

2 STATE OF NEW YORK : COUNTY OF ULSTER
3 TOWN OF MARLBOROUGH PLANNING BOARD
4 ----- X
5 In the Matter of
6

7 BROOKLYN BOTTLING
8

9 Project No. 19-3006
10 9 Riverside Drive, Marlboro
11 Section 109.1; Block 2; Lot 5.111
12 ----- X
13

14 SKETCH - SITE PLAN

15 Date: April 15, 2019
16 Time: 7:30 p.m.
17 Place: Town of Marlborough
18 Town Hall
19 21 Milton Turnpike
20 Milton, NY 12547
21

22 BOARD MEMBERS: JOEL TRUNCALI, Acting Chairman
23 BEN TRAPANI
24 CINDY LANZETTA
25 JOSEPH LOFARO
26 MANNY CAUCHI
27 STEVE CLARKE
28

29 ALSO PRESENT: GERARD J. COMATOS, ESQ.
30 PATRICK HINES
31 VIRGINIA FLYNN
32

33 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
34

35 ----- X
36 MICHELLE L. CONERO
37 PMB #276
38 56 North Plank Road, Suite 1
39 Newburgh, New York 12550
40 (845)541-4163
41

2 MR. TRUNCALI: I'd like to call the
3 meeting to order with the Pledge of Allegiance to
4 the flag.

5 (Pledge of Allegiance.)

6 MR. TRUNCALI: Agenda, Town of
7 Marlborough Planning Board, April 15, 2019.
8 Regular meeting 7:30 p.m. Approval of
9 stenographic minutes for 3/18. Brooklyn
10 Bottling, sketch, site plan. Next deadline:
11 Friday, April 19th. Next scheduled meeting:
12 Monday, May 6th.

13 The minutes for 3/18, is there any
14 discussion, changes from the Members?

15 (No response.)

16 MR. TRUNCALI: If not, do I have a
17 motion to approve the minutes?

18 MR. CAUCHI: I'll make a motion to
19 approve the stenographic minutes.

20 CHAIRMAN BRAND: Manny. Who seconds?

21 MS. LANZETTA: I'll second that.

22 CHAIRMAN BRAND: All in favor?

23 MR. CLARKE: Aye.

24 MR. TRAPANI: Aye.

25 MS. LANZETTA: Aye.

2 MR. TRUNCALI: Aye.

3 MR. CAUCHI: Aye.

4 MR. LOFARO: Aye.

5 MR. TRUNCALI opposed?

6 (No response.)

7 MR. TRUNCALI: So carried.

8 Okay. Patti, Brooklyn Bottling.

9 MS. FLYNN: Joel, before we start can
10 we have the lawyer's name for the stenographer
11 since it's not Jeff --

12 MR. TRUNCALI: Okay.

13 MS. FLYNN: -- and since she's not
14 here?15 MR. TRUNCALI: Can you give your name
16 for the stenographer?17 MR. COMATOS: Yes. Gerard Comatos,
18 C-O-M-A-T-O-S, Van DeWater & Van DeWater.

19 MR. TRUNCALI: Thank you.

20 MS. BROOKS: I apologize that you came
21 all the way out this evening just for one item on
22 the agenda when we still have so many items that
23 are missing on this map.24 We have hired an engineer who is
25 working on the details that are missing. The

2 applicant, of course -- I don't know how it
3 happened but we're already almost into May and
4 they are very anxious to move forward with
5 approval as quickly as possible so that hopefully
6 they'll be able to break ground this year. With
7 that in mind, I told them that we would make a
8 resubmission and ask the Board this evening if
9 they are able to get the engineer's plans in and
10 all of the items that are required for review by
11 the Ulster County Planning Board, would the Board
12 make a motion this evening to authorize the
13 Planning Board secretary to send it to the Ulster
14 County Planning Board, because otherwise the next
15 meeting we come to is too late.

