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

In the Matter of

5 BRODY RIDGE

10 SIX-LOT SUBDIVISION

12 Date: April 21, 2014
12 Time: 7:30 p.m.
13 Place: Town of Marlborough
13 Town Hall
13 1650 Route 9W
14 Milton, NY 12547

19 ALSO PRESENT: RONALD BLASS, ESQ.
20 PATRICK HINES
21 KATHI NATLAND

21

22

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

1 BRODY RIDGE

2

2 CHAIRMAN PORCO: Let's rise for the
3 Pledge.

4 (Pledge of Allegiance.)

5 CHAIRMAN PORCO: We'll call the
6 meeting to order.

7 MR. TRUNCALI: Agenda, Town of
8 Marlborough Planning Board, April 21, 2014.
9 Regular meeting 7:30 p.m. Approval of
10 stenographic minutes for 3/3 and 3/17. Brody
11 Ridge, extension, six-lot subdivision; Nieco
12 (Larkin), final, site plan; Frank Cricchio,
13 discussion, site plan. Next deadline: Friday,
14 April 25th. Next scheduled meeting: Monday, May
15 5th.

16 CHAIRMAN PORCO: Okay. The minutes
17 from March 3rd, we should have had a chance to
18 review those. Are there any changes, corrections
19 to those?

20 (No response.)

21 CHAIRMAN PORCO: If there is none, a
22 motion to approve them.

23 MR. TRUNCALI: I'll make the motion.

24 CHAIRMAN PORCO: Joel. A second?

25 MR. LOGUE: I'll second it.

2 CHAIRMAN PORCO: Mike. All those in
3 favor, say aye.

4 MR. BRAND: Aye.

5 MR. TRAPANI: Aye.

6 MR. RICCIARDONE: Aye.

7 MR. LOGUE: Aye.

8 MR. TRUNCALI: Aye.

9 CHAIRMAN PORCO: Aye.

10 Any opposed?

11 (No response.)

12 CHAIRMAN PORCO: The motion is carried.

13 March 17th, you may not have had a
14 chance to review them. We'll table them for the
15 next meeting.

16 Brody Ridge, extension, six-lot
17 subdivision. Is that yours?

18 MR. HINES: No.

19 CHAIRMAN PORCO: We have a letter here.
20 "It's our understanding conditional final
21 approval for Brody Ridge Subdivision will expire
22 May 5, 2014. On behalf of the owner we request a
23 three- month extension of the conditional final
24 approval so we have time to finalize the
25 conditions of the approval."

4 MR. HINES: That's the dates.

5 CHAIRMAN PORCO: Are we on the correct
6 schedule?

7 MR. HINES: That is now.

8 CHAIRMAN PORCO: Any questions from the
9 Board on that?

10 MR. LOGUE: No.

11 CHAIRMAN PORCO: Any discussion??

12 (No response.)

13 CHAIRMAN PORCO: If there's no
14 discussion, I guess we can have a motion to
15 approve a three-month extension.

16 MR. LOGUE: I'll make that motion for a
17 three-month extension.

18 CHAIRMAN PORCO: Mike. A second?

19 MR. TRUNCALI: I'll second it.

20 CHAIRMAN PORCO: Joel. All those in
21 favor, say aye.

22 MR. BRAND: Aye.

23 MR. TRAPANI: Aye.

24 MR. RICCIARDONE: Aye.

25 MR. LOGUE: Aye.

2 MR. TRUNCALI: Aye.

3 CHAIRMAN PORCO: Aye.

4 Any opposed?

5 (No response.)

6 CHAIRMAN PORCO: The motion is carried.

7

8 (Time noted: 7:35 p.m.)

9

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

11

12 I, Michelle Conero, a Shorthand
13 Reporter and Notary Public within and for
14 the State of New York, do hereby certify
15 that I recorded stenographically the
16 proceedings herein at the time and place
17 noted in the heading hereof, and that the
18 foregoing is an accurate and complete
19 transcript of same to the best of my
20 knowledge and belief.

