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

CHEVERS AIRBNB  
Project No. 20-4012  
45 Cross Road, Marlboro  
Section 108.4; Block 1; Lot 16

----- X

SKETCH - SITE PLAN

Date: August 16, 2021  
Time: 7:35 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CINDY LANZETTA, Acting Chairwoman  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: PATRICK HINES  
VIRGINIA FLYNN

----- X

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

MS. LANZETTA: I welcome you to the Town of Marlborough Planning Board meeting of August 16, 2021.

If we could stand for the Pledge of Allegiance, please.

(Pledge of Allegiance.)

MS. LANZETTA: I'm going to read through the agenda for this evening. We have tonight the Chevers Airbnb for a sketch, site plan. We have Bishop Subdivision, sketch, subdivision. Then we will possibly have a conceptual site plan discussion with the engineer.

We also have the approval of the stenographic minutes for 7/19. I hope everybody has had a chance to read it. It was a lot.

I would like to have a motion to -- first of all, are there any additions or corrections to the minutes?

(No response.)

MS. LANZETTA: If not, could I have a motion to accept them?

MR. CAUCHI: I'll make a motion

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to approve the stenographic minutes for  
7/19.

MR. TRONCILLITO: I'll second  
that.

MS. LANZETTA: No further  
discussion?

(No response.)

MS. LANZETTA: All in favor?

MR. CLARKE: Aye.

MR. TRONCILLITO: Aye.

MR. GAROFALO: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

MS. LANZETTA: Aye.

Okay. So that's accepted.

The Chevers are not here at this  
point. We're going to go and move on to  
the Bishop Subdivision.

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

(Time resumed: 7:50 p.m.)

MS. LANZETTA: Okay. And we do  
not have the Chevers here. I think pretty  
much it's where it was the last time. I  
think it's important for them to come to

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the meeting.

Jen, you might want to let them know that they can have representatives. Anybody can represent them if they fill out the proper paperwork if they can't make it themselves.

MS. FLYNN: The bed and breakfast?

MS. LANZETTA: Yes.

MS. FLYNN: She just left me an e-mail. She said I came to the Town Hall at 7:00, 7:30, no one was here. You told me the meeting was on the 16th. Not sure where the confusion happened. If it's next week I can not attend, I'll be away.

MR. LOFARO: Did they go to the old Town Hall?

MS. FLYNN: I don't know.

MS. LANZETTA: Do you want to e-mail her and tell her we're here right now if she can get here? Maybe she doesn't know it's in the Justice Court.

(Time noted: 7:52 p.m.)

(Whereupon, in a discussion

amongst the Board Members, a public hearing was scheduled for September 20, 2021 at 7:30 p.m.)

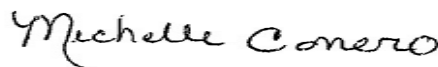
## C E R T I F I C A T I O N

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of August 2021.



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MICHELLE CONERO

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

BISHOP SUBDIVISION  
Project No. 21-5008  
New Road/Mahoney Road, Milton  
Section 103.1; Block 1; Lot 49

----- X

SKETCH - SUBDIVISION

Date: August 16, 2021  
Time: 7:40 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CINDY LANZETTA, Acting Chairwoman  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: PATRICK HINES  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: ADAM DiVALENTINO

----- X

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

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MS. LANZETTA: Is there a  
representative here for Bishop?

MR. DiVALENTINO: Yup. That's  
all of us. I'm Adam DiValentino, I'm  
the applicant. Mr. Bishop is here, he's  
the owner. John Burgener is here, he's  
our surveyor. This is my wife and  
father.

So just to recap for everybody,  
Mr. Bishop owns a 7.61 acre lot right up  
here between Mahoney Road and New Road.  
We're looking to subdivide that into two  
lots, 3.6 acres on the New Road side and  
4.2 acres on the Mahoney Road side.

My intent is to purchase the 3.6  
acres from Mr. Bishop and build my  
primary residence there. Mr. Bishop is  
going to keep the 4.2 for his future  
development. It will be a single-family  
residential lot.

MS. LANZETTA: Pat, would you  
like to go through your comments?

MR. HINES: Sure. We requested  
previously a short environmental

assessment form. That has been provided. Review of that form does not identify any significant environmental constraints on the property. That form was filled out on the DEC's website so it would populate information in their files.

We had requested a roadway dedication parcel for each of the front strips. The New Road strip has been provided with a 25 foot typical dedication that we normally request. The Mahoney Road side only has 20 feet because of the existing barn. The Town doesn't want to own any portion of that barn. They provided a 20-foot dedication and left the barn completely on the parent parcel.

We received an approved septic design for proposed lot 2, only the septic design plan that we received identifies it as lot 1. There's a coordination issue between those two plans. That should be cleaned up between now and any approvals.

MR. DiVALENTINO: There's an error there. We saw that as well.



1  
2 MR. HINES: There is no septic  
3 system designed for lot 2. They've done  
4 soils testing and proved that the lot is  
5 buildable, but they have not done the  
6 design or have a septic system prepared  
7 for that. We're suggesting a note be  
8 placed on that plan that it's not a  
9 building lot at this time and it will  
10 require approval prior to that. It's kind  
11 of a buyer beware, in case someone buys  
12 it, there is no septic design. They'll  
13 have to do one and get that approved  
14 through the Planning Board. That note  
15 should be added to the plans.

