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MEETING HELD REMOTELY VIA ZOOM

3

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

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In the Matter of

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WMG PROPERTY HOLDINGS

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Project No. 21-5005
565 Lattintown Road, Marlboro
Section 108.2; Block 2; Lot 47

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PUBLIC HEARING - SUBDIVISION

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Date: April 5, 2021
Time: 7:30 p.m.

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BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO

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ALSO PRESENT: PATRICK HINES
VIRGINIA FLYNN

20

21

APPLICANT'S REPRESENTATIVE: CORY ROBINSON

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23

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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2 CHAIRMAN BRAND: It is after 7:30 so
3 I'm going to call the meeting to order. I'm just
4 going to ask if you're not actively speaking, to
5 mute yourself so we don't get the feedback.

6 Agenda, Town of Marlborough Planning
7 Board, April 5, 2021. Regular meeting at 7:30
8 p.m. On the agenda tonight we have the approval
9 of the stenographic minutes for March 1st. We
10 have WMG Property Holdings at 565 Lattintown Road
11 in Marlboro for a public hearing on their
12 subdivision. We have Marlboro Flats at 8-10
13 Watson Avenue, Milton for a sketch of their
14 subdivision. I'm probably not going to do this
15 justice, but Dziegelewski Airbnb at 95 Millhouse
16 Road in Marlboro for a sketch of their site plan.
17 I tried. The discussion without the lawyer,
18 engineer, stenographer. We're going to continue
19 our discussion about the site plan review. The
20 next deadline is Friday, April 9, 2021. The next
21 scheduled meeting is Monday, April 19, 2021.

22 First I would like to have a motion for
23 the approval of the stenographic minutes for
24 March 1st.

25 MS. LANZETTA: I'll make that motion to

2 approve.

3 CHAIRMAN BRAND: Cindy makes a motion.

4 Is there a second?

5 MR. GAROFALO: I'll second.

6 CHAIRMAN BRAND: Any discussion?

7 (No response.)

8 CHAIRMAN BRAND: Any nos?

9 (No response.)

10 CHAIRMAN BRAND: Okay. So we will say
11 that they are approved.12 First on the agenda tonight we have WMG
13 Property Holdings for a public hearing of their
14 subdivision.

15 Legal notice, subdivision application.

16 Please take notice a public hearing will be held
17 remotely by the Marlborough Planning Board
18 pursuant to the State Environmental Quality
19 Review Act (SEQRA) and Town of Marlborough Town
20 Code Section 134-9 on Monday, April 5, 2021 for
21 the following application: WMG Property
22 Holdings, at the Town Hall, 21 Milton Turnpike,
23 New York at 7:30 p.m. or as soon thereafter as
24 may be heard. The applicant is looking for a
25 two-lot subdivision for property located at 565

2 Lattintown Road, Marlboro, New York 12542,
3 Section 108.2; Block 2; Lot 47. Due to public
4 health and safety concerns related to COVID-19
5 and pursuant to Executive Orders from the
6 governor, this meeting and public hearing will be
7 held remotely via Zoom. The meeting ID and
8 password or call-in information will be available
9 on the Town's website or from the Planning
10 secretary. Any interested parties either for or
11 against this proposal will have an opportunity to
12 be heard at this time. Chris Brand, Town of
13 Marlborough Planning Board.

14 Who is the representative for this one?

15 MR. ROBINSON: Cory Robinson, Maser
16 Consulting.

17 CHAIRMAN BRAND: How are you tonight?
18 How many mailings went out and how many came
19 back?

20 MR. ROBINSON: We sent out eighteen. We
21 got fourteen of them returned and one of them --
22 one of them came back returned but it was signed
23 as COVID-19. It also came back with the envelop
24 saying it wasn't delivered. So I don't really
25 know what happened with that one.