21

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23

24

25 DATED: May 14, 2014

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

----- X
5 In the Matter of
6

7 NIECO (LARKIN)
8

9 Project No. 13-6003
10 Highview Road
11 Section 103.1; Block 2; Lot 87.300
12

----- X

13 FINAL - SITE PLAN
14

15 Date: April 21, 2014
16 Time: 7:35 p.m.
17 Place: Town of Marlborough
18 Town Hall
19 1650 Route 9W
20 Milton, NY 12547

21 BOARD MEMBERS: JOSEPH PORCO, Chairman
22 CHRISTOPHER BRAND
23 BEN TRAPANI
24 FRANK RICCIARDONE
25 MICHAEL LOGUE
JOEL TRUNCALI

26 ALSO PRESENT: RONALD BLASS, ESQ.
27 PATRICK HINES
28 KATHI NATLAND
29

30 APPLICANT'S REPRESENTATIVE: CHARLES BROWN
31

32 ----- X
33

34 MICHELLE L. CONERO
35 10 Westview Drive
36 Wallkill, New York 12589
37 (845) 895-3018
38

2 CHAIRMAN PORCO: Neico (Larkin),
3 final, site plan.

4 MR. BROWN: We had a public hearing, we
5 closed it. The only outstanding item was the
6 drainage.

7 Some things did come up at the public
8 hearing, however the area that the owners were
9 concerned about probably does not actually drain
10 -- at least the development area. I did revise
11 the drainage report and reduce the flow further,
12 so the hundred-year storm we've got about 2 CFS
13 running out of that pipe. The flows are very,
14 very minimal on the site.

15 I have Pat's comments here. I'm pretty
16 sure we had already given you the DOT approval.

17 MR. HINES: I just want to confirm.

18 MR. BROWN: It should be in the file
19 but I can provide copies of the correspondence.
20 We haven't pulled the DOT permit yet. We
21 typically don't do that until after we're ready
22 for construction. They do give us letters saying
23 it's approved.

24 So we're looking for a final approval
25 tonight, or conditional as it may be.

2 CHAIRMAN PORCO: Kathi, are the permits
3 in the file?

4 MR. TRUNCALI: Pat is looking.

5 MR. HINES: I have DOT here.

6 MR. BROWN: In response to their
7 comments, you can see that on sheet 2 we actually
8 are putting in a commercial entrance there. We
9 taper it down after the first ten foot off the
10 property line. My client is going to be on the
11 hook for that, the cost of that. What's shown on
12 there is a result of our meetings with the DOT.
13 This is what they came up with.

14 Did you find the DOT, Pat?

15 MR. HINES: No. It was just that they
16 had received it. DOT has a sign off in the file
17 actually back in July.

18 MR. BROWN: Right.

19 MR. HINES: And the Health Department
20 was also in July, July 10, 2013. DOT is July 16,
21 2013.

22 CHAIRMAN PORCO: Okay.

23 MR. HINES: Both of which need a final
24 highway work permit and a permit to construct,
25 but there's reference that they're approvable.

2 The only other comment I have is when
3 Charlie took a look at the previous drainage
4 report and probably some changes in the regs that
5 have occurred, the detention pond on the site has
6 now doubled in size and the pipe -- the discharge
7 pipe is a little larger going down towards Milton
8 Turnpike. Actually, right in front of the new
9 town hall it comes out. I just wanted to have
10 Charlie follow up with the discharge location
11 where that water goes and just make sure the
12 highway superintendent doesn't have a concern
13 with that. So those two things should be a
14 condition of approval. I want to make sure we're
15 not going to cause an icing problem where that
16 discharge is. Before it was just a four-inch
17 pipe and it was a low flow pipe. Now the pipe is
18 larger because the pond is larger.

