

1

1

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

X

5 In the Matter of  
6

7 BAYSIDE MIXED USE  
8

9 Project No. 17-1024  
10 18 Birdsall Avenue, Marlboro  
11 Section 109.1; Block 4; Lot 29  
12

X

13 PUBLIC HEARING - SUBDIVISION  
14

15 Date: June 4, 2018  
16 Time: 7:30 p.m.  
17 Place: Town of Marlborough  
18 Town Hall  
21 Milton Turnpike  
Milton, NY 12547

19 BOARD MEMBERS: CHRIS BRAND, Chairman  
20 JOEL TRUNCALI  
21 BEN TRAPANI  
22 CINDY LANZETTA  
23 JOSEPH LOFARO  
24 MANNY CAUCHI  
25 STEVE CLARKE

26 ALSO PRESENT: RONALD BLASS, ESQ.  
27 PATRICK HINES  
28 VIRGINIA FLYNN

29 APPLICANT'S REPRESENTATIVE: JUSTIN DATES  
30

X

31 MICHELLE L. CONERO  
32 PMB #276  
33 56 North Plank Road, Suite 1  
34 Newburgh, New York 12550  
35 (845)541-4163

2 CHAIRMAN BRAND: I'd like to call the  
3 meeting to order with the Pledge of  
Allegiance to the flag of our country.

4 (Pledge of Allegiance.)

5 MR. TRUNCALI: Agenda, Town of  
6 Marlborough Planning Board, June 4, 2018.  
7 Regular meeting 7:30 p.m. Bayside Mixed Use,  
8 public hearing, subdivision; Pascale/Taddeo,  
9 sketch, lot line. Next deadline: Friday,  
10 June 8th. Next scheduled meeting: Monday,  
11 June 18th.

12 CHAIRMAN BRAND: I would like to start  
13 off with the Bayside public hearing.

14 Do you have the mailings?

15 MR. DATES: Yes.

16 CHAIRMAN BRAND: How many did you send  
17 out, how many came back?

18 MR. DATES: We sent out 104, we had 72  
19 returned, 2 undeliverable.

20 CHAIRMAN BRAND: Just give those to the  
21 secretary.

22 Two things before we get started.

23 Number one, for the record I did receive an  
24 e-mail from Brian Maher who is -- works for the  
25 U.S. Senator, Bill Larkin's office. He said he's

2 been made aware of the historical and military  
3 significance of the Heff building located on the  
4 Bayside property. The senator is willing to work  
5 with all parties involved, including the  
6 developer. He said I'd be happy to host a  
7 meeting at the district office to discuss the  
8 topic.

9 So you've been given a copy of that as  
10 well?

11 MR. DATES: Yes, I have.

12 CHAIRMAN BRAND: Excellent.

13 MR. TRUNCALI: "Legal notice,  
14 subdivision application. Please take notice a  
15 public hearing will be held by the Marlborough  
16 Planning Board pursuant to Chapter 134 of the  
17 Marlborough Town Code on Monday, June 4th, for  
18 the following application: Bayside Mixed Use, at  
19 the Town Hall, 21 Milton Turnpike, Milton, New  
20 York at 7:30 p.m. or as soon thereafter as may be  
21 heard. The applicant is seeking approval of a  
22 three-lot subdivision located at 18 Birdsall  
23 Avenue, Section 109.1, Block 4, Lot 29. Any  
24 interested parties either for or against this  
25 proposal will have an opportunity to be heard at

2 this time. Chris Brand, Chairman, Town of  
3 Marlborough Planning Board."

4 CHAIRMAN BRAND: This is a public  
5 hearing. Any interested parties either for or  
6 against will have an opportunity to speak. I  
7 would just like to remind those in the public  
8 that the site plan for this project has already  
9 been approved. This public hearing is strictly  
10 for the subdivision itself for the three lots.

11 MS. GIUNTA: When was that approved for  
12 the site development, because I looked through  
13 all of your minutes for all the meetings that are  
14 posted online and there's nothing even discussed  
15 of this, that it was approved?

