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

In the Matter of

5 FIRST PRESBYTERIAN CHURCH

Project No. 18-2013
98 West Street, Marlboro
Section 108.12; Block 4; Lot 21

SKETCH - LOT LINE

14 BOARD MEMBERS: CHRIS BRAND, Chairman
15 JOEL TRUNCALI
16 BEN TRAPANI
17 CINDY LANZETTA
18 JOSEPH LOFARO
19 MANNY CAUCHI
20 STEVE CLARKE

18 ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
19 PATRICK HINES
VIRGINIA FLYNN

21 APPLICANT'S REPRESENTATIVE: HOWARD BAKER

22

23 MICHELLE L. CONERO

PMB #276

24 56 North Plank Road, Suite 1

30 North Main Road, Suite
Newburgh, New York 12550

25 (845) 541-4163

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

5 (Pledge of Allegiance.)

6 CHAIRMAN BRAND: I'd like to have
7 everybody remain standing for a moment of silence
8 to commemorate the passing of our attorney, Ron
9 Blass.

10 (Moment of Silence.)

11 MR. TRUNCALI: Agenda, Town of
12 Marlborough Planning Board, January 7, 2019.
13 Regular meeting 7:30 p.m. First Presbyterian
14 Church, sketch, lot line; Buttermilk Spa
15 Expansion, sketch, site plan. Next deadline:
16 Friday, January 11th. Next scheduled meeting:
17 Tuesday, January 22nd.

18 CHAIRMAN BRAND: First up, First
19 Presbyterian Church.

20 MR. BAKER: My name is Howard Baker and
21 I'm representing the Presbyterian Church in
22 Marlboro, in the Hamlet of Marlboro.

23 We are requesting to move the lot line.
24 Currently the block between Bloom Street and,
25 Dubois Street I guess that is, and West and Grand

2 is owned by the Presbyterian Church. There's two
3 lots, one lot where the church is and another lot
4 to the south where the residence is.

5 We would like to move the lot line that
6 sort of is in the middle of the block to the
7 south, closer to the residence, and reducing the
8 size from about 1.8 acres to about 1.6 acres.

9 CHAIRMAN BRAND: Pat, questions?

10 MR. CLARKE: Which piece? The church
11 is going to be on the .6 acres?

12 MR. BAKER: No. The residence is going
13 to be on the .6 acres.

14 MR. HINES: Both uses are allowed. The
15 principal permitted use is in the zone. Moving of
16 the lot line does not create any bulk issues.
17 Both lots comply with all side yard setbacks,
18 rear yard, front yard as well as the lot area.

19 With that, this project qualifies for
20 the streamlined lot line change process that was
21 adopted some six months ago here.

22 We don't have any outstanding comments.

23 Jeff's office prepared some draft
24 approvals.

25 MR. BATTISTONI: You have the

2 resolution for the negative declaration, it is an
3 Unlisted action, and we've got the resolution of
4 approval.

5 CHAIRMAN BRAND: Thank you.

6 Any questions or comments from the
7 Board?

8 MS. LANZETTA: I just have one
9 question. I'm sorry, I just saw the map tonight.
10 In the very corner of parcel 2 on the west, the
11 northwest corner, it looks like the sewer line
12 crosses at that intersection there. Is that the
13 sewer line?

14 MR. HINES: That's overhead utilities I
15 believe.

16 MS. LANZETTA: That's overhead. Okay.
17 Then I don't have anything.

18 MR. BAKER: The proposed new property
19 line, just so you have a visual, if you know that
20 property, the house -- the residence sits on a
21 fairly flat plain. Where the property line is --
22 the new proposed property line is it sort of dips
23 down. We're sort of at the crest of that hill.
24 It's sort of a natural line that we've selected
25 there.