2 CHAIRMAN BRAND: Okay. We just have to
3 get those receipts over to the secretary.

4 MR. ROBINSON: Yup.

5 CHAIRMAN BRAND: All right. Would you
6 like to just provide a brief overview of what's
7 being proposed here?

8 Jen, if you want to show the map while
9 he's doing that.

10 MS. FLYNN: Okay.

11 CHAIRMAN RBRAND: Go ahead whenever
12 you're ready.

13 MR. ROBINSON: So this is a proposed
14 two-lot subdivision. We're creating one new lot
15 for a single-family dwelling off of Lattintown
16 Road.

17 The existing structure is a two-family
18 dwelling that's going to remain on the parent
19 parcel.

20 Both lots conform to all the applicable
21 zoning regulations aside from a front yard
22 setback on the existing lot that's preexisting
23 nonconforming.

24 The parent lot that the two-family
25 dwelling is going to remain on is going to be

2 about 2.25 acres and the new lot is 1.5 acres for
3 the single-family dwelling.

4 CHAIRMAN BRAND: Pat, did you want to
5 go over your comments quickly before we open this
6 up?

7 MR. HINES: I don't have any new
8 comments. The previous comments from the March
9 1st meeting are -- some are outstanding.

10 The structure on lot 1 should be
11 labeled as a two-family residence. It's
12 currently not.

13 We do have an indication that the DPW
14 is okay with the new driveway, but they have a
15 condition that nothing is to be constructed in
16 front of the existing structure on proposed lot
17 1, which it really couldn't be because that's
18 zoning noncompliant right now.

19 Health Department approval for the
20 septic system is outstanding. I believe that the
21 soil testing needs to be done on that.

22 We're looking for a culvert at the new
23 driveway location. The County DPW can weigh in
24 on that.

25 And then the limits of disturbance was

2 crossing the property line in one location, so
3 that needed to be cleaned up.

4 These are the comments from the
5 previous meeting. They were waiting to close the
6 public hearing and then make a final set of maps.

7 CHAIRMAN BRAND: Great.

8 Comments from the Board? Questions?

9 MR. GAROFALO: I have some comments.

10 On the plan it shows the existing condition, the
11 front yard as 22.1. Under your proposed, I think
12 it's an error, you have 21.1. I hope that's a
13 typographical mistake.

14 MR. ROBINSON: I do believe that is.
15 I'll get that corrected on the final plans.

16 MR. GAROFALO: Okay. The second thing
17 is I think we should have some sight distances at
18 the new driveway.

19 I do have a concern. When we got this
20 from the building inspector he noted regulation
21 155-34. I'm concerned about A-1 and B-1, to make
22 sure that we can either waive those or this is
23 permitted under 155-34. So I have some legal
24 questions. Maybe we can get those answered by the
25 next meeting.

2 CHAIRMAN BRAND: Thank you, James.

3 Anyone else from the Board?

4 (No response.)

5 CHAIRMAN BRAND: No. All right. This
6 is a public hearing. If there's anyone here to
7 comment or question the subdivision being
8 proposed, just turn on your microphone and state
9 your name for the stenographer and you'll have an
10 opportunity to be heard at this time.

11 (No response.)

12 CHAIRMAN BRAND: Is there anyone here
13 to speak or ask questions about this project?

14 (No response.)

15 CHAIRMAN BRAND: No. All right. That
16 said, I guess we could close the public hearing.

17 MR. LOFARO: Hold on a second, Chris.
18 I have a question on Pat's comments. What's been
19 corrected as far as Pat's comments up to date?
20 Those were last meeting's comments. So what's
21 been corrected?

22 MR. ROBINSON: I felt they were rather
23 minor in nature and I was going to address
24 everything with one final submission. There were
25 no substantial changes to the plans based on

2 Pat's comments.

3 MR. HINES: We wouldn't be in a
4 position to take any action is all.

5 MR. LOFARO: That's what I'm getting
6 at. So that's where we're at. Okay.

7 CHAIRMAN BRAND: So we would close the
8 public hearing and they would come back again
9 with their final submission, and then we could
10 authorize --

11 MR. HINES: I would suggest you close
12 the public hearing with the applicant's
13 representative verifying that they'll waive the
14 62-day timeframe for the approval.

