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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 NEW CINGULAR WIRELESS, PC, LLC

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17 BOARD MEMBERS: JOSEPH PORCO, Chairman
 CHRISTOPHER BRAND
18 JOEL TRUNCALI
 WALT FALKENBERG

ALSO PRESENT: KATHI NATION

— 8 —

APPLICANT'S REPRESENTATIVE: DONALD BOSS

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

2 (Pledge of Allegiance.)

3 CHAIRMAN PORCO: Let's read the agenda
4 in for the record.5 MR. TRUNCALI: Agenda, Town of
6 Marlborough Planning Board, June 2, 2014.
7 Regular meeting 7:30 p.m. Approval of
8 stenographic minutes for 4/27 and 5/5. New
9 Cingular Wireless, public hearing, site plan;
10 William Woodward, sketch, lot line revision.
11 Next deadline, Friday, June 6th. Next scheduled
12 meeting, Monday, June 16th.13 MS. BROOKS: Oh, all right. Did you
14 change the agenda again?15 CHAIRMAN PORCO: That's okay. He only
16 has a three-hour public hearing coming up.17 MS. BROOKS: A three-hour public
18 hearing. Well I see nobody showed up, so I guess
19 I'm not going to worry about it.20 CHAIRMAN PORCO: But I have a whole
21 thing of written comments to go over. You can
22 stay we're you're at.23 First we probably -- let's see. The
24 minutes for the -- I think we just received the
25 minutes from the April 21st meeting -- April 27th

2 and May 5th. We probably have not had time to
3 review them yet, so let's just table that until
4 the next meeting.

5 First on the agenda is New Cingular
6 Wireless asked for an extension of the public
7 hearing and site plan, and that would be extended
8 until the first Monday in July, which I believe
9 is July 7th. Yeah, it would be July 7th.

10 If there are no objections to that, can
11 I have a motion to extend the public hearing
12 until July 7th?

13 MR. BRAND: I'll make that motion.

14 CHAIRMAN PORCO: Chris.

15 MR. TRUNCALI: I'll second.

16 CHAIRMAN PORCO: Joel. All those in
17 favor, say aye.

18 MR. BRAND: Aye.

19 MR. TRUNCALI: Aye.

20 MR. FALKENBERG: Aye.

21 CHAIRMAN PORCO: Aye.

22 The motion is carried.

23 MR. ROSS: Thank you, Mr. Chairman.

24 MR. BRAND: Can I ask how the search
25 for public properties is going?

2 MR. ROSS: It's -- that's the reason we
3 asked for the tabling, is, you know, that we
4 received a list from the Town and we obviously --
5 the discussions with the school district are
6 ongoing. So all -- everything is being
7 evaluated. Nothing is being ruled in or ruled
8 out. It's our hope that we'll have it all
9 buttoned down and ready to go for that July 7th
10 meeting.

11 MR. BRAND: Great.

12 MR. TRUNCALI: The water tank on
13 Western Avenue, are you considering that?

14 MR. ROSS: You know, I can't speak to
15 any specific site. I know that -- I forgot his
16 name but the board member who was here the last
17 time I was here at the May meeting --

18 MS. NATLAND: Howard Baker.

19 MR. ROSS: Howard Baker. Thank you.
20 He gave us a list of all the properties that
21 they'd like us to consider. So if it was on that
22 list and it was presented to us, it's a pretty
23 comprehensive list, it's being considered.

24 CHAIRMAN PORCO: Okay.

25 MR. ROSS: Thank you, Mr. Chairman.

1 NEW CINGULAR WIRELESS

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

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

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

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24 DATED: June 12, 2014

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

In the Matter of

5 WILLIAM WOODWARD

10 SKETCH
11 LOT LINE REVISION

12 Date: June 2, 2014
13 Time: 7:35 p.m.
14 Place: Town of Marlborough
Town Hall
1650 Route 9W
Milton, NY 12547

19 ALSO PRESENT: KATHI NATLAND

21 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

2 CHAIRMAN PORCO: Next is William
3 Woodward, sketch on a lot line revision.

4 MS. BROOKS: Bill and Jean are selling
5 the commercial building that is adjacent to their
6 residence to the person who is renting it right
7 now. I believe they have some kind of a set
8 building for plays and movies operating right now
9 in the commercial building.

10 So now that he's selling it, he
11 determined that it probably would be best -- if
12 you look at parcel B by the road frontage,
13 because of the way the property -- the original
14 ownership was broken out before Riverview Drive
15 was actually constructed, that straight line that
16 says lot line to be removed actually is no longer
17 road frontage on Riverview Drive. So actually
18 the commercial building only has road frontage of
19 75.11 feet. So their road frontage is from here
20 to here because the Riverview Drive line is like
21 this and Bill Woodward's personal lot line goes
22 straight. So the lot would be increased so that
23 instead of the current 75 feet of road frontage
24 that it has, it would have 180 feet of road
25 frontage when we get done. And then to kind of

2 break up the -- we need a new lot line parallel
3 to the power line so that we have a parallel
4 distance. It kind of makes a nice physical
5 feature in the field for future reference for
6 anybody to know where the boundary line is off
7 the power line. So that is the reason for the
8 lot line revision, primarily to grant access --
9 additional access along Riverview Drive to
10 commercial lot number 2.