2 MR. HINES: There's a grade break right
3 there?

4 MR. BAKER: There's a grade break and
5 then it starts to go down to the flat level below
6 to the north.

7 Has everybody got a frame of reference?

8 Steve, do you know where we are now?

9 MR. CLARKE: In my mind I had a
10 different picture.

11 MR. BAKER: We're just making it so the
12 lot for the church will be much bigger than it
13 had been.

14 MR. CLARKE: Yes.

15 MR. BAKER: And the one for the
16 residence will be a lot smaller. We are going to
17 pursue a sale of this property. That's why we're
18 doing this.

19 MS. LANZETTA: I just wanted to make
20 sure that the water and sewer lines don't cross
21 any of the parcel, parcel 2 to parcel 1.

22 MR. BAKER: I don't know about that,
23 Cindy.

24 MR. HINES: The topography would
25 dictate that the sewer lines are going to Bloom

2 Street. I'm assuming the water would come in off
3 of there as well. I don't have that.

4 MR. BAKER: There was a question on the
5 water and sewer lines?

6 MR. HINES: Bloom Street drops that way
7 to the east and the sewer lines come down to 9W.

8 CHAIRMAN BRAND: If it did cross over
9 into the other property, what would be the
10 ramifications of that?

11 MR. HINES: Well it would create an
12 issue if they did cross. That's a title issue.

13 Looking at the larger map, there is a
14 telephone pole. That was the first one you
15 thought was the sewer was an overhead utility,
16 just to confirm that.

17 MR. BAKER: How do I find out where the
18 water lines and sewer lines are?

19 CHAIRMAN BRAND: It probably wouldn't
20 run up the hill to the height of those streets.

21 MR. HINES: I'm venturing to guess the
22 sewer goes out to Bloom Street to the front of
23 the house just because the topography and all the
24 drainage is running that way. There's existing
25 drainage in front of the church building that

2 runs down Grand Street --

3 MR. BAKER: Mm'hm'.

4 MR. HINES: -- towards Bloom and then
5 down Bloom. They do show a water line.

6 Actually, there's a hydrant right at the house on
7 the West Street side. There's hydrants on both
8 West Street and on Grand Street. That house is
9 kind of surrounded by water there. I'm looking
10 at the larger map. I don't know if you have it.
11 There are hydrant symbols on both of those
12 streets.

13 MS. LANZETTA: Being that it's our
14 responsibility to make sure that that's a salable
15 lot, I'd be happy to change the lot line with the
16 condition that --

17 MR. HINES: They confirm that --

18 MS. LANZETTA: -- parcel 2 has it's own
19 water and sewer.

20 MR. HINES: Often times you can put a
21 note on there that it doesn't create any
22 encroachments.

23 MR. BAKER: The residence has it's own
24 water and sewer.

25 MR. CLARKE: The question is whether it

2 goes across lot 1 or not.

3 MR. BAKER: The proposed new lot 1.

4 Okay.

5 MR. HINES: The Board could approve it
6 tonight with the condition that they confirm with
7 the water and sewer department that it doesn't
8 create an encroachment on either lot.

9 MS. LANZETTA: Okay.

10 CHAIRMAN BRAND: Are you comfortable
11 with that?

12 MR. TRAPANI: Yes.

13 CHAIRMAN BRAND: Okay. So you have
14 before you prepared by the attorney the SEQRA
15 negative declaration and notice of determination
16 of non-significance for the application of First
17 Presbyterian Church of Marlboro.

18 Jen, would you poll the Board?

19 MS. FLYNN: Chair Brand?

20 CHAIRMAN BRAND: Yes.

21 MS. FLYNN: Member Truncali?

22 MR. TRUNCALI: Yes.

23 MS. FLYNN: Member Trapani?

24 MR. TRAPANI: Yes.

25 MS. FLYNN: Member Lanzetta?

2 MS. LANZETTA: Yes.

3 MS. FLYNN: Member Lofaro?

4 MR. LOFARO: Yes.

5 MS. FLYNN: Member Cauchi?

6 MR. CAUCHI: Yes.

7 MS. FLYNN: Member Clarke?

8 MR. CLARKE: Yes.

9 CHAIRMAN BRAND: You also have before
10 you the resolution of approval by the Town of
11 Marlborough Planning Board for a lot line
12 revision for the application of the First
13 Presbyterian Church of Marlboro. I will be
14 adding in the amendment that it's approved with
15 the condition that the water and sewer lines do
16 not encroach on the other property. Correct?

