

1

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

5

6 MAD BATTERS BAKERS TALE

7 Project No. 21-5028
579 Route 44/55, Marlboro
8 Section 95.2; Block 2; Lot 10

9 - X

10

SKETCH - SITE PLAN

11

12 Date: December 20, 2021
13 Time: 7:30 p.m.
14 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

18

19 ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

20

21 APPLICANT'S REPRESENTATIVE: DAVID TODER

22

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

25

1 M A D B A T T E R S B A K E R S T A L E

2 ACTING CHAIRWOMAN LANZETTA: We'd
3 like to call this meeting to order.
4 This is the Town of Marlborough
5 Planning Board. We'll start with the
6 Pledge of Allegiance.

7 (Pledge of Allegiance.)

8 ACTING CHAIRWOMAN LANZETTA: This is
9 the Town of Marlborough Planning
10 Board meeting for December 20, 2021.

11 We're going to be looking at
12 the Mad Batters Bakers Tale, sketch,
13 site plan; Grunewald, sketch, lot
14 line; and the Verizon Marlboro High
15 School, sketch, site plan, as well as
16 having a conceptual site plan
17 discussion with the engineer for
18 Mazzola Oil.

19 The next deadline will be
20 Thursday, December 23, 2022 --
21 2021. I'm sorry. The next scheduled
22 meeting will be Monday, January 3,
23 2022.

24 Can I have a motion for the
25 approval of the stenographic minutes

1 M A D B A T T E R S B A K E R S T A L E

2 for December 6, 2021?

3 MR. CLARKE: So moved.

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

6 ACTING CHAIRWOMAN LANZETTA: All
7 in favor?

8 MR. CLARKE: Aye.

9 MR. TRONCILLITO: Aye.

10 ACTING CHAIRWOMAN LANZETTA: Aye.

11 MR. GAROFALO: Aye.

12 MR. CAUCHI: Aye.

13 MR. LOFARO: Aye.

14 ACTING CHAIRWOMAN LANZETTA: Opposed?

15 (No response.)

16 ACTING CHAIRWOMAN LANZETTA: Okay.

17 So we'll begin with the Mad Batters.

18 I'm not sure who is here to represent
19 them.

20 MR. TRONCILLITO: One thing has
21 to get changed. The address is
22 incorrect. It's 576-578. That's the
23 correct address.

24 MR. TODER: Hello. I'm Dave
25 Toder, Bolder Architecture. Kristen

1 M A D B A T T E R S B A K E R S T A L E

2 Baker is also here this evening.

3 MS. BAKER: Hello.

4 ACTING CHAIRWOMAN LANZETTA: Hi. Would
5 you like to give us a brief
6 explanation about what it is that
7 you're proposing to do?

8 MR. TODER: Sure. So the
9 existing building on the site is
10 being used as a bakery. They want to
11 use another unit as the retail store
12 for the bakery which would be named
13 the Bakers Tale. There's another
14 unit that would also be a commercial
15 use, like an office space of some
16 kind.

17 It's an existing site. It's a
18 little tight. It's close to the
19 road. It's older buildings. It
20 seems to be a significant benefit for
21 the community, so we're hoping to
22 make it work within the parameters
23 required.

24 ACTING CHAIRWOMAN LANZETTA: Thank
25 you.

1 M A D B A T T E R S B A K E R S T A L E

2 Pat, would you like to go over
3 your comments with us, please?

4 MR. HINES: I will. I believe
5 you got a copy.

6 MR. TODER: I did, yes. Thank
7 you.

8 MR. HINES: The first comment
9 is just that it's before the Board
10 for a change of use.

11 The DOT is going to be an
12 involved agency during the review. I
13 think during that review we will hear
14 comments about the wide open access
15 that it currently has off the State
16 highway. Typically when they see
17 these, they may come back and want
18 that access more restricted.

19 A County Planning review will
20 be required once we get a more
21 detailed plan.

22 We're looking for information
23 on the water use and the existing
24 sanitary sewer disposal system on the
25 site. There is an existing

1 M A D B A T T E R S B A K E R S T A L E

2 residence. There's the existing
3 bakery. We're adding a retail use.
4 I assume the offices are going to be
5 used for the other two uses. There's
6 a potential they may be used
7 separately.

8 MR. TODER: Yes.

9 MR. HINES: Okay. So that will
10 be a part of the septic system use as
11 well.

12 The front yard setback on the
13 survey plan looks like it's taken
14 from the center line of the roadway.
15 Apparently the deeds go to the middle
16 of the State highway. The front yard
17 setback should be delineated at the
18 State highway right-of-way. I'm sure
19 oftentimes we have road by use for
20 Town roads, but it's very rare that
21 there are roads by use by DOT. They
22 usually own their right-of-ways.
23 We're going to need some information
24 on that.

25 The reason I bring that up is

1 M A D B A T T E R S B A K E R S T A L E

2 that then the front yard setbacks for
3 the existing structures as well as
4 the side yard setback for the
5 existing bakery building do not meet
6 the bulk table requirements.