16 CHAIRMAN BRAND: I'd have to go back  
17 into my notes.

18 MR. BLASS: May 7th.

19 MS. GIUNTA: None of your May minutes  
20 are online, and that wouldn't be fair to the  
21 public that we couldn't even see the  
22 conversations that you even had.

23 CHAIRMAN BRAND: Okay. I don't know  
24 about the website. They should be online as far  
25 as I'm concerned. I don't know.

2 MS. GIUNTA: It wasn't on there as of  
3 3:30 this afternoon.

4 CHAIRMAN BRAND: Okay. I'll check into  
5 that.

6 THE REPORTER: Can I have your name,  
7 please?

8 MS. GIUNTA: Joanne Giunta,  
9 G-I-U-N-T-A.

10 THE REPORTER: Thank you.

11 CHAIRMAN BRAND: Mr. Dates, do you want  
12 to give us a quick overview?

13 MR. DATES: Sure. What we're here for  
14 is a public hearing for a three-lot subdivision  
15 of the Bayside project. Is the mic working?  
16 Should I use the mic?

17 CHAIRMAN BRAND: Sure.

18 MR. DATES: As I said, we're here for  
19 the Bayside project. It's a three-lot  
20 subdivision. The current parcel is about 25  
21 acres in size. The applicant, as part of the  
22 development, will be subdividing it into three  
23 separate lots.

24 Just to orient everyone, north is up  
25 the page, 9W is on the right here, and then the

middle school is on the bottom of the page here.

3 So the three lots consist of -- along  
4 9W there's a commercial parcel about 2.3 acres in  
5 size, there's another -- this kind of magenta lot  
6 here is about 1.2 acres in size. There's no  
7 proposed development on that lot. It will retain  
8 the current owner's ownership. Then the largest  
9 lot in the rear here, the green one, that will  
10 house the proposed residential development, and  
11 that's the 104 apartment units within the 5  
12 buildings there. And then lastly, we are  
13 proposing for offer of dedication a Town road to  
14 come up into the site about 750 feet or so. So  
15 there would be an associated right-of-way so long  
16 as the Town accepts dedication of that.

17 CHAIRMAN BRAND: Excellent. This is a  
18 public hearing. If you have any questions or  
19 comments you'd like to ask, now is your time.  
20 Please just stand. If you'd like to come up to  
21 the podium you may, but please be sure to state  
22 your name for the Stenographer. Anyone?

23 Mr. Garofalo.

24 MR. GAROFALO: James Garofalo, 3 Young  
25 Avenue. I just wanted to make some points that I

had made in the prior meeting, one of which is I believe that this should go before the ZBA because of the zoning issue, and ideally that should have been taken care of earlier. I do understand the ZBA probably would approve it but I think as a procedural matter that it should go before the ZBA.

14 CHAIRMAN BRAND: Can I ask what you're  
15 referring to as far as the ZBA and the zoning?

2 Young as well as the new intersection. I put this  
3 -- in my written material I referred to the exact  
4 section in the code. If they made the building  
5 smaller than 10,000 square feet, both of those  
6 requirements would disappear. But considering  
7 that this is 12,000 square feet, it falls under  
8 that area, and I believe it should be referred to  
9 the ZBA even though historically with Chestnut  
10 Petroleum the same issue came up with the  
11 distance from a public street and the ZBA did  
12 approve that change. Procedurally I believe even  
13 if -- it seems like they might adopt it, it  
14 should go to them. This is a double case. Thank  
15 you.

16 CHAIRMAN BRAND: Thank you, Mr.

17 Garofalo.

18 Anyone else?

19 MR. HERBST: Peter Herbst, I live on  
20 Prospect Lane. Why do we keep referring to this  
21 as 18 Birdsall Avenue?

22 CHAIRMAN BRAND: Mr. Dates?

23 MR. HERBST: I mean I live right up  
24 there.

25 MR. DATES: That is the current

2 address for this parcel. It actually has a  
3 deeded access from Birdsall Avenue through the  
4 school to gain access to the existing house  
5 that's there. It does not have a Route 9W or  
6 even a Purdy Avenue address.