17 MR. BATTISTONI: Yes.

18 CHAIRMAN BRAND: Jen, would you poll
19 the Board?

20 MS. FLYNN: Chair Brand?

21 CHAIRMAN BRAND: Yes.

22 MS. FLYNN: Member Lanzetta?

23 MS. LANZETTA: Yes.

24 MS. FLYNN: Member Truncali?

25 MR. TRUNCALI: Yes.

2

MS. FLYNN: Member Trapani?

3

MR. TRAPANI: Yes.

4

MS. FLYNN: Member Lofaro?

5

MR. LOFARO: Yes.

6

MS. FLYNN: Member Clarke?

7

MR. CLARKE: Yes.

8

MS. FLYNN: Member Cauchi?

9

MR. CAUCHI: Yes.

10

CHAIRMAN BRAND: So carried.

11

MR. BAKER: Chris, just so you know, the congregation had to vote on whether we were to move forward, then it had to be approved by the Hudson River Presbyterian which is a higher level above our church. They approved it.

16

I thank you for your approval here tonight. If we do sell this it will have to be approved by New York State. There are a lot of people involved in the sale. This is just one step.

21

CHAIRMAN BRAND: Good luck.

22

MR. BAKER: Thank you. I was asked to represent the church at this meeting. I'm a member of the church, and I'm a member of the session, and I'm a member of the committee.

2 That's why I'm here.

3 CHAIRMAN BRAND: Thank you.

4 MR. HINES: Are they selling both or
5 just the residence?

6 MR. BAKER: Just the residence.

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

8

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

10

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

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

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

20 IN WITNESS WHEREOF, I have hereunto
21 set my hand this 16th day of January 2019.

22

23

Michele Conero

24

MICHELLE CONERO

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

In the Matter of

5 BUTTERMILK SPA EXPANSION

7 Project No. 18-2012
220 North Road, Milton
Section 103.1; Block 2; Lot 13

SKETCH - SITE PLAN

10 Date: January 7, 2019
11 Time: 7:43 p.m.
12 Place: Town of Marlborough
13 Town Hall
21 Milton Turnpike
14 Milton, NY 12547

18 ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
19 PATRICK HINES
VIRGINIA FLYNN

21 APPLICANT'S REPRESENTATIVE: BARRY MEDENBACH
G.T. HARTWELL, KELLY

2 CHAIRMAN BRAND: Next up, Buttermilk
3 Spa Expansion, sketch, site plan.

4 Do you want to run through a quick
5 overview of what you have proposed?

6 MR. MEDENBACH: I didn't hear that.

7 CHAIRMAN BRAND: A quick overview of
8 what you have proposed.

9 MR. MEDENBACH: Well, as far as I know
10 we're just looking to renew the approval that was
11 granted in 2014.

12 I just saw Pat's letter. He thought we
13 were increasing the footprint of the building but
14 that's not the case. It's the same footprint.

15 MR. HINES: It's not.

16 MR. MEDENBACH: What's that?

17 MR. HINES: It's not. I have the
18 approved map in front of me. The proposed
19 addition, specifically in the area of the
20 meditating room or whatever, --

21 CHAIRMAN BRAND: The roundhouse.

22 MR. HINES: -- that's twice as large as
23 the approved December 2013 map.

24 MR. MEDENBACH: I'm going to have to
25 talk to the architect about that. As far as I

2 know it's the same footprint.

3 MR. HINES: The site plan the architect
4 gave us -- I mean this clearly has -- you can
5 look at it. It's not this.

6 MR. MEDENBACH: Go to the second page.

7 MR. HINES: That is not that.

8 MR. MEDENBACH: Well they moved this
9 over I think.

10 MR. HINES: Right. And they made it
11 bigger.

12 MR. MEDENBACH: I didn't realize that.

13 MR. HINES: It conflicts with the sewer
14 and septic systems.

15 MR. MEDENBACH: You're right. You're
16 absolutely right. I take that back. I have to
17 talk to the architect about that.