19 CHAIRMAN PORCO: Is that his
20 jurisdiction or is that County?

21 MR. HINES: That's Town there. The
22 other side is County.

23 CHAIRMAN PORCO: That part of Milton
24 Turnpike is the Town?

25 MR. TRAPANI: That's County.

2 MR. HINES: In front of the new town
3 hall?

4 MR. TRAPANI: That's County.

5 MR. HINES: Is it?

6 MR. TRAPANI: I'm pretty sure.

7 MR. HINES: I thought it was from the
8 other side of 9W over. Most County highways
9 connect highways to highways.

10 CHAIRMAN PORCO: Milton Turnpike
11 crossing 9W?

12 MR. TRAPANI: That stops by Main
13 Street.

14 MR. HINES: Old 9W.

15 MR. TRAPANI: It goes across from the
16 school, goes down to Main Street, then the Town
17 has --

18 MR. HINES: Main Street used to be 9W.
19 That's probably why. It was State highway to
20 State highway.

21 MR. BROWN: Okay.

22 CHAIRMAN PORCO: Just double check with
23 them to make sure.

24 MR. TRAPANI: I'm pretty sure --

25 MR. BROWN: Okay.

2 MR. TRAPANI: -- there will not be any
3 more water heading down that way because I'll
4 tell you what, last week we had another half inch
5 of rain and that road would have been underwater.

6 MR. BROWN: We're actually diverting
7 some of our water away from that. Because of
8 that meeting I tried to catch as much of that as
9 I could, not from the area but uphill of it, and
10 brought it into ours. That was one of the reason
11 the pond got bigger. We were actually decreasing
12 the amount of runoff from our site going to that
13 location. I did, on behalf of Frank Skartados, a
14 lot of research on that. I went up to the DOT.
15 Their records for Route 9W are archaic. They
16 have nothing. It's my understanding from talking
17 to some people that there is or was a culvert
18 underneath that road and that at times water does
19 bubble out at the intersection with the road that
20 goes --

21 MR. TRAPANI: By the little league
22 field. The little brook.

23 MR. BROWN: And it possibly was
24 underneath the footings when they expanded the
25 building.

2 MR. HINES: Mickey's Cafe.

3 MR. BROWN: Something needs to be done
4 over there. I have, again, a lot of information
5 on it. I'm willing to provide engineering or
6 whatever, but the real thing is who is going to
7 pay for it. What the DOT told me is if we could
8 verify that there's a pipe underneath that road
9 and it's not functioning as intended, they will
10 replace it. DOT did tell me that. How do you
11 verify it?

12 CHAIRMAN PORCO: Why are they asking us
13 to verify it? It's a State highway.

14 MR. BROWN: Because what they are
15 saying is as it topped the road -- if it tops 9W,
16 now they're on the hook.

17 MR. TRAPANI: It wasn't too far from
18 that last week. Can't they put food coloring to
19 find out where it's coming out?

20 MR. BROWN: The other problem, and I
21 don't want to throw anybody under the bus, is
22 what Young's Motors have been doing up the hill.
23 I don't know what they have in terms of a permit.
24 They knocked everything down to rock. There's a
25 substantial amount coming from them across to the

2 bank property.

3 MR. TRAPANI: It came across there and
4 from there across to the little league field.

5 MR. BROWN: Which is really screwy. If
6 You look at the aerial photos and go back to '03,
7 '07, '11, whatever they are, '13, check the
8 dates, they have cut a lot of trees and cleared a
9 lot of property up that hill. You can't really
10 see it from the road. You look at it on the
11 aerial surveys and you can see it. I mean the
12 aerial photographs. I don't know if they've come
13 in for site plan, if they are going to come in
14 for site plan.

15 I see that look, Pat.

16 MR. HINES: They don't have any
17 approvals from this Board.

18 MR. BROWN: It's unrelated to this
19 project but I really think that's why the problem
20 has gotten worse. Again, if somebody can
21 definitely show there's a pipe there, the DOT
22 will replace it.

23 If it rains, does the water really
24 bubble out over there?

25 MR. LOGUE: It's always running right

2 on the edge of New Road. Just off of 9W it's
3 always bubbling out of the ground.