7 MR. HERBST: You have access off of  
8 Birdsall Avenue to that?

9 MR. DATES: That's correct. Yup.

10 MR. HERBST: Buses go in there now;  
11 right?

12 MR. DATES: The school. The school  
13 uses it.

14 MR. HERBST: Is there going to be  
15 another entrance to the school?

16 MR. DATES: No, sir.

17 MR. HERBST: No?

18 MR. DATES: The current address is off  
19 of Birdsall because we have a deeded access to  
20 get to that house. That's it.

21 MR. HERBST: Okay. What's the address  
22 of the school? Route 9W? You don't know?

23 CHAIRMAN BRAND: I don't know.

24 MR. DATES: I'm not sure.

25 MR. HERBST: It just kind of makes me

2 wonder. There's nothing on Birdsall Avenue per  
3 se, is there?

4 MR. DATES: No. I mean the County  
5 records, this is the address for the site.

6 MR. HERBST: Okay. Good. Thank you.

7 CHAIRMAN BRAND: Anything else?

8 MS. GIUNTA: I have a question. I  
9 heard, I don't know if it's through the grapevine  
10 or what, but I was told today that once you have  
11 all the approvals from the Town to do all this,  
12 that you are selling to a different company to do  
13 the buildings. Is that correct?

14 MR. DATES: I don't know anything of  
15 that. I have not heard that before.

16 CHAIRMAN BRAND: Any other comments  
17 from the public?

18 MR. HERBST: Peter Herbst. Nobody else  
19 is going to say anything. The concern we all  
20 have is this is going to be a Bloomingburg?

21 MR. DATES: I'm not sure what that is.

22 MR. HERBST: I mean everybody knows --  
23 I'm just asking a question because nobody is  
24 asking. It's the question that everybody wants  
25 to ask but nobody does. What's going to happen?

2 CHAIRMAN BRAND: I believe there's no  
3 plans for this to become a Hasidic community.  
4 It's just going to be market value and rented.  
5 Correct?

6 MR. DATES: Yes. It's market rate  
7 apartment units.

8 MS. HERBST: This whole unit, is there  
9 anything in all these units that is tax exempt?  
10 Is there going to be anything within all these  
11 units that is tax exempt?

12 CHAIRMAN BRAND: Mr. Dates?

13 MR. DATES: No. The residential  
14 component, we provided information in the FEIS  
15 which shows --

16 UNIDENTIFIED SPEAKER: Can you speak  
17 louder? I can't hear you.

18 MR. DATES: We provided the residential  
19 component in our environmental impact statement,  
20 we showed the tax estimates that we paid for the  
21 residential. There were no deductions shown on  
22 those.

23 MS. HERBST: And that's going to remain  
24 that way?

25 MR. DATES: Yes. That's how we propose

2 it. Yes.

3 MS. HERBST: Thank you.

4 MS. GIUNTA: This is a proposal for 9W  
5 tonight; correct? The buildings that you want to  
6 put, the commercial side?

7 MR. DATES: This is.

8 CHAIRMAN BRAND: This is a proposal to  
9 subdivide three parcels. It's to subdivide the  
10 one large parcel into three separate parcels, one  
11 of which will be commercial in the front on 9W,  
12 one of which would house the apartment  
13 development, and then the other would be the  
14 vacant land off the newly proposed road.

15 MS. GIUNTA: Which is going to go to  
16 the school eventually probably?

17 CHAIRMAN BRAND: We don't know.

18 MS. GIUNTA: What type of businesses  
19 are you going to put into the commercial? Have  
20 you done any advertising for it? Are you going  
21 to just build it and hope you rent it?

22 MR. DATES: Right now there are no  
23 users or tenants identified. It would be built  
24 once the applicant secures one. He's not going  
25 to build a spec commercial building.

2 MS. GIUNTA: Is it going to be for  
3 multiple businesses or just for one? Are you  
4 going to have a set of offices ?

5 MR. DATES: Right now it's all  
6 commercial, 12,600 square feet. If it's various  
7 tenants, he does not know yet. We haven't  
8 identified anyone for it.

9 MS. GIUNTA: When is all this you are  
10 trying to propose for building? The last meeting  
11 I thought you were going to do one section, see  
12 how that went and then build.

13 MR. DATES: Should I keep going?

14 CHAIRMAN BRAND: Yes.

15 MR. DATES: Okay. He wants to get the  
16 residential development underway and going.  
17 That's his focus. The commercial, like I said,  
18 will be built when a tenant is identified.