15 CHAIRMAN BRAND: Are you good with
16 that, Mr. Robinson?

17 MR. ROBINSON: Yeah. That's fine.

18 CHAIRMAN BRAND: So then I would like
19 to have a motion to close the public hearing.

20 MR. LOFARO: I'll make a motion to
21 close the public hearing.

22 CHAIRMAN BRAND: Joe. A second?

23 MR. GAROFALO: I'll second.

24 CHAIRMAN BRAND: Mr. Garofalo. Any
25 discussion on that?

2 (No response.)

3 CHAIRMAN BRAND: Any nos to close the
4 public hearing?

5 (No response.)

6 CHAIRMAN BRAND: No. All right. The
7 public hearing is closed.8 So Mr. Robinson, it seems like you just
9 have some housekeeping issues to take care of and
10 we'll see you at our next meeting.11 MR. ROBINSON: Yup. Thank you very
12 much.

13 CHAIRMAN BRAND: Thank you.

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

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

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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.

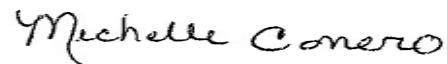
16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 15th day of April 2021.

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MICHELLE CONERO

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MEETING HELD REMOTELY VIA ZOOM
STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD

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In the Matter of

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MARLBORO FLATS

7

Project No. 20-4004
8-10 Watson Avenue, Milton
Section 103.1; Block 3; Lot 15

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----- X
11 SKETCH - SUBDIVISION

12

Date: April 5, 2021
Time: 7:42 p.m.

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15

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO

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19

ALSO PRESENT: PATRICK HINES
VIRGINIA FLYNN

20

21

APPLICANT'S REPRESENTATIVE: DAVID FEENEY & FRANK
CRICCHIO

22

23

24

25

----- X
MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

2 CHAIRMAN BRAND: Next on the agenda we
3 have Marlboro Flats, a sketch of a subdivision at
4 8-10 Watson Avenue.

5 Mr. Feeney, that's you tonight?

6 MR. FEENEY: Yes. Frank is here as
7 well.

8 CHAIRMAN BRAND: Excellent. Do you
9 want to just give us a brief update on where we
10 are?

11 MR. FEENEY: I believe at the last
12 meeting the public hearing was closed. This was
13 for a project that was creating a three-lot
14 subdivision. Two new lots would be used for two
15 two-family homes.

16 There was a question at the last
17 meeting regarding an underground storm drainage
18 pipe I guess that was put in at some point in
19 time that nobody had any history on. Mr. Hines
20 asked that we go out, locate it on the map, get
21 the inverts of it, and then he was going to do a
22 site review as well. That has happened. That's
23 on the maps that you have in front of you.

24 Along with that, what we did is we
25 pulled the two structures on the new lots, lots 2

2 and 3, forward about 1,600 feet and moved them
3 closer to the road, limited the length of
4 utilities and stuff serving the new structures.
5 In doing so, if you see what they just had
6 displayed, the shape of the property narrows as
7 it comes towards Watson Avenue. So as we brought
8 it forward we encroached too much on the side
9 yard setbacks, so we rotated the buildings 90
10 degrees. I think in the latest round of comments
11 from Mr. Hines, he identified that. That's why I
12 asked that this be reviewed again.

13 CHAIRMAN BRAND: Thank you.

14 Pat, how about your comments for this?

15 MR. HINES: The applicant did just hit
16 those. At the previous meeting the public
17 hearing was opened. We discussed the drainage
18 pipe which traverses the site. It's an existing
19 condition. It actually starts on either end of
20 this property and conveys an existing stream
21 through the site. This site will not add an
22 appreciable amount of flow to that watershed.
23 The watershed is fairly large from up gradient.

24 I just noted that the buildings were
25 rotated 90 degrees to make them more -- they're

2 in a longer than wider situation there.

3 The parking lots have been moved to the
4 front. So there's been some changes to the maps.

5 The highway superintendent previously
6 commented on the need to pave the shoulder of the
7 road which provides parking for the existing
8 structure.