7 Consistent with the recent
8 determination from the Building
9 Department, I believe they lose that
10 grandfathered protection upon the
11 change of use that's before the
12 Board.

13 I just want to make sure
14 there's only one septic system. It
15 looks like it's on the side of the
16 house. I don't know how the bakery
17 building I'll call it, the commercial
18 building, gets to the septic system
19 located on, I'll call it the right
20 side. I don't have another arrow.
21 It's on the right side of the
22 structure. We want to see that
23 information on the septic system.

24 Additional site detail will be
25 needed, including paving, striping.

1 M A D B A T T E R S B A K E R S T A L E

2 I have a question. You're
3 introducing this retail use and it
4 doesn't look like it's accessible.
5 There are stairs proposed from the
6 parking lot to the building and then
7 there's stairs again at the building.
8 The accessibility issues need to be
9 addressed on the site.

10 I just have a question. There
11 are three what look like conventional
12 residential bathroom facilities in
13 the structure. It looks like there's
14 three tubs and bathroom facilities.
15 I don't know if this was previously a
16 residential multi-family.

17 MR. TODER: It was.

18 MR. HINES: Those are proposed
19 to remain?

20 MR. TODER: They didn't need to
21 be torn out, so --

22 MR. HINES: I just want to make
23 sure that there's not a residential
24 component to this. We may need notes
25 on the plans stating that there is no

1 M A D B A T T E R S B A K E R S T A L E

2 proposed residential use.

3 I noted that the utilities, the

4 HVAC and the propane tank, appear to

5 be located in front of the structure.

6 I don't know that those are going to

7 be adequately screened or proposed to

8 be screened. I'll leave that up to

9 the Board as to the aesthetics of

10 that.

11 The reference to the blacktop

12 path or equal should be addressed on

13 the site. We're going to need to

14 know what that is, what it's going to

15 be constructed of and the detail so

16 we're not guessing and the Building

17 Department is not guessing in the

18 future.

19 The dumpster as existing is in

20 the site frontage on the lower

21 left-hand corner of the site. We're

22 suggesting this may be an opportunity

23 to relocate that and put it to the rear

24 parking lot to get it out of the

25 front of the building.

1 M A D B A T T E R S B A K E R S T A L E

2 There's a reference to a new
3 dumpster enclosure fence. We would
4 need the detail on that.

5 Any site lighting should be
6 depicted on the plans. County
7 Planning will be reviewing that as
8 well.

9 Any landscaping that's
10 proposed. I noted that in the
11 application they said that no
12 additional landscaping was going to
13 be provided, but I'll leave that to
14 the Board as to what you're looking
15 for.

16 And then I just reference what
17 I talked about earlier, I think DOT
18 is going to have a concern about
19 traffic, parking in front and backing
20 out into the State highway. It's
21 just as a comment to the applicants
22 that they may be getting comments
23 back from DOT when this gets
24 circulated.

25 ACTING CHAIRWOMAN LANZETTA: If

1 M A D B A T T E R S B A K E R S T A L E

2 they do find that they have issues
3 with the setbacks in the front, are
4 they going to have to go to the
5 Zoning Board of Appeals?

6 MR. HINES: The side yard and
7 the front yard setbacks I believe
8 need to get referred to the ZBA.

9 ACTING CHAIRWOMAN LANZETTA: So
10 it might behoove them to first iron
11 out that situation if they are
12 looking to utilize -- even if they
13 don't use it for parking, they still
14 have to be --

15 MR. HINES: They're not
16 proposing to use the frontage as
17 parking but it looks like they may be
18 doing that now. I didn't go to the
19 site but I did look at an aerial of
20 the site. It's wide open along the
21 frontage where you can pull in, run
22 into the bakery or the cafe and grab
23 something and back out.

24 DOT, when they get these,
25 normally it's going to want to restrict

1 M A D B A T T E R S B A K E R S T A L E

2 that to a designed commercial access. We've
3 seen that on our end.

4 I remember the Mobil when it
5 was before us, they had a similar
6 condition. That Mobil was required
7 to provide defined access that met
8 the DOT standards.

9 ACTING CHAIRWOMAN LANZETTA: So
10 again, before they do any more work
11 on this, that would be something that
12 would be wise for them --

13 MR. HINES: I think they should
14 confirm. Tommy didn't pick up on his
15 gatekeeper, but they should confirm
16 with the code enforcement officer
17 that that is the case.

18 We've seen that with the recent
19 ones, with Lordi and with some of the
20 other recent ones. Tommy had picked
21 up on some of the zoning deficiencies.

22 If you read the bulk table, it
23 says they meet it at 38 feet, but
24 that's measuring from the center of
25 the double yellow line in the center

1 M A D B A T T E R S B A K E R S T A L E

2 of the road.

3 ACTING CHAIRWOMAN LANZETTA: Does
4 anybody have any questions?

5 MR. GAROFALO: I do. James
6 Garofalo. I have a few questions.

7 One is on the contours. I
8 think we at least want to see some
9 contours to make sure that it's at a
10 respectable level for accessible
11 movement. I think you have some room
12 for accessible parking there. You
13 also need to show the dimensions on
14 the parking spaces. You do mention
15 that you have 200 square feet, but I
16 think we want to see some dimensions
17 on those, even if they are somewhat
18 variable.