16 The highway superintendent,  
17 apparently the applicants have worked with  
18 him. I don't have any indication from him  
19 that he's okay with it, so we should  
20 receive a letter.

21 MR. DiVALENTINO: I have the  
22 e-mail right here, Mr. Hines.

23 MR. HINES: Perfect. This  
24 project does require a public hearing. We  
25 would recommend the Board schedule that at

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whatever date.

I will give a copy of that letter to Jen.

I just have those clean-up items, and a public hearing is required.

MS. LANZETTA: Any discussion from the Board? Any questions?

MR. GAROFALO: I have a few comments. James Garofalo.

I believe on the plan SO-1, the dedication is shown as being 15 feet.

MS. FLYNN: James, we can't hear you or understand you. Sorry.

MR. GAROFALO: On map SO-1 it shows the dedication to be 15 feet. I think that's a problem. Certainly I'd like to have the superintendent --

MR. DiVALENTINO: I think there's a blowup in the upper portion and it shows 20 feet there. I think he's showing the center line of the road. There is a blowup on that same page, the upper left-hand corner.

MR. HINES: So the blowup shows

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20 feet to the building and it is 15 feet.

MR. DiVALENTINO: For the  
right-of-way.

MR. HINES: If we go 20 we get  
the building.

MR. GAROFALO: Which we obviously  
don't want to do. I don't know if that  
causes a problem in the future in terms of  
developing that.

MR. HINES: The Town is not  
likely to take a building, so --

MR. GAROFALO: No, but in terms  
of when that property is developed, having  
an accessory building that close to the  
road, that may end up being a problem if  
it's not a farm use. I just wanted to  
bring that to their attention.

MR. HINES: Existing conditions  
are not sent to the ZBA here. They're not  
changing that condition.

MR. GAROFALO: I'm not asking.  
I'm just suggesting that they should be  
aware of that in the future.

The other thing that I'm

1  
2 concerned about is the sight distance to  
3 the left for -- by the barn. It's only  
4 160. I'm not sure if that meets the ITE  
5 stopping sight distance. I wanted to make  
6 sure that that letter -- the highway  
7 superintendent has an opportunity to look  
8 at that.

9 MR. HINES: It says, "In regards  
10 to the proposed driveways on the Bishop  
11 Subdivision on New Road and Mahoney Road,  
12 I have found there to be safe, suitable  
13 sight distances at both driveway  
14 entrances."

15 MR. DiVALENTINO: I believe all  
16 the Board Members were copied on that  
17 e-mail.

18 MR. GAROFALO: Good. Thank you.

19 MS. LANZETTA: Any more  
20 discussion?

21 MR. CLARKE: I would like to make  
22 a comment. I would like to congratulate  
23 who ever put this program together. This  
24 is really I think what we're looking for  
25 as a Planning Board. You did your

1 homework, you came back. We have been  
2 criticized for taking too long. My  
3 objection to that is we don't take too  
4 long, the person representing the client  
5 does not do his homework. This is really  
6 well done. I congratulate you.  
7

8 MR. DiVALENTINO: Thank you. I  
9 appreciate that. I put it together  
10 myself.

11 MR. GAROFALO: There's one other  
12 comment I'd like to make. It has to do  
13 with the plan S0-1. That is, on the  
14 zoning requirement table, under bulk it's  
15 not -- the side distance is not the side  
16 distance of one, it's the sum of both of  
17 them. It should be 231 and 245. It's  
18 certainly within the requirements, but I  
19 just want to make that note so that when  
20 you are doing these plans in the future,  
21 that that's the sum of both of them, not  
22 what one of them has to be.

23 MR. DiVALENTINO: I'm sorry.  
24 Where are you looking?

25 MR. GAROFALO: S0-1, the zoning

requirements, item side yard both. The minimum is -- it's not 147 feet. That's just one side is 147 feet.

MR. DiVALENTINO: I see.

MR. GAROFALO: It's supposed to be the sum of both of them. You're perfectly within the requirement but I just want to make that note so that when we get future plans, that you don't make the same mistake, because that could be critical in another situation.

MR. DiVALENTINO: Understood.

Thank you.

MR. GAROFALO: Thank you.

MS. LANZETTA: Okay. Any other comments?

(No response.)

MS. LANZETTA: Then can we set a public hearing for our next available date? I do believe that's towards the end of September.

MS. FLYNN: September 20th.

MS. LANZETTA: Can we get them on the docket for September 20th?

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MS. FLYNN: Yes. That's the next meeting that we have.

MR. CAUCHI: Do we have to make a motion to establish the public hearing?

MS. LANZETTA: We set the public hearing. Do you want to do it by motion?

Can I have a motion to set the public hearing for September 20th?

MR. LOFARO: I'll make a motion to set the hearing for September 20th.

MR. GAROFALO: I'll second that.

MS. LANZETTA: All in favor?

MR. CLARKE: Aye.

MR. TRONCILLITO: Aye.

MR. GAROFALO: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

MS. LANZETTA: Aye.

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

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

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

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

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

IN WITNESS WHEREOF, I have  
hereunto set my hand this 31st day of August  
2021.

*Michelle Conero*

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MICHELLE CONERO