19 MS. GIUNTA: 9W is not going to be  
20 affected by this?

21 MR. DATES: We don't have any access  
22 out to Purdy Avenue aside from the emergency  
23 access, which is gated, and just the maintenance  
24 driveway to our stormwater area, which is also  
25 gated.

2 MS. GIUNTA: So then my proposal to the  
3 Town, why are you having any type of access to  
4 Purdy Avenue at all, because we are a dead end?  
5 We're not a cul-de-sac. We can't handle large  
6 trucks on our road. There are no turn around  
7 spots, no nothing. Why are you stating you're  
8 going to have access to our road? You're off  
9 Birdsall.

10 MR. DATES: I mean actually from a  
11 safety standpoint, if Purdy Avenue is blocked off  
12 at 9W, we actually -- you can then have the  
13 ambulance or even a fire truck get through our  
14 site to get to Purdy. It's just a second means  
15 of an emergency access. It's not a full-time  
16 driveway. It's gated. It's only open and has  
17 keyed access for the emergency services. That's  
18 it.

19 MS. GIUNTA: We never had that before.  
20 We don't need it now. That's what I'm saying.  
21 Purdy Avenue wants to remain a dead end.

22 MR. DATES: We're not changing that.  
23 It's still a dead end.

24 MS. GIUNTA: Well you're still making  
25 access. So when 9W is blocked because there is a

2 traffic jam from an accident or something, you  
3 guys are going to open that up. We're going to  
4 have lots of traffic on 9W to go through that  
5 cul-de-sac so they can go around the traffic.  
6 Don't shake your heads because you know you're  
7 going to do it eventually.

8 CHAIRMAN BRAND: Mr. Garofalo.

9 MR. GAROFALO: I think it would help if  
10 the speakers would identify themselves for the  
11 minutes that are being taken.

12 There is a part of the parcel that will  
13 be tax exempt, and that's the public road that's  
14 coming in through here which will connect into  
15 the middle school for their access so that the  
16 buses come out at the traffic light, which is  
17 actually a very good thing that they are doing  
18 and was the original thought when the traffic  
19 signal was put in.

20 The gentleman from Maser is correct,  
21 Purdy Avenue will remain a dead-end road and it  
22 will be a keyed access. Only emergency personnel  
23 will be able to open it up. It's really for the  
24 safety of both the people on Purdy Avenue as well  
25 as the people in the development. If there is

2 something that blocks emergency vehicles from  
3 getting to them they can now do that. That is  
4 the purpose of the emergency access. This is a  
5 very common thing to do for dead ends for large  
6 developments. You do not want to have only one  
7 access because, as we've seen in the latest  
8 storm, roads get blocked and emergency vehicles  
9 still need to get through. Thank you.

10 CHAIRMAN BRAND: Anyone else?

11 MS. HOEY: Eileen Hoey. I live on  
12 Purdy Avenue. I've been there for thirty years.  
13 We've never had an issue. Never. There have  
14 been fires, there have been emergency vehicles.  
15 Fire trucks came up once and that was because we  
16 had a micro burst and trees went through roofs.  
17 We've never had that. I don't see it now.

18 I'm just disputing what he said. My  
19 big thing is the second entrance to that  
20 property, where is that? That's for maintenance?

21 CHAIRMAN BRAND: Do you want to come up  
22 and take a look at the map?

23 MS. HOEY: I've looked at it before.

24 MR. DATES: Yes. What was your last  
25 name?

2 MS. HOEY: Hoey. I'm up further.

3 MS. GIUNTA: The entrance is right by  
4 my house, 34.

5 MR. DATES: I wrote the addresses on  
6 here. It's across from --

7 CHAIRMAN BRAND: Keep going. To the  
8 right.

9 MR. DATES: Giunta?

10 MS. GIUNTA: That's me.

11 MR. DATES: So yeah, it's a gated  
12 maintenance access for the stormwater area in the  
13 back of the parcel.

14 MS. HOEY: So that's where that  
15 existing -- the existing dug out area is?

16 MS. GIUNTA: Yes.

17 MS. HOEY: Because further down is  
18 swamp, total swamp.

19 MR. DATES: The wetlands area is back  
20 here. We're about 100 feet or so up Purdy away  
21 from that.

22 MS. GIUNTA: You're going to take down  
23 all the trees from my house all the way down to  
24 9W?

25 MR. DATES: No. There's over seven

2                   acres of woodlands that we can't touch because  
3                   it's Army Corp wetlands, and then there's also  
4                   selective areas that we preserved around the  
5                   perimeter of the existing vegetation as well, and  
6                   then supplemented with additional landscaping.