19 MR. HINES: That was the intent
20 of my additional detail for parking,
21 striping.

22 MR. GAROFALO: Item number 21
23 on the list, I believe that there are
24 some curb cuts within 100 feet.
25 You're going to want to show those.

1 M A D B A T T E R S B A K E R S T A L E

2 Item number 30 about the lock
3 boxes, I think that's something that
4 you do want to talk to the fire
5 department concerning. You may not
6 need them but you do want to talk to
7 them.

8 MR. TODER: I'd like to confirm
9 one or two items about the setbacks.

10 My reading of the zoning, bulk
11 and lot code for the side yard
12 setbacks is that it needs to be 70
13 foot total but only one side has to
14 be 35 foot minimum, the other can be
15 less than 35, meaning that I can
16 place it where I want and I can put
17 it at 20 feet and 50 feet. I believe
18 that's allowed by code. Could you
19 confirm that?

20 MR. HINES: That is correct.

21 MR. TODER: Okay. So I don't
22 have a problem with the side yard
23 setback because of that allowance in
24 the zoning code. That's at least one
25 variance I do not require.

1 M A D B A T T E R S B A K E R S T A L E

2 And then the other variance
3 that you mentioned from the ZBA,
4 you're saying that even though it's
5 an existing building, the change of
6 use means that you need to get a
7 variance for the front yard setback?

8 MR. HINES: Yes. And that's
9 been a determination from the code
10 enforcement officer recently on
11 several projects.

12 MR. TODER: I see. Not this
13 one particularly, but --

14 MR. HINES: We haven't heard
15 from -- he may have looked at the
16 bulk table where it says 38 feet and
17 just assumed it met the code. This
18 one is measured from the center line
19 of the road, though.

20 MR. TODER: Yes.

21 MR. HINES: I would check with
22 him when you're speaking to him about
23 that, that he also concurs with the
24 35 and 70 that you mentioned and that
25 they are not both 35. I don't want

1 M A D B A T T E R S B A K E R S T A L E

2 to have you go to the ZBA twice.

3 MR. TODER: Yes.

4 ACTING CHAIRWOMAN LANZETTA: Any
5 other questions or concerns?

6 (No response.)

7 ACTING CHAIRWOMAN LANZETTA: I
8 just have one more.

9 In your response for the not
10 applicable or asking for waivers for
11 number 4, we do require that
12 regardless of the status of your
13 clients, that they fill out the
14 entire application including the
15 ethics portion. So we would like to
16 see that as part of the application
17 as well, please.

18 MR. TODER: Thank you.

19 Understood.

20 ACTING CHAIRWOMAN LANZETTA: Okay.
21 We'll wait for that information, the
22 additional information to come back
23 to us, and we'll move forward as it
24 does.

25 MR. TODER: All right.

1 M A D B A T T E R S B A K E R S T A L E

2 ACTING CHAIRWOMAN LANZETTA: Thank
3 you.

4 MR. TODER: Great. Thank you.

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

6

7 CERTIFICATION

8

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

12 That hereinbefore set forth is a true
13 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
17 I am in no way interested in the outcome of
18 this matter.

19 IN WITNESS WHEREOF, I have hereunto
20 set my hand this 3rd day of January 2022.

21

22

23

24

Michelle Conero

MICHELLE CONERO

1

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

5

GRUNEWALD

6

7 Project No. 21-5030
8 471 Old Indian Road, Milton
Section 102.3; Block 1; Lots 17.110 & 17.200

9 - X

10

SKETCH - LOT LINE

11

12 Date: December 20, 2021
13 Time: 7:40 p.m.
14 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

15

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

18

19 ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

20

21 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

22

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

25

1 G R U N E W A L D

2 ACTING CHAIRWOMAN LANZETTA: Next
3 up will be Grunewald.

4 Would you give a brief
5 explanation of the project, please?

6 MS. BROOKS: Absolutely. The
7 application before the Board is for a
8 lot consolidation of an existing 3.09
9 acre parcel and a 5.42 acre parcel.

10 The 5.42 acres was created as
11 lot 1 on map number 6727 on file with
12 the County Clerk. The 3.09 acres is
13 lot 1 from filed map number 8565.

14 I did bring a copy of the filed
15 map 8565 for the Planning Board file,
16 as well as a copy of the private road
17 maintenance agreement to address the
18 question of High Acres Drive. That
19 was created in 1990 to service lot
20 number 1 as shown on here, as well as
21 lot number 2 which is now lands of
22 Atkins, lot number 3 which is lands
23 of Lewis, and also lands of Palermo.
24 So I have that. I don't know if you
25 wanted to look at this before I give

1 G R U N E W A L D

2 it to Jen.

3 MS. FLYNN: Thank you.

4 MS. BROOKS: So basically
5 Mrs. Grunewald is not interested in
6 ever building on the 3.09 acre lot
7 which has the existing barn. That
8 was lands that were originally part
9 of the 1990 Weed subdivision. Those
10 were retained by Mr. Weed and he
11 continued to use them agriculturally.
12 At that time they weren't considered
13 accessory buildings. Later on they
14 were purchased by Grunewald.