16 MR. TRUNCALI: Mm'hm'.

17 MS. BROOKS: I have reviewed Pat's
18 comments. I don't have any questions of any of
19 them.

20 You know, I know where we are in the
21 process now. I spoke with Chief Troncillito --
22 you're always the chief -- earlier this evening
23 and he advised me that they do have a site
24 meeting scheduled for Monday to review any fire
25 department concerns on the site. We'll be able

2 to have a letter from the fire department.

3 Again, Andy Willingham is working on the
4 engineering details.

5 This is a redevelopment site. We are
6 not anticipating any problems with drainage as
7 there's ample on-site storage already and we are
8 replacing a building on top of where there
9 already is an impervious surface of blacktop.

10 That's my request this evening.

11 MR. TRUNCALI: Do you guys have any
12 problem with that?

13 MS. LANZETTA: What specifically -- I
14 know the lighting details would definitely be
15 something --

16 MR. HINES: I think we're going to need
17 the lighting details, the water and utilities.
18 The submission said that you already had the
19 subsurface sanitary disposal.

20 MS. BROOKS: Yes. I have the map that
21 was prepared by Chazen Associates when the septic
22 was put in. I thought we had included that in
23 the submission. I'll scan it and e-mail it to
24 both you and Jen.

25 MR. HINES: And then the stormwater

2 pollution prevention plan.

3 There's a garage that's just labeled
4 right now as to be relocated on the commercial
5 site plan. There is no accessory, so that has to
6 be shown.

7 MS. BROOKS: Yeah. When I gave this to
8 the applicants I suggested that they move the
9 garage to the southwest corner of the blacktopped
10 area here in the southeast corner of the
11 building. They have not gotten back to me yet,
12 so --

13 MR. HINES: We requested that the
14 trailer parking be shown. There's about twenty
15 parking spots shown in the front of the building.
16 I didn't anticipate that was going to be the
17 spot. A recent aerial photo showed thirty-three
18 trailers parked on the site. I just don't know
19 if that's --

20 MS. BROOKS: Correct. Those trailers
21 were -- a lot of them are parked in the back.
22 That's the reason that they have this addition,
23 because they're using them for storage right now.
24 The idea is to not have those trailers parked on
25 the site and to be utilizing the spaces --

2 MR. HINES: So that's a definitive
3 looking towards the meeting you're having with
4 the jurisdictional fire department, to make sure
5 those trailers are adequate because a lot of the
6 places on the site are restricted --

7 MS. BROOKS: There is no other place on
8 the site to put them.

9 MR. HINES: We're losing that whole
10 rear.

11 MS. BROOKS: Correct.

12 MR. HINES: The fire access lanes are a
13 minimum 26 feet that are required for aerial
14 access. They need to make sure that's the number
15 of trailers that are going to function.

16 MS. BROOKS: They're not expecting to
17 even have the twenty. I said you have room for
18 them, let's show them, that if they are on site
19 you need to have designated parking for them so
20 it's clear that is the only place they can park
21 so that it can also be an enforcement issue.

22 Obviously there's eight overhead doors and eight
23 additional proposed. When the trailers come in
24 -- I happened to be there when they were doing
25 deliveries. The truck entrance is on the

2 right-hand side by the gatehouse area. The
3 trucks come around. You can see where we have on
4 the map that it says truck staging lane and
5 through lane.

6 MR. HINES: Yes.

7 MS. BROOKS: So what happens is the
8 trucks come in where it says truck entrance by
9 the gatehouse and then they kind of line up
10 waiting for their turn to back in to one of those
11 bays. Right now there's eight overhead doors.
12 We're proposing eight more overhead doors. Those
13 are the bay doors where they do deliveries.

14 MR. HINES: So this new building, the
15 exterior walls which will become interior will be
16 removed and you want to open it?

17 MS. BROOKS: Correct.

18 MR. HINES: So that will be something
19 for Tommy and the fire department to look at --

20 MS. BROOKS: Yes.

21 MR. HINES: -- how that's going to be
22 sprinklered. I don't know if there's going to be
23 a separate fire area or not.

24 MS. BROOKS: I know that they're
25 meeting tomorrow with the builders and they have

2 already been working on the sprinkler plan. Andy
3 Willingham was also concerned about that as
4 figuring out what to do for water and so forth,
5 what the loads are going to be.