7 MS. HOEY: The part that you're  
8 leaving, that's swampy area right now, that's  
9 close to where the fire was recently. That's  
10 swamp too.

11 MR. DATES: The fire in the barn you're  
12 speaking of; correct?

13 MS. HOEY: Yeah.

14 MR. DATES: So that barn is located  
15 right about here. The wood line comes and wraps  
16 around -- here's the tennis courts. It wraps  
17 around this back side. That's all being  
18 preserved. Then where you see this kind of net  
19 hatching here, all this is the wetlands that  
20 we're not touching. That's all maintained.

21 MS. HOEY: And you're taking down all  
22 the trees that are on the edge of the roads so  
23 there's no barrier?

24 MR. DATES: No. There's --

25 MS. HOEY: No. Up closer to where I

2 live.

3 MR. DATES: So there is existing  
4 vegetation that wraps around the corner here.  
5 There's some along this area and here we're  
6 preserving. We're also supplementing it. We  
7 have a full landscape plan that shows evergreen  
8 screen plantings wherever there's some gaps or  
9 areas around the perimeter where we removed some  
10 of the existing vegetation.

11 MS. HOEY: So the answer to my  
12 question, are you leaving a barrier of existing  
13 trees?

14 MR. DATES: Not all the way around the  
15 site.

16 MS. HOEY: No. On Purdy Avenue?

17 MR. DATES: Yes. Not in all locations.

18 MS. HOEY: Okay. Just refresh me.  
19 Could you point it out?

20 MR. DATES: There are areas in this  
21 section.

22 MS. HOEY: That's a home.

23 MR. DATES: There is a home there.

24 MS. HOEY: There is a nice home there.

25 MR. DATES: Yup. So this is all

2 getting planted out, evergreen screening, and  
3 then we have a section up along Purdy here where  
4 we'll also be introducing screen planting. The  
5 rest of it we're preserving, to some level, the  
6 existing trees.

7 MS. HOEY: So prior to -- so from that  
8 home to 9W is all going to be taken down?

9 MR. DATES: No. Do you want to come up  
10 here?

11 MS. HOEY: Yes.

12 MR. DATES: I think it would be easier  
13 to point out to you the areas.

14 This bold line here is our property.

15 MS. HOEY: Right.

16 MR. DATES: This kind of wavy line here  
17 is where our proposed tree line is going to be.  
18 We will put this back as vegetation. We have  
19 this area all along here that's being saved  
20 adjacent to the back of these lots on Purdy. The  
21 same thing here. We'll be saving some of this.  
22 This is the area where we'll be having plantings,  
23 because you do have some going on here. We'll be  
24 clearing out those areas.

25 MS. HOEY: And that is because of this

2 road?

3 MR. DATES: No. No. Just because as  
4 we grade out the site it's going to get bigger.  
5 As we go to the west here, again this is a pocket  
6 that's open that we are replanting throughout  
7 here, and then all of this is all existing  
8 vegetation to remain, and all of this, all this  
9 here. That's all staying what it is.

10 MS. HOEY: This are all parking?

11 MR. DATES: That's correct. Parking  
12 areas. These are residential buildings.13 MS. HOEY: What is the distance? 20 --  
14 no.15 MR. DATES: The required setback is 75  
16 feet. We're just over that from the back of the  
17 building.18 MS. HOEY: From the road to these  
19 parking lots, do you know the distance?20 MR. DATES: Yeah. It's about 70 feet  
21 from here to that corner, and then it moves  
22 further away. This closer would be probably  
23 about 80 feet and here you're probably around 45  
24 feet. This corner and then the rest of that.