11 MR. BRAND: And where is the new one
12 going to be? I see the lot line being removed
13 but where is the new one going to be?

14 MS. BROOKS: It's going to be the road
15 line.

16 MR. BRAND: It just curves the road?

17 MS. BROOKS: Yeah.

18 MR. BRAND: But it would stop here?

19 MS. BROOKS: It will stop there, yup.
20 So the new triangle --

21 MR. BRAND: Yup.

22 MR. TRUNCALI: And that building is
23 existing?

24 MS. BROOKS: Oh, yeah. Thomas O.
25 Miller is here and then, I don't know what over

2 the years that building has been. I just know
3 that right now it's being rented to somebody who
4 does some kind of a -- constructs sets there for
5 theatrical and movie performances. They've been
6 renting it for some time and now they're
7 interested in purchasing it.

8 CHAIRMAN PORCO: Okay. Any questions?

9 (No response.)

10 CHAIRMAN PORCO: We can take a motion
11 to schedule this for a public hearing. I presume
12 July 7th would be okay.

13 MS. BROOKS: Mm'hm'.

14 MR. BRAND: I'll make that motion.

15 MR. TRUNCALI: One second. One
16 question. What are the setbacks for a building
17 in that zone?

18 MS. BROOKS: That is in the HD zone.
19 The front yard setback is 75 feet. At the point
20 in time that this was subdivided, the front yard
21 was considered to be 9W because Riverview Drive
22 had not been constructed yet. So it met the 75
23 foot frontage at that point in time, which was
24 considered to be 9W.

25 CHAIRMAN PORCO: Side yard.

2 MS. BROOKS: At this point this is
3 considered a side yard, which is a 25 feet or 50.
4 And then at this point it now actually is a side
5 yard because now Riverview is it's frontage
6 because it doesn't actually have frontage on 9W.
7 So we meet the side yard setback of the 25/50.

8 MR. TRUNCALI: Okay.

9 CHAIRMAN PORCO: Okay. Chris made a
10 motion to schedule this for a public hearing. Is
11 there a second?

12 MR. TRUNCALI: I'll second.

13 CHAIRMAN PORCO: Joel. Any discussion?
14 (No response.)

15 CHAIRMAN PORCO: All those in favor,
16 say aye.

17 MR. BRAND: Aye.

18 MR. TRUNCALI: Aye.

19 MR. FALKENBERG: Aye.

20 CHAIRMAN PORCO: Aye. The motion is
21 carried.

22 MS. BROOKS: Thank you very much.

23

24 (Time noted: 7:40 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: June 12, 2014

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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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6 ZONING CODE AMENDMENTS

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10 BOARD BUSINESS

11 Date: June 2, 2014
12 Time: 7:40 p.m.
13 Place: Town of Marlborough
Town Hall
1650 Route 9W
Milton, NY 12547

18 ALSO PRESENT: KATHI NATLAND

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MICHELLE L. CONERO

10 Westview Drive

Wallkill, New York 12589

(845) 895-3018

2 CHAIRMAN PORCO: The only other thing I
3 have to bring before the Board, in the packets
4 there was -- there is something from the Town
5 Board -- the Town Clerk that they wanted us to go
6 through. Basically this is, I guess, the work of
7 a zoning committee -- zoning change committee the
8 Town Board has been working on. They want to
9 make some changes to the Zoning Code. So as they
10 should, they want our comments on it. I
11 encourage you guys to read it over, take a look
12 at it, and at the next meeting we'll comment on
13 it. Ron I think wrote it, so he can fill us in
14 on the particulars. That's in the new business
15 overlay district. They don't know to the extent
16 of what else it covers.

17 MR. BRAND: I kind of read through it.
18 My only question would be like it says it's
19 (inaudible) but it doesn't say like how. If the
20 parcel is touching 9W pretty much, then it
21 considers, but it doesn't say how big of a parcel
22 it would include. It's a minimum of 10 acres but
23 it doesn't include a maximum. That was my only
24 question.

25 CHAIRMAN PORCO: How would that work if

2 you have ten acres and you have a nonconforming
3 lot, basically some other two acres in HD, but
4 then you also have some RAG and you've got a
5 little bit of everything, some C that might touch
6 it?

7 MR. BRAND: It seemed like it would go
8 on anything as long as it's kind of in that 9W
9 corridor. You could apply to be part of that
10 business corridor thing, but I don't know. I
11 guess he can explain it better.

12 CHAIRMAN PORCO: Well, that was -- that
13 was the only -- minimum lot area shall be ten --
14 all right.

15 So unless there's anything else to
16 bring before the Board, we can have a motion to
17 adjourn.

18 MR. TRUNCALI: I'll make the motion to
19 adjourn.

20 CHAIRMAN PORCO: Joel.

21 MR. BRAND: I'll second it.

22 CHAIRMAN PORCO: Chris. All those in
23 favor, say aye.

24 MR. BRAND: Aye.

25 MR. TRUNCALI: Aye.

1 BOARD BUSINESS

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2 MR. FALKENBERG: Aye.

3 CHAIRMAN PORCO: Aye.

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5 (Time noted: 7:45 p.m.)

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

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11 I, Michelle Conero, a Shorthand
12 Reporter and Notary Public within and for
13 the State of New York, do hereby certify
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25 DATED: June 12 2014