18 MR. HINES: The site plan we have, the
19 site plan near this C-3 has six treatment rooms
20 where the plan you have in front of you I believe
21 only has five. There's inconsistencies in the
22 submission just between these two pages. I have
23 six treatment rooms.

24 MR. MEDENBACH: You're right. I was
25 told they reorganized some space inside but I

2 didn't think they increased the footprint of the
3 building. Maybe they did.

4 CHAIRMAN BRAND: Pat, what you're
5 saying is these plans before us are not the same
6 as the ones approved in 2014?

7 MR. HINES: Correct. That's the gist
8 of the majority of my comments as well.

9 Also, the 2014 plans had additional
10 parking.

11 MR. MEDENBACH: They actually built
12 that parking. The site work was done.

13 MR. HINES: Somewhere I need to know
14 that.

15 MR. MEDENBACH: You would need an
16 update.

17 MR. HINES: We can get this updated
18 plan. The plans we have that were submitted,
19 other than pulling out your 2014 plans, don't
20 show any of those site improvements. I did
21 Google Earth it. I don't know when that was. It
22 didn't look like the five parking spaces were
23 done.

24 MS. HARTWELL-KELLY: When we paved we
25 did add parking spaces as well as charging

2 stations, electric vehicle charging stations
3 behind the building.

4 CHAIRMAN BRAND: Where 5 is on the map?

5 MR. MEDENBACH: We'll do an as built of
6 it --

7 MR. HINES: That's what we're looking
8 for.

9 MR. MEDENBACH: -- to verify that.

10 MR. HINES: More importantly, if the
11 septic system was constructed originally, then
12 this building will conflict with that.

13 MR. MEDENBACH: The septic system
14 existed. We just made modifications to it. If
15 you remember right, the original hotel went into
16 the same septic system and then we extended the
17 Town sewer line and picked up the hotel rooms and
18 the restaurant. We cut that off from the system.
19 The system had quite a bit of reserve capacity.

20 MR. HINES: I don't have a capacity
21 question. Where they have this building now
22 located conflicts with --

23 MR. MEDENBACH: That's right. We had
24 to move the one tank and add another tank.
25 That's a change based on --

2 MR. HINES: Based on the footprint we
3 have now. The footprint will conflict if it moves
4 over like you said with the septic system.

5 MR. MEDENBACH: We can fix that.

6 That's a simple thing.

7 CHAIRMAN BRAND: Do you want to run
8 through the rest of your comments then, Pat?

11 The additional parking.

12 There was site lighting that was
13 required. I don't know if that's still proposed
14 or if it's going to be --

21 MS. HARTWELL-KELLY: That was my fault.

22 I came in on it.

23 MR. HINES: The square footage in the
24 application says what you originally got approved
25 in 2014. Clearly this building is larger. We

2 need that corrected.

3 The architectural plans should bear the
4 stamp and signature of the design professional.

5 Working with these was a little
6 difficult. If we can put together a whole plan
7 set.

8 The Board may wish to see a rendering
9 of the building. I don't know if we saw that
10 originally. It's kind of a unique structure.
11 It's got a lot of stone and strange shapes and a
12 lot of architectural design features.

13 I talked about the septic system. As
14 you move forward, if you don't impact the septic
15 system those comments go away. Right now it's
16 not a capacity issue. We have a letter from the
17 Health Department dated 2014 that the capacity is
18 there. It does have to do with taking portions
19 of the site to the hamlet sewage treatment plant
20 and portions of it still go to the sanitary sewer
21 disposal system. It was designed for that.

22 The site plan, sheet C-2 has six
23 treatment rooms, your plans have five. We need
24 that cleaned up.

25 I have a question whether these are

2 available to the general public. Maybe my memory
3 might need to be refreshed. Originally these
4 approvals were for the resort hotel guests. It
5 seems like maybe this expansion is going to be
6 more for the general public rather than the
7 eleven or twelve resort rooms.