6 MR. HINES: In looking at the site, the
7 existing loading docks are in a gravel area.
8 That should become pavement.

9 I think some of the Board Members have
10 been out to the site since and the site could use
11 some clean up.

12 MS. BROOKS: Yes.

13 MR. HINES: Maybe repaving of those
14 areas that are deficient. This is probably the
15 one opportunity the Board is going to have to get
16 the site cleaned in a more presentable manner
17 while it's before you.

18 MR. TRUNCALI: The whole building looks
19 like it could use a paint job also.

20 MS. LANZETTA: Well I can tell you up
21 at Ulster County Planning they are very
22 particular now. They're getting more and more
23 particular about making sure that they get what
24 they feel are complete applications. It makes it
25 a lot better for the people up at the board level

2 to review it and we don't have to keep coming
3 back to the towns and saying well we still need
4 this and we need that. I know, as I said before,
5 one of the things that they're definitely going
6 to want to see is lighting details. They're
7 going to want to see the fire, you know,
8 referrals, the safety issues. Even though I know
9 that the applicant is anxious to get moving, it
10 doesn't help to send incomplete applications and
11 then have the County respond that they can't
12 really make recommendations until they have
13 additional information. It is really important
14 that we try to make sure that everything that Pat
15 has listed, you know, including that garage,
16 especially if that's got to be relocated, that
17 that's included in there, the application is
18 whole and complete.

19 MS. BROOKS: Yeah. I honestly am not
20 sure that I will be able to meet that goal
21 because I won't submit it unless it is complete.
22 It also doesn't look good for our firm to be
23 submitting something that's not complete. A lot
24 of it is going to be dependent on how quickly
25 Andy Willingham is able to get his stuff

2 together. I wanted to be able to have the
3 option, if we were able to get the complete
4 application, to get it up.

5 I would suggest, if it was all right
6 with the Board, that I would submit the complete
7 application to Pat for his review to make sure,
8 before it got sent up, that it was complete, if
9 that is acceptable to the Board.

10 MR. TRUNCALI: So what is that separate
11 detached garage for?

12 MS. BROOKS: I didn't go inside of it.
13 I don't think I want to go inside of it.

14 MR. TRUNCALI: That's located now in
15 the front corner of the building there?

16 MS. BROOKS: No. It's in the back
17 corner. Way in the back. There's like some
18 debris around it and there's a diesel tank there,
19 which I don't know whether they use any more.
20 I'm not sure if it was left over from --

21 MR. HINES: Chelsea Homes.

22 MS. BROOKS: -- Chelsea Homes because
23 it does not appear that Brooklyn Bottling is
24 using it. It's not in good repair.

25 MS. LANZETTA: They want to keep it?

2 MR. HINES: So if they're not using
3 it --

4 MS. BROOKS: It might go away. I
5 didn't want to say to be removed without checking
6 with them. Again, they have not responded to me
7 yet with regard to that. When I sent them the
8 revised site plan I made note of the fact that
9 obviously the garage needs to be removed or
10 relocated and that until I heard on otherwise I
11 was going to say relocated to give them the
12 opportunity to put it somewhere else on the site.
13 I didn't want to say to be removed and then have
14 them have to do that option. That may be the
15 case.

16 MS. LANZETTA: Are diesel tanks -- did
17 you say there's diesel tanks?

18 MS. BROOKS: It's an aboveground drum.

19 MS. LANZETTA: Shouldn't that be noted
20 so that there can be some kind of insurance?

21 MS. BROOKS: It's on there.

22 MS. LANZETTA: I'm sorry, I didn't --

23 MS. BROOKS: Yeah.

24 MS. LANZETTA: -- didn't get my map
25 out.

2 MS. BROOKS: It's an aboveground. I
3 mean I'm assuming it's --

4 MS. LANZETTA: And it's going to remain
5 there?

6 MS. BROOKS: No, no. All of that has
7 to be removed.

8 MS. LANZETTA: Okay.

9 MS. BROOKS: All of that has to be
10 removed. It's all in the travel way of where the
11 tractor trailers have to drive.

