

2 STATE OF NEW YORK : COUNTY OF ULMSTER
3 TOWN OF MARLBOROUGH PLANNING BOARD
4 - X

5 In the Matter of
6

7 CHEVERS AIRBNB
8

9 Project No. 20-4012
10 45 Cross Road, Marlboro
11 Section 108.4; Block 1; Lot 16
12 - X
13

14 SKETCH - SITE PLAN
15

16 Date: August 16, 2021
17 Time: 7:35 p.m.
18 Place: Town of Marlborough
19 Town Hall
20 21 Milton Turnpike
21 Milton, NY 12547
22

23 BOARD MEMBERS: CINDY LANZETTA, Acting Chairwoman
24 JOSEPH LOFARO
25 MANNY CAUCHI
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO
26

27 ALSO PRESENT: PATRICK HINES
28 VIRGINIA FLYNN
29

30 - X
31 MICHELLE L. CONERO
32 3 Francis Street
33 Newburgh, New York 12550
34 (845) 541-4163
35

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

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

7 (Pledge of Allegiance.)

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

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

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

22 (No response.)

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

25 MR. CAUCHI: I'll make a motion

2 to approve the stenographic minutes for
3 7/19.

4 MR. TRONCILLITO: I'll second
5 that.

6 MS. LANZETTA: No further
7 discussion?

8 (No response.)

9 MS. LANZETTA: All in favor?

10 MR. CLARKE: Aye.

11 MR. TRONCILLITO: Aye.

12 MR. GAROFALO: Aye.

13 MR. CAUCHI: Aye.

14 MR. LOFARO: Aye.

15 MS. LANZETTA: Aye.

16 Okay. So that's accepted.

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

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

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

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

2 the meeting.

3 Jen, you might want to let them
4 know that they can have representatives.
5 Anybody can represent them if they fill
6 out the proper paperwork if they can't
7 make it themselves.8 MS. FLYNN: The bed and
9 breakfast?

10 MS. LANZETTA: Yes.

11 MS. FLYNN: She just left me an
12 e-mail. She said I came to the Town Hall
13 at 7:00, 7:30, no one was here. You told
14 me the meeting was on the 16th. Not sure
15 where the confusion happened. If it's
16 next week I can not attend, I'll be away.17 MR. LOFARO: Did they go to the
18 old Town Hall?

19 MS. FLYNN: I don't know.

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

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

25 (Whereupon, in a discussion

2 amongst the Board Members, a public
3 hearing was scheduled for September 20,
4 2021 at 7:30 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
10 Public for and within the State of New York, do
11 hereby certify:

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

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

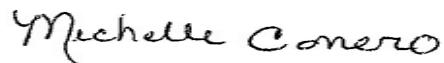
19 IN WITNESS WHEREOF, I have
20 hereunto set my hand this 31st day of August
21 2021.

22

23

24

25



MICHELLE CONERO

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

In the Matter of

5 BISHOP SUBDIVISION

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

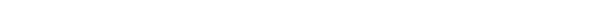
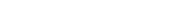
SKETCHES OF THE HISTORY OF THE AMERICAN REVOLUTION

SKETCH - SUBDIVISION

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

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

19 ALSO PRESENT: PATRICK HINES
VIRGINIA LYNN

21  

23 - - - - - MICHELLE L. CONERO
24 3 Francis Street
25 Newburgh, New York 12550
25 (845) 541-4163

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

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

10 So just to recap for everybody,
11 Mr. Bishop owns a 7.61 acre lot right up
12 here between Mahoney Road and New Road.
13 We're looking to subdivide that into two
14 lots, 3.6 acres on the New Road side and
15 4.2 acres on the Mahoney Road side.

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

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

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

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

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

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

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

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.

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

2 whatever date.

3 I will give a copy of that letter
4 to Jen.

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

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

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

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

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

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

19 MR. DiVALENTINO: I think there's
20 a blowup in the upper portion and it shows
21 20 feet there. I think he's showing the
22 center line of the road. There is a
23 blowup on that same page, the upper left-
24 hand corner.

25 MR. HINES: So the blowup shows

2 20 feet to the building and it is 15 feet.

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

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

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

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

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

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

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

25 The other thing that I'm

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

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

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

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

5 MR. DiVALENTINO: I see.

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

13 MR. DiVALENTINO: Understood.

14 Thank you.

15 MR. GAROFALO: Thank you.

16 MS. LANZETTA: Okay. Any other
17 comments?

18 (No response.)

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

23 MS. FLYNN: September 20th.

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

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MS. FLYNN: Yes. That's the next

meeting that we have.

4

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MR. CAUCHI: Do we have to make a

motion to establish the public hearing?

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MS. LANZETTA: We set the public

hearing. Do you want to do it by motion?

8

9

Can I have a motion to set the

public hearing for September 20th?

10

11

MR. LOFARO: I'll make a motion

to set the hearing for September 20th.

12

MR. GAROFALO: I'll second that.

13

MS. LANZETTA: All in favor?

14

MR. CLARKE: Aye.

15

MR. TRONCILLITO: Aye.

16

MR. GAROFALO: Aye.

17

MR. CAUCHI: Aye.

18

MR. LOFARO: Aye.

19

MS. LANZETTA: Aye.

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

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

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

10

That hereinbefore set forth is a

11 true record of the proceedings.

12

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

17

IN WITNESS WHEREOF, I have
hereunto set my hand this 31st day of August
19 2021.

20

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23

MICHELLE CONERO

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