8 MR. MEDENBACH: The original approval
9 says it's for the guests plus day guests on
10 special events.

11 MR. HINES: That was the weddings.

12 MR. MEDENBACH: That's what the
13 approval says.

14 MR. HINES: As long as it's consistent
15 with the original approval.

16 MS. HARTWELL-KELLY: As far as I
17 understand it to be as our operations, people
18 staying at the inn, they can't even get
19 treatments at this point because we're just
20 booked up.

21 CHAIRMAN BRAND: The spa is open to the
22 public, though?

23 MS. HARTWELL-KELLY: It is.

24 MR. HINES: I don't know that the
25 original approvals allowed that.

2 CHAIRMAN BRAND: Okay.

3 MR. HINES: The 2014 approvals I
4 believe were restricted to guests of the resort
5 hotel/spa. There were numerous approvals for
6 this site and most of them recited, going back to
7 2005, that the facility was to operate not open
8 to the public but open to guests of the facility.
9 Apparently the facility has grown by the nature
10 of them purchasing other properties, which I
11 don't think came in for approval but I'm not
12 questioning that right now. They're operating
13 independent parcels.

14 You own several more parcels on
15 Riverview Drive?

16 MS. HARTWELL-KELLY: Knoll Drive.

17 MR. HINES: Knoll Drive. They're now
18 part of this as well. If you look on their
19 website there's a lot more than the original
20 eleven bedrooms.

21 CHAIRMAN BRAND: Is that included in
22 the bed and breakfast, they rent those homes or
23 they're used as part of the --

24 MS. HARTWELL-KELLY: Mm hm'.

25 MR. HINES: I think a narrative of how

2 it's going to function for the Board's use to
3 figure out how that's going to operate.

4 There was always a parking lot
5 calculation issue for events and open to the
6 general public or not.

7 CHAIRMAN BRAND: Does the use as the
8 hotel guests only versus open to the public
9 change the parking calculations as well?

10 MR. HINES: Yes.

11 CHAIRMAN BRAND: Would that increase --

12 MR. HINES: It would increase the need
13 for parking because you need to provide for both.
14 They have special event parking for -- I believe
15 they have approval for -- some approvals say 80,
16 some say --

17 MR. MEDENBACH: There's 100 spaces in
18 addition to the parking elsewhere.

19 MR. HINES: So they have multiple uses
20 on the site. We just want to make sure if in
21 fact they're bringing in additional guests, that
22 the parking calculations -- there is a parking
23 number on here. Or if they are requesting to
24 open it up to the public, it's up to the Board.
25 We want to clearly find out what they're doing

2 here so we're approving what it is. Right now if
3 the code enforcement officer read the previous
4 approvals and someone is driving in there for a
5 one-hour spa treatment, that's not consistent
6 with the approval. It seems the business is
7 growing. We want to make sure the approvals are
8 growing with it.

9 MR. CLARKE: They seem to have plenty
10 of parking. I've been to several events there
11 that have been well attended and that's never an
12 issue. It's not necessarily contiguous to where
13 the events are taking place but it's close.

14 MR. HINES: Some of the approvals have
15 valet parking. The 120 seat banquet hall has
16 valet parking I think in the 2014 approvals.
17 That's shown on the plans.

18 CHAIRMAN BRAND: That's the current?

19 MR. HINES: Yeah.

20 MS. LANZETTA: With the original spa
21 there is parking here that wouldn't have
22 necessarily been necessary if it was just for
23 guests that are staying in the hotel; correct?

24 MR. HINES: Well, no. Well there's 182
25 parking spaces required under our previous

2 approval. It has 162 required and 174 on the
3 site if you go down all their uses. That depends
4 on what uses. I think there's a restaurant
5 operating on this site now as well. I don't know
6 if it ever got approved.