25 MS. HOEY: So we're going to basically

2 have parking lots I'll be looking at.

3 MR. DATES: No. That's why I said we  
4 planted out full evergreen screening through  
5 here.

6 MS. HOEY: Short; right?

7 MR. DATES: They're being installed at  
8 six, seven feet I believe it was.

9 MS. HOEY: Takes time to grow. It's  
10 taken twenty years for mine to grow. Okay.  
11 Thank you.

12 MR. DATES: You're welcome.

13 CHAIRMAN BRAND: Mr. Garofalo.

14 MR. GAROFALO: James Garofalo. I just  
15 want to point out that the site plans, including  
16 the tree planting, are on the website under the  
17 minutes. If you can't open the files, because  
18 some of those files are too big for normal  
19 computers to open up with any speed, then you can  
20 go to the planning department, which is at the  
21 assessor's office, and they will be able to pull  
22 up the plans and show you the plans with the  
23 landscaping. Thank you.

24 CHAIRMAN BRAND: Anyone else?

25 (No response.)

2 CHAIRMAN BRAND: Going once? Twice?  
3 (No response.)

4 CHAIRMAN BRAND: I would like a motion  
5 to close the public hearing.

6 MR. CAUCHI: I'll make that motion to  
7 close the public hearing.

8 CHAIRMAN BRAND: Is there a second?

9 MR. TRUNCALI: I'll second.

10 CHAIRMAN BRAND: Any discussion?  
11 (No response.)

12 CHAIRMAN BRAND: All those in favor to  
13 close, say aye.

14 MR. CLARKE: Aye.

15 MR. TRAPANI: Aye.

16 MS. LANZETTA: Aye.

17 MR. TRUNCALI: Aye.

18 MR. CAUCHI: Aye.

19 MR. LOFARO: Aye.

20 CHAIRMAN BRAND: Aye.

21 Any opposed?

22 (No response.)

23 CHAIRMAN BRAND: The public hearing is  
24 closed.

25 Ron, do you have prepared for us a

2 resolution of approval by the Town of Marlborough  
3 Planning Board?

4 Any comments from the Board before I  
5 poll the Board?

6 MR. BLASS: Not really. It's a  
7 conditional resolution. The same conditions here  
8 as were attached to the site plan, special  
9 permit.

10 CHAIRMAN BRAND: Jen, would you poll  
11 the Board?

12 MS. FLYNN: Chair Brand?

13 CHAIRMAN BRAND: No.

14 MS. FLYNN: Member Lanzetta?

15 MS. LANZETTA: Yes.

16 MS. FLYNN: Member Truncali?

17 MR. TRUNCALI: Yes.

18 MS. FLYNN: Member Trapani?

19 MR. TRAPANI: Yes.

20 MS. FLYNN: Member Lofaro?

21 MR. LOFARO: Yes.

22 MS. FLYNN: Member Clarke?

23 MR. CLARKE: Yes.

24 MS. FLYNN: Member Cauchi?

25 MR. CAUCHI: Yes.

2 CHAIRMAN BRAND: So carried.

3 MR. DATES: I just have two items.

4 CHAIRMAN BRAND: Sure.

5 MR. DATES: I did receive a final copy  
6 of the memorandum of understanding from the  
7 middle school. That would be to build out,  
8 expand the paving for parking going down the  
9 existing driveway, do the striping where the  
10 buses currently park in coordination with the  
11 school, and then also those coordinated  
12 driveways. So I have an executed version I wanted  
13 to give to the Planning Board while I'm here from  
14 the school district.

15 CHAIRMAN BRAND: Okay. Just give that  
16 to Jen.

17 MR. DATES: Okay.

18 CHAIRMAN BRAND: Anything else, Mr.  
19 Dates?

20 MR. DATES: Yeah. Just one other quick  
21 item. At the last -- the site plan public  
22 hearing, and also the Ulster County Planning  
23 Department had looked to have that sidewalk  
24 connection to Purdy. I had gone back through my  
25 notes and didn't see -- there was some feedback

2 that the -- it wasn't voted on previously. I was  
3 wondering if while the Board is here and I'm  
4 here, if there's any feedback on that so when we  
5 are wrapping up the plans that we'll give the  
6 Board what they are looking for with that  
7 particular aspect.