15 When you're at the site it
16 looks like one big parcel of land.
17 It's not really appropriate to be two
18 lots. She'd like to just consolidate
19 them and make it one parcel.

20 ACTING CHAIRWOMAN LANZETTA: Pat,
21 would you like to go over your
22 comments?

23 MR. HINES: Sure. The first
24 one just states that it is a lot
25 consolidation creating an 8.5 acre

1 G R U N E W A L D

2 plus or minus parcel.

3 The code enforcement officer's
4 gatekeeper letter mentioned accessory
5 buildings in the front yard. I
6 believe he's referring to the
7 structure identified as a garage
8 which is between the existing house
9 and Old Indian Road, the frontage.
10 It's an existing condition. I don't
11 see a very big issue with it but he
12 did bring it up. They're not
13 changing anything here in this lot
14 line change.

15 It also cleans up the fact that
16 there is the barn and accessory
17 garage on a lot with no principal
18 permitted use. By combining this the
19 lot will have a principal permitted
20 use of the residential structure.

21 The right-of-way we just talked
22 about. I was just wondering how it
23 was created. I always kind of red
24 flag those when it says future
25 private road. I don't know who has

1 G R U N E W A L D

2 the ability to construct it. Again,
3 that's not changing as part of this
4 lot consolidation. Whatever is there
5 is there. I believe Ms. Brooks just gave
6 us the backup information that Jeff
7 has now.

8 ACTING CHAIRWOMAN LANZETTA: Jeff,
9 do you feel that there's any additional
10 information that you got that would
11 change the resolution as you had
12 proposed it?

13 MR. BATTISTONI: No. I'm
14 satisfied with what's been submitted.
15 I think Pat's comments have been
16 addressed. I think it's okay to
17 adopt a resolution tonight.

18 This does qualify for your
19 expedited procedure where there's no
20 public hearing. It is a Type 2
21 action.

22 I don't see a problem with a
23 building in the front yard. It's an
24 existing building. It's not being
25 changed by the application.

1 G R U N E W A L D

2 ACTING CHAIRWOMAN LANZETTA: Does
3 anybody on the Board have any more
4 questions?

5 MR. GAROFALO: I have one
6 question. With regard to this, do we
7 need the 25 feet from Old Indian Road
8 for the right-of-way?

9 MS. BROOKS: We do have the 25
10 feet with the exception of the area
11 where the stonewall is. That was the
12 highway bounds that was determined on
13 those previous filed subdivision
14 maps.

15 ACTING CHAIRWOMAN LANZETTA: Any
16 other questions?

17 (No response.)

18 ACTING CHAIRWOMAN LANZETTA: Okay.
19 Jeff had sent out a resolution that
20 we could review if we had time. I'm
21 going to -- should we do a motion or
22 just poll the Board?

23 MS. FLYNN: Do you want me to
24 call the names?

25 ACTING CHAIRWOMAN LANZETTA: Sure.

1 G R U N E W A L D

2 MS. FLYNN: Chairman Brand is
3 not here.

4 Member Lanzetta?

5 ACTING CHAIRWOMAN LANZETTA: Yes.

6 MS. FLYNN: Member Garofalo?

7 MR. GAROFALO: Yes.

8 MS. FLYNN: Member Troncillito?

9 MR. TRONCILLITO: Yes.

10 MS. FLYNN: Member Lofaro?

11 MR. LOFARO: Yes.

12 MS. FLYNN: Member Clarke?

13 MR. CLARKE: Yes.

14 MS. FLYNN: Member Cauchi?

15 MR. CAUCHI: Yes.

16 ACTING CHAIRWOMAN LANZETTA: Thank
17 you.

18 MS. BROOKS: Thank you very much.

19

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

21

22

23

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3

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5

6 I, MICHELLE CONERO, a Notary

7 Public for and within the State of New
8 York, do hereby certify:

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

16 IN WITNESS WHEREOF, I have
17 hereunto set my hand this 3rd day of
18 January 2022.

19

20

21

22

23

24

25

Michelle Conero

MICHELLE CONERO

1

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

5

6 VERIZON MARLBORO HIGH SCHOOL
7

8 Project No. 21-5031
9 50 Cross Road, Marlboro
10 Section 108.4; Block 2; Lot 71.100
- X

11

12 SKETCH - SITE PLAN

13

14 Date: December 20, 2021
15 Time: 7:45 p.m.
16 Place: Town of Marlborough
17 Town Hall
21 Milton Turnpike
Milton, NY 12547

18

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

21

22 ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

23

24 APPLICANT'S REPRESENTATIVE: SCOTT OLSON &
FRANCIS MURRAY

25

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

1 VERIZON MARLBORO HIGH SCHOOL

5 MR. GAROFALO: Excuse me,
6 Chairman. If you will pause for a
7 moment so I can leave the room and
8 get into the other room because I
9 recused myself from this project.