7 MR. MEDENBACH: The restaurant? That
8 was back like three approvals.

9 MS. LANZETTA: That was the garage that
10 they turned into a --

11 MR. HINES: There's a banquet hall.

12 MS. HARTWELL-KELLY: It said it was
13 allowed to be open to the public as well.

14 MR. HINES: There's 40 spaces required
15 for that seating there. The spaces are here but
16 -- it may work, we just need to get that
17 calculation. The last approval it needed the 5
18 -- it needed some of those spaces. If Mr.
19 Medenbach's office can do an analysis of the uses
20 and the parking and show it works.

21 MR. TRUNCALI: All these things aren't
22 happening at the same time.

23 MR. HINES: Some of that internal -- I
24 don't think anything is happening at the same
25 time. The uses are flexible on the site. That

2 narrative would help clarify that they're not
3 going to have a wedding while they're having a
4 use of all the facility. There may be some
5 logistical issues.

6 CHAIRMAN BRAND: Is that a practice
7 now, on days when there's special events like a
8 wedding --

9 MS. HARTWELL-KELLY: I'm sorry?

10 CHAIRMAN BRAND: On days when you have
11 special events such as a wedding is the spa
12 closed to the public, or the restaurant?

13 MS. HARTWELL-KELLY: No, but we have
14 valet for all of those activities when that's
15 happening, which brings the parking to the event
16 parking which should be listed on the site plan
17 there. It's on the plan. It's a requirement for
18 all weddings to have valet parking. We have
19 valet parking for our restaurant. Guest parking
20 is closer to the inn. It is reserved for guests
21 staying at the inn and spa also.

22 MR. TRUNCALI: How about way back
23 behind the parking lot?

24 MS. HARTWELL-KELLY: We never have two
25 events at once. If I'm talking about a wedding,

2 I'm talking about either the patio or the barn.

3 CHAIRMAN BRAND: Pat, how many spots
4 would the spa itself require?

5 MR. HINES: I haven't done that
6 calculation.

7 CHAIRMAN BRAND: It can't be more than
8 what's there now.

9 MR. HINES: I'm assuming if there's
10 eleven treatment rooms, 22 at the most, if
11 someone is waiting while someone is leaving.

12 CHAIRMAN BRAND: As long as they're on
13 the site in general?

14 MR. HINES: If they're on the site in
15 general, you have the parking for your guests
16 already at the individual residences. If it's
17 open to the public it kind of drives that
18 additional parking because now you have the use
19 of the resort hotel and the general public
20 potentially coming in using --

21 MR. CAUCHI: I think the majority of
22 the use of the spa is by the guests.

23 MR. HINES: And that's fine. I think a
24 good narrative that the building inspector can
25 look at. If it's occasional use and the Board is

2 okay with it. I read the old approvals versus
3 this map and it's just comparing the differences.

4 CHAIRMAN BRAND: Any other questions or
5 comments?

6 (No response.)

7 CHAIRMAN BRAND: Jeff, did you have
8 anything?

9 MR. BATTISTONI: I looked back to the
10 file and I saw there was an approval in 2005, one
11 in 2010, one in 2013, it was then amended in
12 2014. I think it would be nice if we had a
13 comprehensive approval resolution this time that
14 just incorporated everything from prior
15 resolutions so we have everything in one
16 document. I think it would be helpful to the
17 Town but also to the applicant and the owner.

18 CHAIRMAN BRAND: Reapproving the inn,
19 the barn, everything --

20 MR. BATTISTONI: Just incorporating all
21 the conditions that apply to those uses. If
22 everything is in one resolution it's going to
23 make it very easy for anybody to consult it.

24 MR. HINES: Right now you need all
25 three because they all refer back to the 2005

2 conditions, and then the 2014 refers back to the
3 2005 and the 2010.

4 CHAIRMAN BRAND: You're referring to
5 the spa, the inn and the barn?

6 MR. HINES: When they added the 120-
7 seat banquet hall and the restaurant, which is --
8 in 2014 the restaurant is identified as an 80-
9 seat multi-purpose meeting/dining room with
10 kitchen.