9 We need those to be identified as two-
10 family structures on the map.

11 And then there needs to be easements
12 for the utilities and drainage pipe which
13 traverse the lots. So those will need to be
14 approved by Jeff Battistoni's office.

15 CHAIRMAN BRAND: Great. Thank you,
16 Pat.

17 Jen, you can X out of that? That's
18 fine.

19 Comments and questions from the Board?

20 MR. GAROFALO: I have some comments.

21 Mr. Hines in May noted a road maintenance
22 agreement and that there needed to be 20-foot
23 aisles behind the parking. I don't see the size
24 of the parking lot spaces marked either. I think
25 that's something that needs to be dealt with.

2 Also the dedication along the entire
3 frontage I think was an issue.

4 We haven't seen any sight lines for the
5 driveways.

6 One of the things that I was a little
7 concerned about, not so much because there's a
8 lot of traffic, but when you come out of the
9 parking lot for the house that's closest to the
10 road, when you're coming out, in order to see
11 with someone else coming out on the other
12 driveway, the driver who is on the left-hand side
13 has to look over his right shoulder at a very
14 extreme angle. I was wondering if they might
15 consider squaring that off so that he's only
16 looking at a right angle. It might actually save
17 them some driveway width. I think that angle for
18 the driveway might be fine going in but not
19 necessarily the best for going out. I would be
20 particularly concerned if there was any
21 vegetation in that triangular area where the two
22 driveways meet. Thank you.

23 CHAIRMAN BRAND: Thank you.

24 Any other comments or questions
25 regarding this one? Anything at all from the

2 Board?

3 (No response.)

4 CHAIRMAN BRAND: No.

5 Did you have anything else to add to
6 that, Mr. Feeney, or Frank and Tina?7 MR. FEENEY: I think in terms of the
8 easements, certainly we can add something for the
9 existing stormwater pipe since that was not
10 addressed earlier.11 Maybe Frank can comment, but I believe
12 the utility easements for lots 2 and 3 had been
13 previously provided to the Town for review.14 MR. HINES: I don't have anything from
15 Mr. Battistoni saying they're okay. If they've
16 been provided, that's fine.17 I would suggest that my comments would
18 be a condition of approval. The highway
19 superintendent did approve the driveway
20 locations.21 Just for Mr. Garofalo's comment, the
22 traffic coming through there, it's not a really
23 heavy trafficked area. The speeds are lower than
24 what could be happening there, but I'll defer to
25 the Board.

2 MR. GAROFALO: I'm really concerned
3 about not where the driveways meet the road but
4 the angle in which the two driveways meet each
5 other for exiting. I think it would be a lot
6 easier for the house if they came in to the other
7 driveway.

8 MR. FEENEY: If I understand what
9 you're saying, it's not where it meets Watson
10 Avenue, it's the parking area behind the existing
11 house on lot 1 where that driveway merges with
12 the proposed driveway for lot number 3. Correct?

13 MR. GAROFALO: Do you understand what
14 I'm saying as far as when they're coming out, how
15 that driveway from the house would have to look
16 at a very extreme angle to see other cars coming
17 from the two-family house?

18 MR. FEENEY: Where those two driveways
19 merge together?

20 MR. GAROFALO: Yeah.

21 MR. FEENEY: We can change that.

22 CHAIRMAN BRAND: If there's nothing
23 else, we'll make those corrections and we will
24 see the additions and corrections at the next
25 meeting.

2 MR. HINES: Does the Board want to
3 authorize the potential for Jeff to prepare the
4 neg dec and approval resolution for the next
5 meeting?

6 CHAIRMAN BRAND: Is the Board
7 comfortable with that?

8 MR. GAROFALO: I'd like to see that
9 parking.

10 MR. FEENEY: The parking dimensions?

11 MR. GAROFALO: Yeah, the dimensions. If
12 those work, fine, I don't have a problem with him
13 preparing it. Let him prepare it and --

14 MR. HINES: You don't necessarily have
15 to approve it. I'm trying to save the
16 applicant another --

17 MR. GAROFALO: Which I'm fine with.
18 I'm fine with having him prepare it.

19 CHAIRMAN BRAND: Is there a motion to
20 do so?

21 MS. LANZETTA: I'll make the motion.

22 MR. GAROFALO: I'll second.

23 CHAIRMAN BRAND: Any discussion?

24 (No response.)