10 ACTING CHAIRWOMAN LANZETTA: Sure.

11 MR. GAROFALO: Just call me
12 back when they are done. Thank you.

17 Would you like to give us a
18 brief explanation of the project,
19 please?

20 MR. OLSON: Yes, I would.

21 Thank you. My name is Scott Olson.
22 I'm an attorney with Young Sommer. I
23 represent Verizon Wireless. To my
24 right is Frank Murray with Tectonic
25 Engineering.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 Essentially what we're looking
3 to do is install a new wireless
4 communications facility at the high
5 school which is at 50 Cross Road.

6 It's a new tower that's about -- it
7 is 90 feet tall. There's a 4-foot
8 lightning rod on the top. The
9 lightning rod is very thin. We just
10 refer to the tower as being 90 feet
11 tall. It will be within a fenced and
12 secure 50 foot by 50 foot leased
13 area.

14 Essentially we need it to
15 increase the capacity of our
16 surrounding network. We're capacity
17 deficient in this area in general.

18 We're also looking to install a
19 new frequency that we relatively
20 recently acquired a license for from
21 the FCC. It's the 21 megahertz
22 frequency.

23 We submitted an application
24 with about 11 exhibits. I won't go
25 through all of them. One of the

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 important exhibits -- there are two I
3 think that are probably pretty
4 important for your purposes, one of
5 which is the visual analysis.

6 I think it was in October an
7 associate of mine was here, talked to
8 you about the balloon test and some --
9 I think there were three locations
10 that this Board wanted to be looked
11 at. So we did the balloon test and
12 we looked at those three locations,
13 plus additional ones, and provided
14 the simulations for your
15 consideration.

16 The second document or exhibit
17 is something we have from Site Safe.
18 It's a health and safety report
19 basically. What it says is this
20 facility will be in full compliance
21 with the FCC emission threshold
22 requirements. That's required
23 basically under the Telecommunications
24 Act. Once we demonstrate that, this
25 Board should feel secure that there

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 are no health effects associated with
3 this project. In fact, under the
4 Federal Law you're not supposed to
5 look at any because of that
6 certification.

7 In a nutshell that's really
8 what we're looking to do. I'm happy
9 to answer any questions you may have.

10 ACTING CHAIRWOMAN LANZETTA: Pat,
11 would you like to go through your
12 comments, please?

13 MR. HINES: I can. My first
14 comment just states what the activity
15 is.

16 So the balloon testing, while
17 it was discussed, there's a
18 requirement for notification. I
19 don't think the Board was aware that
20 that balloon test was up there and
21 able to be viewed. Normally we are
22 given the date, time and the duration
23 of that balloon test so that the
24 Board Members and the public could
25 take advantage of flying that balloon

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 and actually seeing it from points of
3 reference that they may be concerned
4 about or other vistas at the site.

5 So that may be an issue. I believe
6 that's an issue that should be
7 discussed with the Board.

8 This Board is looking to
9 utilize the services of the Town's
10 tower consultant, Mike Musso from
11 HDR. Mike is putting together a
12 proposal for the Board. He's done
13 work for this Board in the past.
14 When this application came back
15 before us, I did recently send him a
16 copy of it, as did the Town, and I
17 spoke to him. He's aware of the
18 application. He has the materials.
19 He does need time to, number one, get
20 the Town to authorize his services
21 and, number two, assign personnel for
22 the review.

23 I did note that the long form
24 EAF identifies this in a coastal
25 waterfront area subject to the

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 Department of State's coastal
3 consistency requirements. I believe
4 a coastal consistency review by the
5 Department of State would be
6 required. This Board, if it declares
7 its intent for lead agency, would
8 circulate to them as an involved
9 agency.

10 There is a 12-foot wide roadway
11 proposed. Fire access roads by New
12 York State Fire Code must be 20 feet
13 in length. That's the Fire Code
14 Appendix D that has those details.

15 I noted that there was no
16 structural analysis included in the
17 packet that I received that Mike
18 Musso would certainly be looking for.

19 ACTING CHAIRWOMAN LANZETTA: Does
20 anybody have any questions?

21 MR. CLARKE: Do you have any
22 information on your balloon? Do you
23 have visuals or anything that we can
24 review?

25 MR. OLSON: Absolutely. It's

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 Exhibit 7. We have the methodology.

3 MR. CLARKE: I just got this
4 today so I didn't look at it.

5 MR. OLSON: That's okay. It's
6 Exhibit 7. It was done by Tectonic
7 Engineering. We floated a balloon at
8 the height of 90 feet, and then there
9 were at least -- I think there were
10 thirteen locations, three of which
11 this Board previously identified,
12 including the Gomez Mill property,
13 Samuel Morse and Bowdoin Park. In
14 those three locations -- the balloon
15 was not noticeable from any of those
16 so there should not be any impact of
17 the tower on those. That would be in
18 Exhibit 7.

19 ACTING CHAIRWOMAN LANZETTA:
20 Regarding the visuals, I agree with
21 Pat that we were not notified about
22 the balloons being utilized. That's
23 something that we would like more
24 information on and have it probably
25 redone, especially this time of year

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 being the time to do it.