8 CHAIRMAN BRAND: Our practice in the  
9 past has been to require sidewalks on all the  
10 frontage if possible.

11 MS. LANZETTA: He's talking about  
12 Purdy.

13 CHAIRMAN BRAND: To do a walkway?

14 MR. HINES: Along the emergency access.

15 MR. DATES: There are sidewalks along  
16 9W but --

17 MS. LANZETTA: We discussed that but I  
18 don't remember that being a requirement of the  
19 approval from Ulster County.

20 MR. HINES: The neighbors had come out  
21 strongly against it. The Purdy Avenue residents  
22 did not want that as a cut through.

23 CHAIRMAN BRAND: I don't think anyone  
24 on Purdy wants that.

25 MS. LANZETTA: I can understand the

2 confusion. I had mentioned I thought it was a  
3 good idea, that people should have access, you  
4 know, to be able to walk from Purdy to the school  
5 and vice versa. That's all part of the complete  
6 street that the State is trying to promote so  
7 that people can get out and exercise and, you  
8 know, participate in things without having to get  
9 into a car. But that was my opinion, and I  
10 voiced it and I think it got into the minutes.  
11 That might have been where the confusion came in.  
12 I don't think we as a Board ever voted on it.

13 CHAIRMAN BRAND: We did not. In my  
14 opinion I think the sidewalk at the end of Purdy  
15 is plenty good enough. If people are interested  
16 in walking in the Town they can walk down the  
17 road. It's not a high-traffic area. I think  
18 that would be sufficient.

19 MS. LANZETTA: Does anybody else want  
20 to give their opinions?

21 MR. LOFARO: I agree with Chris. I  
22 think there's plenty of options down below. The  
23 sidewalks down below, if that's what you want to  
24 do, cross over, that's what you have. It doesn't  
25 seem necessary to be able to come from Purdy

2 Avenue just to the school.

3 MR. TRAPANI: I agree.

4 MR. CAUCHI: I like sidewalks.

5 CHAIRMAN BRAND: You do like a  
6 sidewalk?

7 MR. CAUCHI: Mm' hm' .

8 CHAIRMAN BRAND: Joel?

9 MR. TRUNCALI: I'm fine with them going  
10 down 9W.

11 CHAIRMAN BRAND: That's fine.

12 MR. DATES: Got you. Okay. Thank you.

13 MS. GIUNTA: Chris, can you say what  
14 that means? Did you guys vote there's going to  
15 be a sidewalk on 9W or no?

16 CHAIRMAN BRAND: The developer asked if  
17 there would be -- if there could be a sidewalk  
18 from the access road onto the site. We just  
19 decided that the sidewalk on 9W is plenty, that  
20 we don't need another sidewalk coming onto Purdy  
21 Avenue from the site to our street.

22 MS. GIUNTA: That also will make it a  
23 public access road if you put a sidewalk in  
24 there.

25 CHAIRMAN BRAND: It doesn't but it's

2 not -- there won't be one.

3 MS. GIUNTA: Technically we want Purdy  
4 Avenue to remain Purdy Avenue. It's a dead end.  
5 We have the people we want on there. Most of  
6 them are here. Thank you.

7 CHAIRMAN BRAND: Thank you.

8

9 (Time noted: 8:00 p.m.)

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

2

3

4

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

5

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 16th day of June 2018.

18

19

20

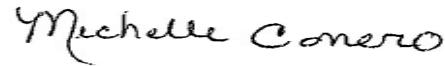
21

22

23

24

25



---

MICHELLE CONERO

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

In the Matter of

PASCALE/TADDEO

Project No. 18-2006  
Pascale Place/Cameron Court, Marlboro  
Section 109.1; Block 4; Lot 70.340  
Section 109.1; Block 1; Lot 48.110

**SKETCH - LOT LINE CHANGE**

Date: June 4, 2018  
Time: 8:00 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
JOEL TRUNCALI  
BEN TRAPANI  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
STEVE CLARKE

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

APPLICANT'S REPRESENTATIVE: CARMEN MESSINA

— — — — — — — — — — — —

ELLE L. C.