25 CHAIRMAN BRAND: Any nos?

2 (No response.)

3 CHAIRMAN BRAND: So I will have -- we
4 will tell Jeff to work on a negative declaration
5 and approval for this.6 Thank you, Mr. Feeney. Thank you,
7 Frank.

8 MR. FEENEY: Thank you.

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

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

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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.

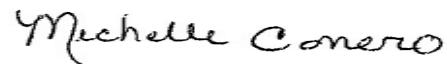
16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 15th day of April 2021.

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MICHELLE CONERO

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MEETING HELD REMOTELY VIA ZOOM
STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD

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----- X
In the Matter of

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6 DZIEGELEWSKI AIRBNB

7

Project No. 21-5006
95 Millhouse Road, Marlboro
8 Section 108.4; Block 5; Lot 25.400

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SKETCH - SITE PLAN

12

Date: April 5, 2021
Time: 7:50 p.m.

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BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO

18

19

ALSO PRESENT: PATRICK HINES
VIRGINIA FLYNN

20

21

APPLICANT'S REPRESENTATIVE: MIKE DZIEGELEWSKI

22

23

24

----- X
MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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2 CHAIRMAN BRAND: Next on the agenda we
3 have the Airbnb at 95 Millhouse Road in Marlboro.

4 MR. DZIEGELEWSKI: Hi there.

5 CHAIRMAN BRAND: How are you?

6 MR. DZIEGELEWSKI: I'm Mike
7 Dzieglewski.

8 So I have a two-family residential at
9 95 Millhouse, on the corner there. My wife and I
10 were looking to get the approval for an Airbnb.

11 It's existing. There's going to be no
12 new builds.

13 I submitted a site plan and EAT. It
14 would be --

15 CHAIRMAN BRAND: EAF.

16 MR. DZIEGELEWSKI: What was that?

17 CHAIRMAN BRAND: EAF.

18 MR. DZIEGELEWSKI: Sorry. EAF. And it
19 would be -- actually, one unit would be a one-
20 bedroom and the other would be a two-bedroom.

21 That's what I'm -- that's basically the
22 summary there.

23 CHAIRMAN BRAND: Okay. Pat?

24 MR. HINES: So Mike, you're going to
25 rent the entire thing out? You don't live there?

2 MR. DZIEGELEWSKI: So I do live here
3 with my wife and the twins. It's a unique
4 structure. We're in the middle part and then
5 there's a side, more or less like a ranch style
6 extension, off to the right. Then on the other
7 side of the building there's a half grade or half
8 undergrade, more or less like a finished basement
9 type, with two bedrooms and a kitchen.

10 When I purchased the property, we do
11 have COs that were existing for everything,
12 including the shed and any other part of the
13 structure. So it would be a one-bedroom and then
14 a two-bedroom. That's how it would be listed.

15 CHAIRMAN BRAND: So Mike, your goal is
16 to operate this as a -- you're going to owner
17 occupy a home occupation bed and breakfast?

18 MR. DZIEGELEWSKI: Yeah. Yeah.

19 CHAIRMAN BRAND: And is the space that
20 you're renting less than 50 percent of the total?

21 MR. DZIEGELEWSKI: I think I have that
22 here. So I'm at a total of 4,582. One part of
23 the Airbnb is 1,402 and the other is 720. So
24 that would put my living area above the 50
25 percent.

2 CHAIRMAN BRAND: Questions, comments
3 from the Board?

4 MR. GAROFALO: I have a few comments.
5 Number one, I think we're going to need a layout.
6 We're going to be asking for that in future
7 regulations, but also it specifically says in our
8 code, under the definitions, that you need to
9 have 50 percent. The only way we can verify that
10 is to see a layout of the house. It doesn't have
11 to be -- I don't think it has to be an
12 architecturally drawn layout but I think we have
13 to know, you know, what is -- where your living
14 area is, where the other areas are. I think
15 that's been discussed before in terms of showing
16 the approximate dimensions of the rooms and the
17 halls, et cetera. So I think we're going to need
18 that in order to verify that your living space is
19 over the 50 percent.