3 The picture that you got at the
4 Samuel Morse site is up front by
5 Route 9, not down by the river or
6 looking out from the visual vista
7 behind the house. So I think that
8 definitely needs to be looked at
9 again.

10 Of course when you give us the
11 date for the balloon test I can
12 notify the -- well, you should
13 probably notify the people at Morse
14 Estates and ask them to see if they
15 can see that. I know they are
16 redoing their tower and they have
17 workmen up there that would be able
18 to tell if that's something that
19 would be a visual impact or not.

20 MR. OLSON: Is that private
21 property?

22 ACTING CHAIRWOMAN LANZETTA: No.
23 It's a nonprofit. It's a national --

24 MR. OLSON: It's open to the
25 public, that park?

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 ACTING CHAIRWOMAN LANZETTA: Yes.

3 It's a historic site.

4 MR. OLSON: We won't go on
5 private property generally.

6 ACTING CHAIRWOMAN LANZETTA: A
7 public notice in the local paper
8 would be a good idea, too, so people
9 could hear what's going on.

10 MR. HINES: I think it's
11 required.

12 MR. OLSON: Like I said, I
13 wasn't here. I thought the Board had
14 discussed the balloon test and
15 potentially waived that. That's why
16 there was no discussion of that with
17 the Board when Hyde was here on my
18 behalf. That's why we went out and
19 did it. We thought we were told to
20 do it.

21 ACTING CHAIRWOMAN LANZETTA: We
22 discussed it but we expected to be
23 notified about it and we weren't.

24 MR. OLSON: Okay.

25 ACTING CHAIRWOMAN LANZETTA:

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 Another thing that I'd like to point
3 out is in Exhibit 8, on page 2 it
4 says, under coastal resources, is
5 this project site located in a
6 community with an approved local
7 waterfront revitalization plan. The
8 Town of Marlborough does have a LWRP.
9 You will have to take a look and make
10 sure that you're in compliance with
11 our LWRP as well.

12 MR. OLSON: Okay. We'll have
13 Tectonic look at that.

14 ACTING CHAIRWOMAN LANZETTA: And also
15 on page -- it's still on 8. On page
16 8 it says will the proposed action
17 use pesticides during construction or
18 operation. If you could, be clear as
19 to how you're going to maintain that
20 area. You know, it will be important
21 to know, especially because it's a
22 school property, how you're going to
23 keep down any weeds or anything in
24 that area if you're not going to use
25 pesticides.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 MR. OLSON: Okay. We can
3 provide those details.

4 ACTING CHAIRWOMAN LANZETTA: And
5 then just before 9, it doesn't have a
6 page number, under the description
7 of the existing visual environment,
8 number 6, the annual number of viewers
9 likely to observe the proposed
10 project. I know it almost looks like
11 you have a question mark there and it
12 says 10M. I'm not sure -- I know
13 it's hard to have an estimate, but
14 you do have a lot of people that are
15 on that site. I don't know what kind
16 of resources you have to do those
17 kinds of estimates but I think
18 something should be put in there.

19 MR. OLSON: I'll double check.
20 I'm assuming they meant 10 million.
21 That sounds like a pretty big number.
22 I think the question mark is part of
23 the form actually. We'll get
24 clarification on that.

25 ACTING CHAIRWOMAN LANZETTA: So

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 if we're going to forward all this
3 information to Mike Musso,
4 approximately how long do you think
5 it would be before he would have an
6 opportunity to look this over?

7 MR. HINES: I believe he was
8 going to get the Board a proposal
9 next week. He was looking to get
10 that authorized. He needs a new
11 contract with the Town. He hasn't
12 done work since we did the last --
13 the tower on the water tanks was the
14 last time we were here. He was
15 looking for a new proposal and a task
16 order and then he was going to assign
17 his staff. He seemed to have that
18 lined up, the proposal at least, for
19 next week to get authorized to do the
20 work.

21 MR. LOFARO: Do we have to do
22 lead agency?

23 MR. HINES: I think you could
24 declare yourself lead agency tonight,
25 yes. Notice of intent.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 We would circulate to the other
3 interested and involved agencies.

4 Right now I believe it's just the
5 Department of State as well as the
6 school district. They would have to
7 either have done their own SEQRA on
8 the application or adopt yours.

9 ACTING CHAIRWOMAN LANZETTA: So
10 then --

11 MR. LOFARO: I'll make that
12 motion that we declare ourselves lead
13 agency for this project.

14 MR. BATTISTONI: You take a
15 second.

16 ACTING CHAIRWOMAN LANZETTA: Do
17 I have a second?

18 MR. TRONCILLITO: I'll second
19 it.

20 MR. BATTISTONI: I did not get
21 a chance to review the Type 1 list.
22 Is this a Type 1 action in your view
23 or an Unlisted action?

24 MR. OLSON: No. It should be
25 an Unlisted action because the Town

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 has regulations with height.

3 MR. BATTISTONI: As part of
4 that motion you should classify this
5 as an Unlisted action as well as
6 declaring your intent to be the lead
7 agency. Someone should make that
8 amended motion.

