

6 CHAIRMAN BRAND: I think -- yeah.

7 Okay. That's it.

8 MR. TRUNCALI: As far as landscaping, I
9 don't see any need for landscaping in this rock
10 pile over here. The rest of the site, you know,
11 there's nowhere for landscaping.

12 MR. ALDRICH: That was always rock.

13 MS. BROOKS: It looks great. I mean
14 that -- the facelift there really --

15 MR. TRAPANI: To even put vehicles up
16 there compared to the way it was all those years.

17 MS. LANZETTA: That's why if you take
18 some shots --

19 MS. BROOKS: Okay.

20 MS. LANZETTA: -- and send them along
21 with it so that they just understand that you're
22 not just arbitrarily not doing landscaping.

23 MS. BROOKS: Okay.

24 MR. TRAPANI: Maybe put something in
25 where the lighting that you have there now was

2 approved the last time for when we put the
3 addition up on the north side of the building.
4 Right? That's all new lighting.

5 MR. ALDRICH: It's the same light
6 poles. Central Hudson came in and put them in.

7 CHAIRMAN BRAND: Pat, do you know if
8 when we send this to DOT can we make some type of
9 request that if he is improving the pedestrian
10 accessibility there, that they do put in a
11 crosswalk there on 9W? How does that work?

12 MR. HINES: Yes. That would be the
13 appropriate time to start that recommendation.
14 It could be a recommendation of the Planning
15 Board and DOT will look at it. They may say no
16 way but --

17 CHAIRMAN BRAND: Yeah. I think that
18 would be great.

19 MR. HINES: I put that comment, the
20 Planning Board has concerns about the existing
21 pedestrian access. The existing situation, we
22 can call it to their attention.

23 CHAIRMAN BRAND: Service people and
24 employees. I mean it's not that many --

25 MR. LOFARO: The bus stops there too,

2 doesn't it?

3 MR. ADLRICH: What's that?

4 MR. LOFARO: Doesn't the bus stop
5 there?

6 MR. ALDRICH: On the Stewart's side.

7 MR. LOFARO: Either way people are
8 crossing back and forth.

9 CHAIRMAN BRAND: I would definitely
10 like to have that included in the letter, to look
11 at that. Maybe that would help as well with your
12 decision-making process.

13 MS. BROOKS: So we'll put a package
14 together. When I do the submission for Friday I
15 will give you a separate envelop for the Ulster
16 County Planning Board. I'll label it Ulster
17 County Planning Board and it will have duplicates
18 of everything that I've submitted.

19 CHAIRMAN BRAND: On other projects they
20 actually put the crosswalk in the right-of-way in
21 the front. They put them, I guess it would be
22 here; right? Is that the shoulder of the road?

23 MS. BROOKS: Right. Because the blue
24 line and the boundary line. There would be
25 probably 4 feet in there to put a striped

2 crosswalk in there, a pedestrian walkway. So
3 that might be --

4 MR. LOFARO: You still might be able to
5 drive over it, use that space.

6 CHAIRMAN BRAND: It's not a
7 thoroughfare. It's just pulling the cars up.

8 MR. ALDRICH: I don't want the
9 technicians to drive the customer's vehicle on
10 the road, around and try to cut back in. It's
11 more of -- it's more risk.

12 CHAIRMAN BRAND: Absolutely.

13 MR. ALDRICH: As long as I can just
14 keep using that.

15 CHAIRMAN BRAND: Yeah.

16 MS. LANZETTA: Al, do you know of
17 anything in the new DOT study that the Town --

18 MR. LANZETTA: I think there's a
19 crosswalk across from Young's to Stewart's.
20 There's a crosswalk I think from Young's to go
21 across the turnpike, maybe on the inside. I
22 don't know, I'll have to look at it. DOT was
23 there. We're talking about that and also a
24 circle in there.

25 MS. LANZETTA: A roundabout?

2 MR. LANZETTA: Yeah. At this point
3 that's undeveloped.

4 CHAIRMAN BRAND: Anything else for the
5 Board?

6 (No response.)

7 CHAIRMAN BRAND: Do you have guys have
8 anything for this?

9 (No response.)

10 MS. FLYNN: They have their public
11 hearing scheduled for March 19th.

12 CHAIRMAN BRAND: Yes.

13 MS. BROOKS: May I put both public
14 notices in the same certified letter envelop?

15 MR. HINES: Yes. I think so. The same
16 people are going to hear it.

17 MS. BROOKS: The same people are going
18 to get them. It will save the duplicate.

19 CHAIRMAN BRAND: Public hearing March
20 19th.

21 MS. BROOKS: All right. Thank you very
22 much. I think that's it.

23 CHAIRMAN BRAND: Great. Thank you.

24 Anything else from the Board?

25 MS. LANZETTA: Just that they got the

2 updated --

3 CHAIRMAN BRAND: We did get the revised
4 -- yes.5 MS. LANZETTA: The only addition was
6 the disclaimer that Chris had asked for. That's
7 the only change.8 CHAIRMAN BRAND: And I think just we
9 did get the e-mail but the Planning Board, ZBA
10 and Town Board are scheduling a group meeting. I
11 think we're looking at April 2nd if that works
12 for everybody else. If not it'll have to be
13 pushed further out. We can try to be at the
14 April 2nd meeting. It will be at this meeting.
15 After our regular meeting we'll meet with them.16 MS. FLYNN: I'll have Penny send out an
17 e-mail tomorrow to see if it's okay for the
18 Zoning Board --

19 CHAIRMAN BRAND: Okay.

20 MS. FLYNN: -- to come that day.

21 CHAIRMAN BRAND: Motion to adjourn?

22 MR. CAUCHI: I'll make the motion.

23 MR. LOFARO: Second.

24 CHAIRMAN BRAND: Manny makes the
25 motion. Joe seconds it. All those in favor?

2 MR. TRAPANI: Aye.

3 MS. LANZETTA: Aye.

4 MR. TRUNCALI: Aye.

5 MR. CAUCHI: Aye.

6 MR. LOFARO: Aye.

7 CHAIRMAN BRAND: Aye.

8 Any opposed?

9 (No response.)

10

11 (Time noted: 8:15 p.m.)

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

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6

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 18th day of March 2018.

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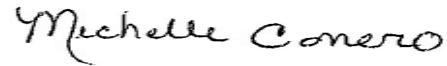
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MICHELLE CONERO