20 MR. DZIEGELEWSKI: Yeah. I'm getting
21 my information from the existing property card.

22 MR. GAROFALO: Okay.

23 MR. DZIEGELEWSKI: They have like a
24 little map of the living area here and they have
25 measurements of the outside deck and the inside.

2 MR. GAROFALO: Okay.

3 MR. HINES: So typically the Board
4 requires the submission of the layout of the
5 house just to confirm that it is greater than 50
6 percent owner occupied.

7 MR. DZIEGELEWSKI: Yup.

8 MR. GAROFALO: There's also some -- I
9 don't know the answer to this one, but in some of
10 the dimensions it's shown the layouts are from
11 the house and some are from the deck. I'm not
12 sure which is the correct way to do it. I
13 imagine it probably has to be either the building
14 itself or from the deck as far as the setbacks
15 go. The front setback should be from Old Post
16 Road. That's the major road. It's 20 feet wide
17 plus a 5-foot shoulder. The other one is only 18
18 feet. Old Post Road is the main road, so
19 technically that's where your front yard is. The
20 other is a side yard facing a side road, the 49
21 -- I think it's the 49 feet. So your 49 and 22
22 is going to be 71. It's going to be over what
23 the two side yards have to be. I think we need
24 to have a clarification as to how those side yard
25 numbers are supposed to be depicted, whether it's

2 from the building itself or whether it's from the
3 deck. Again, I'm not sure about how that's
4 supposed to be done.

5 The other very minor question I had,
6 because I'm somewhat familiar with the area, but
7 in the environmental assessment form you put that
8 there are pedestrian accommodations or routes
9 available on or near the site of the proposed
10 action. I don't know if there's really a bicycle
11 route there. I know Route 9W is technically a
12 bicycle route. That doesn't really matter. I'm
13 just kind of curious if you know something --
14 they know something I don't.

15 MR. DZIEGELEWSKI: Yeah. The only --
16 there are no sidewalks until you get towards the
17 other end of Millhouse, towards the Gomez
18 Millhouse, and then it's walkable over there.
19 Yeah, that's further away.

20 MR. GAROFALO: It's certainly a
21 beautiful place to walk and take a bike ride.
22 There's no question in my mind that that will be
23 an attraction.

24 MR. DZIEGELEWSKI: Yeah. I mean we,
25 you know, purchased the place and we're looking

2 at it. It's such a unique structure. We figured
3 instead of trying a long-term tenant sort of
4 thing, it gave more ability for us to control,
5 you know, the situation.

6 MR. CLARKE: I have a question. Is
7 this the old Asinsky house?

8 MR. DZIEGELEWSKI: It's the old Brooks
9 house. Charlie Brooks built it in '87.

10 MR. CLARKE: Okay.

11 MR. DZIEGELEWSKI: It's original.

12 MR. CLARKE: I do think there's a new
13 Town trail up by the Catholic church which isn't
14 too far away.

15 MR. DZIEGELEWSKI: Okay.

16 CHAIRMAN BRAND: Pat, do you know the
17 answer to James' question there for the setbacks?
18 Are decks usually counted?

19 MR. HINES: Yes, normally the decks are
20 counted. I think with the corner lot -- I'm
21 looking at it right now. The corner lot, I think
22 they're actually both front yards. I'm checking
23 that now.

24 CHAIRMAN BRAND: Okay. Any other
25 questions or comments from the Board?

2 MS. LANZETTA: I just want to point out
3 that under our parking regulations the bed and
4 breakfast is required to have two parking spaces
5 for the homeowner and one for each additional
6 bedroom that would be rented.

7 MR. HINES: I have that as a comment as
8 well, to show the parking.

9 CHAIRMAN BRAND: So that would be five
10 spaces he would need.

11 MR. DZIEGELEWSKI: Okay. Yeah. The
12 driveway is a wrap around and it's double wide
13 in most of it. There's side parking near the
14 shed. You can see on the survey there.

