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STATE OF NEW YORK : COUNTY OF ULSTER  
TOWN OF MARLBOROUGH PLANNING BOARD  
----- X  
In the Matter of

NEW CINGULAR WIRELESS, PC, LLC

Project No. 14-7005  
10 Ann Kaley Lane  
Section 108.2; Block 4; Lot 43.410

----- X

PUBLIC HEARING  
SITE PLAN

Date: June 2, 2014  
Time: 7:30 p.m.  
Place: Town of Marlborough  
Town Hall  
1650 Route 9W  
Milton, NY 12547

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

ALSO PRESENT: KATHI NATLAND

APPLICANT'S REPRESENTATIVE: DONALD ROSS

----- X

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

(Pledge of Allegiance.)

CHAIRMAN PORCO: Let's read the agenda in for the record.

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, June 2, 2014. Regular meeting 7:30 p.m. Approval of stenographic minutes for 4/27 and 5/5. New Cingular Wireless, public hearing, site plan; William Woodward, sketch, lot line revision. Next deadline, Friday, June 6th. Next scheduled meeting, Monday, June 16th.

MS. BROOKS: Oh, all right. Did you change the agenda again?

CHAIRMAN PORCO: That's okay. He only has a three-hour public hearing coming up.

MS. BROOKS: A three-hour public hearing. Well I see nobody showed up, so I guess I'm not going to worry about it.

CHAIRMAN PORCO: But I have a whole thing of written comments to go over. You can stay we're you're at.

First we probably -- let's see. The minutes for the -- I think we just received the minutes from the April 21st meeting -- April 27th

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

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

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

MR. BRAND: I'll make that motion.

CHAIRMAN PORCO: Chris.

MR. TRUNCALI: I'll second.

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

MR. BRAND: Aye.

MR. TRUNCALI: Aye.

MR. FALKENBERG: Aye.

CHAIRMAN PORCO: Aye.

The motion is carried.

MR. ROSS: Thank you, Mr. Chairman.

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

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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.

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

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

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

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DATED: June 12, 2014

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STATE OF NEW YORK : COUNTY OF ULSTER  
TOWN OF MARLBOROUGH PLANNING BOARD  
----- X  
In the Matter of

WILLIAM WOODWARD

Project No. 14-7009  
Riverview Drive  
Section 109.1; Block 2; Lots 5.220 & 5.231

----- X

SKETCH  
LOT LINE REVISION

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

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

ALSO PRESENT: KATHI NATLAND

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

----- X

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

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

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

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

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WILLIAM WOODWARD 8

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

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

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

MR. BRAND: It just curves the road?

MS. BROOKS: Yeah.

MR. BRAND: But it would stop here?

MS. BROOKS: It will stop there, yup.

So the new triangle --

MR. BRAND: Yup.

MR. TRUNCALI: And that building is existing?

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



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WILLIAM WOODWARD

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

CHAIRMAN PORCO: Okay. Any questions?

(No response.)

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

MS. BROOKS: Mm'hm'.

MR. BRAND: I'll make that motion.

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

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

CHAIRMAN PORCO: Side yard.

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WILLIAM WOODWARD

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

MR. TRUNCALI: Okay.

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

MR. TRUNCALI: I'll second.

CHAIRMAN PORCO: Joel. Any discussion?

(No response.)

CHAIRMAN PORCO: All those in favor, say aye.

MR. BRAND: Aye.

MR. TRUNCALI: Aye.

MR. FALKENBERG: Aye.

CHAIRMAN PORCO: Aye. The motion is carried.

MS. BROOKS: Thank you very much.

(Time noted: 7:40 p.m.)

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

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STATE OF NEW YORK : COUNTY OF ULSTER  
TOWN OF MARLBOROUGH PLANNING BOARD  
----- X  
In the Matter of

ZONING CODE AMENDMENTS

----- X

BOARD BUSINESS

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

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

ALSO PRESENT: KATHI NATLAND

----- X

MICHELLE L. CONERO  
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BOARD BUSINESS

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

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

CHAIRMAN PORCO: How would that work if

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BOARD BUSINESS

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

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

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

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

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

CHAIRMAN PORCO: Joel.

MR. BRAND: I'll second it.

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

MR. BRAND: Aye.

MR. TRUNCALI: Aye.

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BOARD BUSINESS

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MR. FALKENBERG: Aye.

CHAIRMAN PORCO: Aye.

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

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

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