4 MR. BROWN: Probably in front of Frank
5 Skartados's place to get it into where the next
6 box culvert is. That's where all the gas lines
7 are.

8 MR. LOGUE: There's two of them.

9 MR. TRAPANI: The brook is right down
10 there.

11 MR. BROWN: If you can get to the
12 brook, problem solved.

13 MR. HINES: Or problem chased
14 downstream.

15 MR. BROWN: It's going to end up --

16 CHAIRMAN PORCO: Problem for the next
17 guy. So really other than having County verify
18 that --

19 MR. HINES: That's all we have
20 outstanding.

21 CHAIRMAN PORCO: The pipe outlet, that
22 would just be a condition with final.

23 MR. HINES: I'm okay with that.

24 CHAIRMAN PORCO: If they can give a
25 letter for that.

2 Any other questions from the Board?

3 (No response.)

4 CHAIRMAN PORCO: Did we do a SEQRA
5 determination on it?

6 MR. HINES: I don't know that we did.

7 MS. NATLAND: What?

8 MR. HINES: SEQRA.

9 MR. BROWN: I don't think you did. I
10 think we closed the public hearing and that was
11 it. I forgot to waive the sixty-two days but
12 I'll do it retroactively right now if you want.

13 MR. HINES: The applicant had submitted
14 a short form way back when for the amended site
15 plan approval identifying that it's a two-acre
16 disturbance existing and proposed. It's zoned
17 for the use. It requires approval from this
18 Board and it will modify the previous approval.
19 Based on the information submitted, we would
20 recommend a negative declaration.

21 CHAIRMAN PORCO: Can we have a motion
22 for a negative declaration?

23 MR. RICCIARDONE: I'll make a motion
24 for a neg dec for this application.

25 MR. TRAPANI: I'll second it.

2 CHAIRMAN PORCO: Frank and Ben. All
3 those in favor, say aye.

4 MR. BRAND: Aye.

5 MR. TRAPANI: Aye.

6 MR. RICCIARDONE: Aye.

7 MR. LOGUE: Aye.

8 MR. TRUNCALI: Aye.

9 CHAIRMAN PORCO: Aye.

10 Any opposed?

11 (No response.)

12 CHAIRMAN PORCO: The motion is carried.

13 Conditional site plan approval for this
14 application. Do we have a motion for that?

15 MR. LOGUE: I'll make a motion for
16 that.

17 CHAIRMAN PORCO: Mike.

18 MR. RICCIARDONE: I'll second it.

19 CHAIRMAN PORCO: Frank seconds it. All
20 those in favor, say aye.

21 MR. BRAND: Aye.

22 MR. TRAPANI: Aye.

23 MR. RICCIARDONE: Aye.

24 MR. LOGUE: Aye.

25 MR. TRUNCALI: Aye.

1 NIECO (LARKIN)

17

2 CHAIRMAN PORCO: Aye.

3 The motion is carried.

4 MR. BROWN: I'll work that out. Okay.

5 Thank you very much.

6

7 (Time noted: 7:44 p.m.)

8

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

10

11 I, Michelle Conero, a Shorthand
12 Reporter and Notary Public within and for
13 the State of New York, do hereby certify
14 that I recorded stenographically the
15 proceedings herein at the time and place
16 noted in the heading hereof, and that the
17 foregoing is an accurate and complete
18 transcript of same to the best of my
19 knowledge and belief.