15 MR. HINES: We'll just need those
16 delineated on this map.

17 MR. DZIEGELEWSKI: Okay.

18 CHAIRMAN BRAND: Anything else from the
19 Board?

20 MR. GAROFALO: By code, 200 square
21 feet.

22 MR. DZIEGELEWSKI: 200 square feet.
23 Okay.

24 CHAIRMAN BRAND: No other questions or
25 comments?

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MR. GAROFALO: There's certainly going to be some additional regulations coming out that you probably want to be aware of and keep track of. I know the County sent new comments in. I don't know --

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Cindy, do you know if the Town Board is looking at those?

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MS. LANZETTA: I think the Board is very close to adopting the regulations after reviewing all of the comments. It sounds like if this is being done under the present bed and breakfast regulations, you know, we move forward with it with that understanding and the requirements that are code today.

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CHAIRMAN BRAND: Fair enough.

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So then we will see you again at the next meeting with some updated maps and some corrections to the things we just discussed.

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MR. DZIEGELEWSKI: Yes. And just one question. The layout of the house, how do we go about that verification?

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CHAIRMAN BRAND: Do you have the plans for the house? I know the building inspector has some plans for homes that were built. Just draw

2 right on that with measurements to show it. You
3 could just do a sketch of it. We just really
4 need to see how it's laid out and what space is
5 yours and what space would be used by the
6 renters.

7 MR. DZIEGELEWSKI: Okay, great. When I
8 moved in I saw some plans. I'll look at those to
9 see the dimensions.

10 CHAIRMAN BRAND: Great.

11 MR. DZIEGELEWSKI: Thanks.

12 CHAIRMAN BRAND: Anything else?

13 (No response.)

14 CHAIRMAN BRAND: All right. Thank you.

15 MR. HINES: Michael, while I have you,
16 I know you have a unique last name. Are you from
17 Cornwall?

18 MR. DZIEGELEWSKI: I was going to say
19 your Pat Hines from Manetti, Callahan; right?

20 MR. HINES: In my other life, yes.

21 MR. DZIEGELEWSKI: That's in your other
22 life.

23 MR. HINES: I had your brother in the
24 Town of Newburgh doing a subdivision two weeks
25 ago.

2 MR. DZIEGELEWSKI: Good to see you
3 again. I think I was probably about seven or
4 eight years old when I last saw you.

5 MR. HINES: Exactly. The last name
6 follows you.

7 MR. DZIEGELEWSKI: Yeah. Thanks. Good
8 seeing you.

9 CHAIRMAN BRAND: Thank you.

10 MR. GAROFALO: I can give you code --
11 Pat, I can give you some codes you might want to
12 take a look at with regard to the side setbacks.

13 MR. HINES: I've got to go with our
14 code, though.

15 MR. GAROFALO: That's what I'm saying.
16 I can give you the code numbers that you may want
17 to take a look at.

18 MR. HINES: Okay.

19 MR. GAROFALO: 155-1(C)(3),
20 155-16(A)(E). Hopefully that has what you need.

21 CHAIRMAN BRAND: That's it for the
22 formal part of the agenda this evening. We do
23 have the discussion portion, so I'm going to say
24 Pat, you're free to go. Michelle, you're free to
25 go.

2 MS. FLYNN: Before Michelle goes, Cindy
3 has to put her training in.

4 MS. LANZETTA: I couldn't remember if I
5 had done that at the last meeting or not.

6 CHAIRMAN BRAND: What was it?

7 MS. FLYNN: I don't remember.

8 MR. GAROFALO: You could check the
9 minutes and add it next time.

10 MS. LANZETTA: I'll have to do that.

11 CHAIRMAN BRAND: Okay.

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13 (Time noted: 8:02 p.m.)

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

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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.

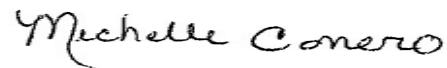
16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 15th day of April 2021.

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MICHELLE CONERO

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