9 ACTING CHAIRWOMAN LANZETTA: Joe
10 is going to make the amended?

11 MR. LOFARO: I'll amend my own
12 motion.

13 MR. BATTISTONI: Yes.

14 ACTING CHAIRWOMAN LANZETTA: For an
15 Unlisted?

16 MR. LOFARO: To make it an
17 Unlisted action.

18 MR. HINES: Type it as an
19 Unlisted and then declare your intent
20 for lead agency.

21 ACTING CHAIRWOMAN LANZETTA: We
22 can declare ourselves lead agency?

23 MR. HINES: Your intent.

24 MR. BATTISTONI: Your intent to
25 be lead agency and then you second

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 the amended motion.

3 MR. TRONCILLITO: I will second
4 it.

5 MR. BATTISTONI: And vote on
6 the motion.

7 ACTING CHAIRWOMAN LANZETTA: Any
8 more discussion?

9 (No response.)

10 ACTING CHAIRWOMAN LANZETTA: All
11 those in agreement?

12 MR. CLARKE: Aye.

13 MR. TRONCILLITO: Aye.

14 MR. CAUCHI: Aye.

15 MR. LOFARO: Aye.

16 ACTING CHAIRWOMAN LANZETTA: Aye.
17 Opposed?

18 (No response.)

19 ACTING CHAIRWOMAN LANZETTA: All
20 right. Motion carries.

21 So it will be circulated to the
22 County as well I assume.

23 MR. OLSON: Can I just address
24 two more things?

25 ACTING CHAIRWOMAN LANZETTA: Yes.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 MR. OLSON: One of which is to
3 Mr. Hines.

4 In terms of a structural
5 analysis, we don't have a structure
6 up so there really isn't any type of
7 an analysis that can be provided.

8 What we typically do -- obviously we
9 run the analysis on structures that
10 exist. What we typically do is we
11 will provide an analysis that says
12 we're going to build this and design
13 it consistent with --

14 MR. HINES: You can submit a
15 design report.

16 MR. OLSON: What's that?

17 MR. HINES: You can submit a
18 design report consistent with that.

19 MR. OLSON: In order to do a
20 design report we have to order the
21 tower and pay for it which we won't
22 do because it would be a waste of
23 money if this is not going to get
24 approved.

25 What we typically do is say

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 we're going to design it to meet all
3 the current industry standards.

4 As it stands now, it's not
5 subject to a building permit because
6 it's a freestanding tower. It's
7 exempt from that.

8 We actually apply a higher
9 standard than in the code, anyway.
10 It's Reg G. I don't know how we
11 can -- we've never submitted a
12 structural analysis on any application.

13 MR. HINES: When you work with
14 Mike Musso, you will see what he
15 needs. He typically does those
16 reviews. I don't do those reviews.

17 MR. OLSON: That's not a
18 problem. We've done it with Mike
19 many times and he accepts the letter
20 we provide usually.

21 In terms of timing, though,
22 it's a Federal -- there are Federal
23 time constraints that are in place
24 here. They call it the shock clock.
25 There are a number of different

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 timeframes depending on the nature of
3 the build.

4 This is a new tower. The shock
5 clock basically is 150 days. The
6 municipality has to -- and that's not
7 just you. If there was a building
8 permit, variances, everything has to
9 be decided within 150 days of
10 submission of the application.

11 Actually, the application was really
12 submitted in October. So the time
13 started to run based on the concept
14 application. So my ballpark
15 calculation is we need to be done by
16 March or so.

17 I know Mike is just getting
18 involved, but I just want to make
19 sure that we're all on the same page
20 on that.

21 ACTING CHAIRWOMAN LANZETTA: You
22 don't have to have -- we don't have
23 to say that your application is
24 complete.

25 MR. OLSON: The FCC has

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 actually addressed that. They are
3 saying we know municipalities in
4 New York have said that and we say
5 that's not the case.

6 The way it works is an application
7 is submitted, the municipality has 30
8 days within which to identify
9 deficiencies. If within 30 days that
10 does not happen, then the timeframe
11 doesn't toll no matter what. It just
12 keeps going. That's a specific FCC
13 rule.

14 ACTING CHAIRWOMAN LANZETTA: It
15 was my understanding when the
16 gentleman was before us in October
17 that we pointed out the deficiency of
18 the visual impacts and we were
19 waiting for that information to
20 consider the application complete. I
21 would say now we're pretty much --

22 MR. HINES: We didn't receive a
23 complete application. It was on a
24 discussion item only.

25 MR. OLSON: I hear what you're

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 saying. Again, I'm just a messenger.

3 The FCC recently came out and
4 said anytime you submit the -- any
5 move forward with an application
6 starts that timeframe and then the
7 town has to basically step in and say
8 it's not complete and here's why.

9 I mean we can go back and look
10 at those numbers, but -- or dates.

11 MR. HINES: We didn't even have
12 this information.

13 ACTING CHAIRWOMAN LANZETTA: You
14 didn't give us any of this information. We
15 told -- the gentleman who represented
16 you came in and said he was looking
17 to find out items of interest in
18 order to put together the full
19 application.