12 MR. TRUNCALI: What about that little
13 gatehouse building there? It doesn't seem like
14 they're using that at all.

15 MS. BROOKS: It didn't seem that
16 they're using that at all either. It's there.
17 They have signage on it, directions for the
18 trucks.

19 MR. HINES: It seems kind of a
20 circuitous route for some of the trucks through
21 there. The way they do it now coming through
22 that gatehouse and then lining up --

23 MS. BROOKS: They don't check in there.
24 There's a door on the side that says for the
25 trucks to check in where this pull in is, that

2 staging area. There's a door there for check in.
3 They're not using that little gatehouse.

4 MR. HINES: There's a fence across the
5 yard.

6 MS. BROOKS: It actually seems to work
7 out well because when I was there the trucks pull
8 in that way and then they kind of line up and,
9 you know, head easterly and then head northerly.
10 When I was there there were probably six, eight
11 trucks waiting to deliver. There were quite a
12 few. I was amazed at the -- not amazed but
13 surprised at the number of -- the amount of truck
14 traffic that goes in and out of there.

15 MR. HINES: I was actually surprised
16 they're not putting the docks on the west side of
17 the building. It seems more conducive to the
18 operation. It's a big building.

19 MS. BROOKS: I know that part of it is
20 going to be for empty cans and bottles and part
21 of it is going to be for product that's already
22 been filled. Part of their contractual
23 obligation with some of their clients is that
24 they not only have to fulfill an order but then
25 they have to be able to store it for a certain

2 amount of time so that it can be delivered.

3 That's the reason for the addition. Right now
4 they are storing it in the trailers, which is
5 not --

6 MR. TRUNCALI: Do you have anything
7 else, Pat?

8 MR. HINES: I don't. We're waiting for
9 the information.

10 MR. TRUNCALI: Does anybody on the
11 Board have an objection to Patti submitting
12 everything to the Ulster County Planning Board --

13 MS. BROOKS: If I'm able to.

14 MR. TRUNCALI: -- if she's able to
15 before the next meeting?

16 MS. LANZETTA: Would you be amenable to
17 looking at it first?

18 MR. HINES: Yeah.

19 MS. BROOKS: We have an extra Monday
20 this month, so that's -- I'm hoping that will
21 be --

22 MR. HINES: There's five Mondays.

23 MS. BROOKS: Yeah.

24 MR. TRUNCALI: Okay. Is that all we
25 have then?

2 MS. BROOKS: That's it.

3 MR. TRUNCALI: All right.

4 MS. BROOKS: I will let you know,
5 though, that I spoke with Andy Willingham today.
6 He sent me the updated plans on Dave Mannese.
7 Hopefully I'll have a resubmission back on Friday
8 for that for the first meeting in May.

9 MS. LANZETTA: That would be great.

10 MR. HINES: There's extra Mondays but
11 the Planning Board is going to meet on May 1st,
12 Ulster County.

13 MS. FLYNN: Do they meet on Wednesdays,
14 Ulster County?

15 MS. LANZETTA: The first Wednesday.

16 MS. FLYNN: That's May 1st.

17 MS. BROOKS: That's not really helping
18 me, is it?

19 MR. HINES: It doesn't give you the
20 extra Monday.

21 MS. BROOKS: No, it doesn't.

22 MR. HINES: Because it's two weeks from
23 the 17th.

24 MS. BROOKS: Okay. So my likelihood is
25 not great.

2 MR. HINES: And then there's five
3 Wednesdays in May.

4 MS. BROOKS: Thank you for the
5 consideration. I do appreciate it.

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

7

8

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

10

11

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

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

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

21 IN WITNESS WHEREOF, I have hereunto
22 set my hand this 25th day of April 2019.

23

24

25

Michelle Conero

MICHELLE CONERO

2 MR. TRUNCALI: Any new business?

3 MS. LANZETTA: Yes. I just want to have
4 it read into the record that I attended a two-
5 hour planning on 2019 main streets and state
6 highways with the New York State DOT. I'll be
7 giving that to Jennifer.