20

21

22

23

24 DATED: May 14, 2014

25

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

In the Matter of

FRANK CRICCHIO

44 Western Avenue
Section 108.1; Block 2; Lot 47

DISCUSSION – SITE PLAN

Date: April 21, 2014
Time: 7:44 p.m.
Place: Town of Marlborough
Town Hall
1650 Route 9W
Milton, NY 12547

BOARD MEMBERS: JOSEPH PORCO, Chairman
CHRISTOPHER BRAND
BEN TRAPANI
FRANK RICCIARDONE
MICHAEL LOGUE
JOEL TRUNCALI

ALSO PRESENT: RONALD BLASS, ESQ.
PATRICK HINES
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: DAVID FEENEY

MICHELLE L. CONERO

10 Westview Drive

Wallkill, New York 12589
(845) 895-3018

2 CHAIRMAN PORCO: Next is Frank
3 Cricchio, discussion on a site plan.

4 MR. FEENEY: Basically what I just put
5 in front of you is a survey we just did for 44
6 Western. It's not meant to be a proposed site
7 plan or anything. It's just so we have something
8 to look at as we talk. This was meant to be just
9 a discussion of what we're proposing to do there.

10 We had some questions, you might have
11 some questions, and then we'll develop this
12 further into a proposed site plan.

13 Basically what Mr. Cricchio is looking
14 to do is replace the structure that was there and
15 rundown. Eight, nine years ago it was a
16 five-unit apartment building. We're looking at
17 doing potentially a six-unit apartment building
18 and include off-street parking. In the past
19 there was none.

20 In general my question is design it
21 around the parking issue. I'll start with that.

22 So with the proposed six-unit apartment
23 building, what would be the parking -- off-street
24 parking requirements? Is it one-and-a-half spots
25 per unit regardless of whether the unit is a one

2 bedroom or a two bedroom? That's the way I kind
3 of read your code. I'm just looking for
4 clarification on that. I know a lot of town
5 codes --

6 MR. HINES: We're not going to design
7 this for you tonight.

8 MR. FEENEY: It seems to be one-
9 and-a-half and then it talks about senior living
10 with no definition of what senior is.

11 MR. HINES: Senior is a different use.

12 MR. FEENEY: It doesn't really define.

13 MR. HINES: There's a whole section of
14 the code on senior housing. If the code says
15 one-and-a-half, that's what it is. I'm not --

16 MR. FEENEY: It does.

17 MR. HINES: I haven't reviewed that yet
18 tonight.

19 MR. CRICCHIO: Whether it's a one
20 bedroom or two bedroom.

21 MR. HINES: It doesn't differentiate.

22 MR. FEENEY: Also 200 square feet per
23 parking spot.

24 MR. HINES: Yes. 10 by 20.

25 MR. FEENEY: It doesn't say 10 by 20,

2 just 200 square feet.

3 MR. HINES: Yes. I guess you can go 9
4 by 22.5 MR. FEENEY: 9 1/2 by 18 is kind of a
6 norm. This is 200.7 MR. HINES: I believe somewhere in the
8 code it's 9 by 20 is the -- 9 by 20 I think is
9 the code.10 MR. FEENEY: I found 200 square feet.
11 That's the reference. It seems like a --12 MR. HINES: It's 10 by 20 in
13 Marlborough.14 MR. FEENEY: It's 9 by 20 in towns
15 south of here. In keeping with the rest of the
16 parcels along that area of Western, they all seem
17 to basically frontload directly off of Western
18 with no --19 MR. HINES: That's going to be a --
20 that's a County road there. The County DPW is
21 going to have some input. I think they currently
22 frontload. I don't know if that will meet
23 current County standards. That's going to be a
24 design challenge.

25 CHAIRMAN PORCO: What do you mean

2 frontload?

3 MR. FEENEY: Basically everybody kind
4 of pulls straight in and then would have to
5 generally back out onto Western or stop on
6 Western and back into their spot versus having
7 any kind of turning.

8 CHAIRMAN PORCO: Okay.

9 MR. BRAND: That's where the parking
10 would be, right in the front?11 MR. FEENEY: Yeah. It's really --
12 that's why I showed it. It's a tight lot and it
13 slopes down to the creek in the back. All the
14 parking would generally have to be in the front
15 in one way or another. We could probably
16 definitely fit it all in if we could frontload
17 like everybody else does in that stretch. If we
18 had to pull in the driveway and have turning
19 aisles and everything, it might get tough getting
20 the parking.21 MR. HINES: Is someone going to enter
22 from the rear, a rear entrance on the first
23 floor?24 MR. FEENEY: No. It would be enter
25 from the front with two units on the ground

2 level, two units up and possibly two one-bedroom
3 units down below. That's kind of how we're
4 looking at it right now. Again, parking is going
5 to --

6 MR. HINES: Two of the units will be
7 below grade. Take advantage of that topography.

8 MR. FEENEY: There would be egress from
9 the back as well, but the main entrance would be
10 from the front, especially if all the parking is
11 up front.