11 MS. LANZETTA: It also has in the
12 resolution that it can be open to the public.

13 MR. HINES: Right.

14 CHAIRMAN BRAND: So what we're looking
15 for is an all-encompassing resolution for all of
16 the existing uses on the property?

17 MR. BATTISTONI: I think that's a good
18 idea.

19 CHAIRMAN BRAND: Any other questions or
20 comments from the Board?

21 MR. CAUCHI: Pertaining to the parking?
22 Is that what you're saying?

23 CHAIRMAN BRAND: I think it's for the
24 use and the parking.

25 MR. CAUCHI: Okay.

2

MR. HINES: I think if we clarify that.

3

Let's call it what it is. We know it's a
restaurant. It's operating as a restaurant. I
think you have an opportunity to clean that up.

6

It's not going to change the parking calculations
based on the square footage.

7

MS. LANZETTA: I agree.

9

CHAIRMAN BRAND: Okay. Any other
questions or comments?

11

MR. TRUNCALI: I don't have a problem
with it being open to the public. Now you have a
bed and breakfast where people come and stay,
they're not staying on the site, they're going to
stay off site and still go there. I just don't
have --

17

MR. HINES: In that resolution you may
want to refer to the other properties they own.
If you go on their website, they own River Knoll
Drive. All the houses there are operating as
part of this. It's contiguous.

22

MS. HARTWELL-KELLY: Two houses.

23

MR. HINES: Two. While you're here
let's clean it up so it doesn't have potential
code issues in the future.

2 CHAIRMAN BRAND: Anything else from the
3 Board?

4 (No response.)

5 CHAIRMAN BRAND: So we'll ask you to
6 clean those issues up and return when you're
7 ready.

8 MS. HARTWELL-KELLY: Okay.

9 MR. MEDENBACH: The procedure I assume
10 -- is this going to be an amended special use
11 permit?

12 MR. HINES: Yes.

13 MR. MEDENBACH: Do we need a public
14 hearing and referral to County and all that?

15 MR. HINES: Yes. Because of the time
16 lapse it's a new application.

17 MR. MEDENBACH: Okay.

18 CHAIRMAN BRAND: It needs to be
19 referred to Ulster County.

20 MR. MEDENBACH: Okay.

21 MR. HINES: To send it to the County we
22 need the lighting details that were originally
23 shown. We need the lighting details and such
24 that you're going to show.

25 MR. MEDENBACH: I think they put the

2 lighting in. We'll verify that.

3 MR. HINES: That will help the Board,
4 what's in, what's not. Show us the parking that
5 was put in.

6 CHAIRMAN BRAND: Anything else?

7 MS. LANZETTA: If you give examples of
8 the lighting that's been put in. It's a big deal
9 how many.

10 MR. MEDENBACH: Lighting, yes.

11 MS. LANZETTA: The less things that
12 will hold up moving forward the better.

13 CHAIRMAN BRAND: Thank you.

14 MS. HARTWELL-KELLY: Thank you.

15 MR. MEDENBACH: Thank you.

16 CHAIRMAN BRAND: Anything else from the
17 Board?

18 (No response.)

19 CHAIRMAN BRAND: Motion to adjourn.

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

21 CHAIRMAN BRAND: Is there a second?

22 MR. TRUNCALI: I'll second.

23 CHAIRMAN BRAND: All those in favor?

24 MR. CLARKE: Aye.

25 MR. TRAPANI: Aye.

2 MS. LANZETTA: Aye.

3 MR. TRUNCALI: Aye.

4 MR. CAUCHI: Aye.

5 MR. LOFARO: Aye.

6 CHAIRMAN BRAND: Aye.

7 Any opposed?

8 (No response.)

9 CHAIRMAN BRAND: Thank you.

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11 (Time noted: 8:00 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 15th day of January 2019.

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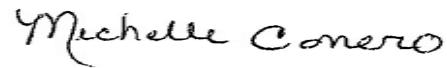
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MICHELLE CONERO