8 MR. TRUNCALI: Anybody else?

9 MR. HINES: The only other thing, I
10 know it was sent to everyone, the Town Board has
11 declared it's intent for lead agency to review a
12 proposed cell tower on the town hall property. I
13 included your Board as an interested agency under
14 the Monroe County Airport Balancing Test which is
15 a government review. The Town Board, under that
16 Monroe Balancing Test, is going to be the lead
17 agency under SEQRA and the approving agency for
18 that because it's on Town property. I copied you
19 on that and that's why you have it, for
20 informational purposes.

21 I think if this Board has no intention
22 of objecting to the Town Board as lead agency,
23 that would be helpful to move that process along.
24 You'll be deferring to the Town Board as lead
25 agency for the SEQRA review. It will one of the

2 check boxes.

3 They're trying to schedule a public
4 hearing. Actually, they have a public hearing
5 scheduled for April 22nd.6 MR. TRUNCALI: Right. Does anyone have
7 any objection to the Town Board being lead agency
8 for the tower at the highway department?9 MR. TRAPANI: Is that where they were
10 going to put it before?

11 MS. LANZETTA: Yeah.

12 MR. HINES: It's on the same site, on
13 the other end. It's closer to Woodcrest Avenue.
14 On the opposite side.15 MR. TRUNCALI: They're going to have a
16 public hearing for that and everything?17 MR. HINES: They'll have a public
18 hearing. The Town Board has to have a public
19 hearing as part of the Monroe Balance Test.20 MR. TRUNCALI: I know Hepworth gave
21 them a hard time last time.22 MR. CLARKE: Did Hepworth give you
23 approval? Did Amy Hepworth give you approval?24 MR. HINES: Not yet. That's yet to be
25 seen. It's a little further away than the

2 strawberry patch this time.

3 MS. LANZETTA: I'll make a motion to
4 notify the Town Board that we're fine with them
5 being lead agency.

6 MR. TRUNCALI: Do I have a second?

7 MR. CAUCHI: I'll second it.

8 MR. TRUNCALI: All in favor?

9 MR. CLARKE: Aye.

10 MR. TRAPANI: Aye.

11 MS. LANZETTA: Aye.

12 MR. TRUNCALI: Aye.

13 MR. CAUCHI: Aye.

14 MR. LOFARO: Aye.

15 MR. TRUNCALI: Opposed?

16 (No response.)

17 MR. TRUNCALI: So carried.

18 MS. FLYNN: Also just a reminder that
19 we're going to have a group workshop training
20 thing with Ulster County on May the 30th at 6:30
21 here for all the boards in our Town. If you can
22 not make it please let me know. That would be
23 fantastic.

24 MR. TRUNCALI: Okay.

25 MS. LANZETTA: For that May 30th

2 meeting we will probably -- we might have an
3 opportunity to discuss with them about the design
4 guidelines for the Route 9W corridor. I know
5 you've all received those. We're hoping to get
6 any input from anybody regarding those. I think
7 Ulster County Planning will have something to say
8 about them too. You might want to review those
9 in preparation for the meeting on the 30th.

10 MS. FLYNN: Plus you get two hours of
11 training.

12 MS. LANZETTA: Yes.

13 MR. TRUNCALI: All right. If there's
14 nothing else, I'll entertain a motion to end the
15 meeting.

16 MR. LOFARO: I'll make that motion.

17 MR. TRUNCALI: Do I have a second?

18 MR. CAUCHI: I'll second it.

19 MR. TRUNCALI: All in favor?

20 MR. CLARKE: Aye.

21 MR. TRAPANI: Aye.

22 MS. LANZETTA: Aye.

23 MR. TRUNCALI: Aye.

24 MR. CAUCHI: Aye.

25 MR. LOFARO: Aye.

2 MR. TRUNCALI: Good night.

3

4 (Time noted: 7:50 p.m.)

5

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

7

8

9 I, MICHELLE CONERO, a Notary Public

10 for and within the State of New York, do hereby
11 certify:

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

18 IN WITNESS WHEREOF, I have hereunto
19 set my hand this 25th day of April 2019.

20

21

Michelle Conero

22

23

24

25