12 MR. CRICCHIO: Am I allowed off-street
13 parking for any of these apartments?

14 MR. HINES: What zone is it in?

15 MR. FEENEY: C. It's C and it allows a
16 credit of I think up to the first five spaces.

17 MR. HINES: The first five spaces are
18 credited for off-street parking. The intent of
19 that was for retail. That's when it was retail.
20 That's been changed but the parking calculations
21 didn't change. There's certainly that credit for
22 parking on the street, if there is parking on the
23 street.

24 MR. FEENEY: How is that defined?

25 MR. HINES: If you can park on the

2 street.

3 MR. TRUNCALI: How far do you have to
4 walk?

5 MR. FEENEY: There's Orange Street.

6 You can park on the shoulder of Orange Street.

7 Again, there's not delineated parking spots.

8 MR. CRICCHIO: So I'm allowed off-
9 street parking?10 MR. HINES: The parking allows in that
11 zone a credit for five per use. That's when the
12 uses were all retail. It was only apartments
13 above retail. That's been changed now to allow
14 just apartments.15 MR. TRUNCALI: Can people park along
16 Orange Street by the post office?17 MR. LOGUE: They park there all the
18 time.

19 MR. TRUNCALI: There's no signs?

20 MR. FEENEY: It doesn't say no parking.

21 MR. RICCIARDONE: There are signs that
22 -- no parking signs are not there.

23 MR. CRICCHIO: Exactly.

24 MR. BLASS: C-1?

25 MR. HINES: C-1.

2 MR. RICCIARDONE: If you wanted to park
3 across from the post office you could even though
4 they pull out there. There's no signs there that
5 say no parking.

6 MR. FEENEY: Those are our questions I
7 think.

8 MR. CRICCHIO: I think that's it. Our
9 concern was the parking.

10 MR. RICCIARDONE: If you take the five
11 for off-street, it's five.

12 MR. FEENEY: It's five. A big
13 difference. Huge difference.

14 MR. RICCIARDONE: It is huge.

15 MR. CRICCHIO: We need to get a hold of
16 the County.

17 MR. HINES: I would make sure that
18 you're actually backing out on --

19 MR. FEENEY: If we do honestly four and
20 take credit for the five off street, I think
21 we'll be fine with a single driveway, pulling in
22 and providing aisles. It would be nicer.

23 MR. CRICCHIO: Much nicer.

24 CHAIRMAN PORCO: Can you get any
25 parking around the back for the two lower

2 apartments or there's not enough room?

3 MR. FEENEY: Possibly, depending on how
4 many we're trying to put up front. If we're
5 trying to get nine, then I would say definitely
6 not. If we're looking at four, maybe one or two
7 we might be able to do something. It becomes
8 tight with really providing turning aisles or
9 back out space or something like that.10 MR. TRUNCALI: What's the side yard
11 setback?

12 MR. FEENEY: It's zero.

13 MR. HINES: Zero or five feet. If it's
14 abutting the adjoining lot it's zero. If not,
15 it's five feet.16 MR. TRUNCALI: You could always move
17 the building.