PMB #276  
56 North Plank Road, Suite 1  
Newburgh, New York 12550  
(845)541-4163

2 CHAIRMAN BRAND: Next up,  
3 Pascale/Taddeo.

4 Mr. Messina, can you give us a run  
5 through of what you have proposed here?

6 MR. MESSINA: Carmen Messina, surveyor  
7 for the project.

8 This is a lot line revision between two  
9 lots. On the map lot number 1 is owned by  
10 Anthony Pascale, Pascale Place, and lot number 2  
11 is owned by Joseph Taddeo, Cameron Court. We  
12 propose lot number 2 transfer 1.7 plus or minus  
13 acres to lot number 1.

14 CHAIRMAN BRAND: Pat, did you want to  
15 go through your comments?

16 MR. HINES: Sure. Just as the  
17 applicant stated, it's a transfer of 1.75 -- it's  
18 actually 1.74 plus or minus acres of property  
19 between two contiguous lots. The new lot line  
20 will follow generally along the existing  
21 stonewall, which seems to make sense.

22 I believe this qualifies for the Town's  
23 streamlined lot line change procedure. It's two  
24 lots adjusting a lot line between them.

25 There was no signed proxy from Taddeo.

2 I believe that's been received since. I'm  
3 informed Taddeo has signed off on that  
4 application. I don't have that.

5 The Pascale lot on the current map, it  
6 looks like there's a tenth of an acre difference  
7 in that lot. Similarly, the Taddeo lot, based on  
8 the deeds that were submitted, is almost an acre  
9 difference in size. I don't know why that is.

10 MR. MESSINA: I'll check that.

11 MR. HINES: Then I just noticed the  
12 deeds we got were between a law firm and the  
13 Prospect Ridge, LLC. I don't have any deed from  
14 Taddeo showing that Taddeo actually owns lot 2.

15 MR. MESSINA: That was my fault. I  
16 grabbed the wrong document. I'll get that to  
17 you.

18 MR. HINES: Those are the only -- the  
19 two outstanding issues I have are the lot sizes  
20 versus the deed descriptions. It's not unusual  
21 for that to occur but one was almost an acre  
22 difference. I think that should be checked.  
23 Then the deed from Taddeo.

24 There's some other thing here between,  
25 I believe, Prospect Ridge Company and the

2 attorney.

3 CHAIRMAN BRAND: Ron, did you have  
4 anything on this?

5 MR. BLASS: I don't.

6 CHAIRMAN BRAND: Okay. So since this  
7 qualifies for the streamlined process, we can  
8 just go ahead and fix those changes up?9 MR. BLASS: Yeah. No public hearing is  
10 needed. You can put it on for a vote.11 CHAIRMAN BRAND: Tonight? He's got to  
12 fix it?13 MR. BLASS: The next meeting. He has  
14 some clean up to do I think. For the next  
15 meeting I could do a resolution for you.

16 CHAIRMAN BRAND: So June 18th?

17 MR. BLASS: June 18th.

18 MR. CLARKE: That will give you time to  
19 get everything so it's square?20 MR. MESSINA: I'll check my calendar.  
21 So you don't need to send any letters out?22 CHAIRMAN BRAND: No. Just make the  
23 adjustments that Pat referred to and get the  
24 right deed.

25 MR. MESSINA: Yes.

2 CHAIRMAN BRAND: Excellent.

3 MR. MESSINA: Thanks. Anything else  
4 from the Board?

5 CHAIRMAN BRAND: Thank you.

6 Motion to adjourn?

7 MR. CAUCHI: I'll make that motion.

8 CHAIRMAN BRAND: A second?

9 MR. TRUNCALI: I'll second.

10 CHAIRMAN BRAND: Any opposed?

11 (No response.)

12 CHAIRMAN BRAND: We are adjourned.

13

14 (Time noted: 8:05 p.m.)

15

16

17

18

19

20

21

22

23

24

25

2

3

4

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

5

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 16th day of June 2018.

18

19

20

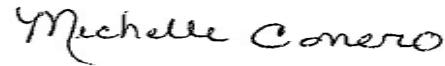
21

22

23

24

25



---

MICHELLE CONERO