18 MR. CRICCHIO: Right.

19 MR. RICCIARDONE: You could move the
20 building north -- I mean west. Is it possible to
21 get something to come around the building this
22 way with a couple spaces back here if you pulled
23 it further this way?24 MR. FEENEY: Again, if we're not trying
25 to do nine, then that's --

2 MR. RICCIARDONE: That's the whole
3 thing. If you're --

4 MR. CRICCHIO: We're going to bring it
5 back up a little bit.

6 MR. RICCIARDONE: Give you some
7 options.

8 MR. TRUNCALI: Those bottom apartments
9 will have entrance from the back?

10 MR. CRICCHIO: Yes.

11 MR. FEENEY: The original intent,
12 especially with parking up front, the main
13 entrance would be from the front. If you walk in
14 the main entrance hallway, two apartments on that
15 level, stairs up to two apartments, stairs down
16 to the bottom two, and egress also out the back
17 as well.

18 MR. RICCIARDONE: The bottom
19 apartments?

20 MR. FEENEY: The bottom apartments.
21 With the parking in the front rather than
22 creating the condition they have to walk around.
23 That's good, five off-street credit.

24 The side yard setback is five feet if
25 it's not abutting?

2 MR. HINES: Yeah. If it's zero it's
3 touching, similar to Western Avenue and the
4 buildings are touching, and then zero or five it
5 says.

6 MR. FEENEY: It just says zero.

7 MR. TRAPANI: Frank, do you think
8 there's enough parking on Western Street for four
9 or five other cars? You're from there.

10 MR. CRICCHIO: There was no parking
11 when Festas had it and there was always --

12 MR. TRAPANI: I'm just saying from your
13 standpoint. People might say I don't want this
14 because I can't find a parking space on the
15 street. That's my only concern.

16 MR. FEENEY: There's definitely --

17 MR. TRAPANI: As long as there's enough
18 room.

19 MR. CRICCHIO: I have other places
20 where they can park also.

21 MR. TRAPANI: I hate to have somebody
22 say I might want to rent it but I can't find a
23 parking space out there. If you can't fit them
24 in to the complex, they need a place to park.
25 Looking out for you.

2 MR. CRICCHIO: Thank you.

3 MR. FEENEY: I think we can definitely
4 most likely do something around back, especially
5 if it's just provide an area that people can
6 park, although it might not be a parking space,
7 let's put it that way. We'll get the mandated
8 parking spaces.

9 MR. HINES: I think the important first
10 step is check with the County and see what kind
11 of entrance they want there. If they tell you
12 you're not backing out onto the road --

13 MR. FEENEY: The size and quantity, I
14 think we can do away with backing out. I think
15 it would be better for everybody. Okay. That's
16 all my questions.

17 MR. CRICCHIO: I think we're okay then.

18 MR. HINES: Ideally if you could get
19 one per unit on the site it would probably --
20 your tenants are probably going to say where am I
21 going to park.

22 MR. FEENEY: Six is probably doable.
23 Nine starts pushing it.

24 MR. HINES: If you could get one per
25 unit and take credit for the rest. If I'm

2 renting a place I'm going to want an off-street
3 parking spot.

4 MR. CRICCHIO: I'm going to build these
5 places so I can get tenants in there.

6 MR. HINES: The first time someone
7 snowplows --

8 MR. CRICCHIO: No doubt. Okay. Thank
9 you very much.

10 CHAIRMAN PORCO: Anything else for the
11 Board?

12 (No response.)

13 CHAIRMAN PORCO: If there is nothing
14 else, a motion for adjournment.

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

16 MR. RICCIARDONE: Frank.

17 CHAIRMAN PORCO: Everyone say aye.

18 MR. BRAND: Aye.

19 MR. TRAPANI: Aye.

20 MR. RICCIARDONE: Aye.

21 MR. LOGUE: Aye.

22 MR. TRUNCALI: Aye.

23 CHAIRMAN PORCO: Aye.

24 (Time noted: 7:58 p.m.)

25

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

7 I, Michelle Conero, a Shorthand
8 Reporter and Notary Public within and for
9 the State of New York, do hereby certify
10 that I recorded stenographically the
11 proceedings herein at the time and place
12 noted in the heading hereof, and that the
13 foregoing is an accurate and complete
14 transcript of same to the best of my
15 knowledge and belief.

23 DATED: May 14, 2014