20 So, you know, I know what you're
21 saying but I'm doubtful that a real
22 application had been submitted at
23 that point.

24 MR. OLSON: So your code
25 requires us to actually have a

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 pre-application meeting, which is
3 exactly what we tried to do back in
4 October because your code says you
5 have to tell us locations. So that's
6 why we wanted to start the process.

7 I'm not looking to argue. I'll
8 provide the new FCC regulations that
9 talk about what constitutes an
10 application. It doesn't have to be
11 this application right here. It's
12 the first step towards the
13 application that is normally taken.
14 In this case you required a pre-app
15 meeting. That's what started the
16 timeframe to run. I'll provide
17 reference sources to that, though.

18 MR. BATTISTONI: This is Jeff
19 Battistoni. I'm the attorney for the
20 Planning Board.

21 I will make a couple of points.
22 First of all, it was a pre-application
23 meeting. I think that implies that
24 there isn't an application. It's a
25 pre-application meeting.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 Secondly, some of the materials
3 I have here, I see the dates on them
4 are November 30, 2021, December 3,
5 2021. It would be hard to say that
6 an application was complete before
7 those dates.

8 So are you willing to stipulate
9 to a completion date? Is that
10 something we need to discuss?

11 MR. OLSON: We always work with
12 towns. We're not trying to -- we
13 will work with the Town.

14 I will first provide you with
15 the materials from the FCC because I
16 think -- and please, you're taking
17 this down, don't quote me on this, it
18 may even say pre-application
19 meetings. I don't know if it says
20 that starts it. I'll provide that
21 information so then we can at least
22 have that as a basis to have a
23 discussion.

24 MR. BATTISTONI: And I do
25 acknowledge that you gave us

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 information on the shock clock in
3 your application. So I appreciate
4 that.

5 MR. OLSON: Thank you.

6 Again, we have in the past
7 often mutually agreed to extend the
8 shock clocks when towns are moving
9 forward. I've worked with this Town
10 before and this Town typically moves
11 forward.

12 I just wanted to raise it
13 because I don't want to raise it in
14 February, not having discussed it,
15 and throw it out there and then
16 everybody is surprised by it. I just
17 wanted to raise it at the earliest
18 point in time.

19 ACTING CHAIRWOMAN LANZETTA: Okay.
20 Thank you.

21 MR. OLSON: Thank you.

22 MR. MURRAY: I did have a
23 question as well.

24 Can you tell me what medium or
25 the newspaper or publication we could

1 VERIZON MARLBORO HIGH SCHOOL

2 use to make that notification?

16 MR. TRONCILLITO: Let me ask
17 you a question. What happens if the
18 timetable doesn't meet your
19 expectations? Then what happens?

20 MR. OLSON: Well, I don't think
21 we're going to get there, but you
22 fielded the question. So the way the
23 law goes, if that timeframe that's
24 required by the Federal FCC comes and
25 goes without a decision, I have to

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 double check it, I don't know that
3 it's automatically deemed approved
4 but I know they made changes recently
5 about that. It's either deemed
6 approved or -- I don't think it's
7 that. I think it's more we would
8 have to then commence an action under
9 the Telecommunications Act to get a
10 court to say deemed approved.

11 We don't get there -- I mean I
12 don't think I've -- I've sued one
13 town for a shock clock because it was
14 very egregious.

15 This Town does not, based on my
16 experience, do anything like that,
17 so -- but that's the way the law
18 plays out. What happens is -- I mean
19 you don't -- I've been doing this way
20 too long and there are times when I'm
21 going three years with a town for a
22 tower. In 2009 petitions were made
23 to the FCC that said this is
24 ridiculous. The FCC got involved and
25 said a tower should be done basically

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 in five months. That was their
3 opinion. If it's a co-location, it
4 should be done in three months. So
5 that's what the FCC came up with.
6 There were too many instances where
7 towns were taking just way too long.

8 MR. TRONCILLITO: Okay.

9 MR. CAUCHI: Do we know when
10 the shock clock started? Do we have
11 a date? We just received it.

12 MR. OLSON: I'm going to
13 provide some information for your
14 counsel to look at. I think what
15 will end up happening is he'll look
16 at that, we'll talk and we'll come up
17 with some type of an agreement.

18 Like I said, we're very
19 reasonable as long as the Board is
20 working towards getting it done.

21 We're not looking to just say got
22 you. That's not what we do.

23 MR. CAUCHI: Okay.

24 MR. TRONCILLITO: March, is
25 that what you're saying?

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 MR. OLSON: If my analysis is
3 correct, it would be sometime in
4 March.

5 Again, I think it's -- I think,
6 you know -- I'm sorry, is it Jeff?

7 MR. BATTISTONI: I'm Jeff.
8 Yes.

9 MR. OLSON: Once he has a
10 chance to look at the material that
11 I'll send him, we can further clarify
12 that.

13 MR. BATTISTONI: That's fine
14 with me. I'll make a recommendation
15 to the Board.

16 MR. OLSON: We'd rather have
17 everybody on the same page just so we
18 don't --

19 MR. HINES: So the Board should
20 be in a position by January 30th to
21 authorize Mike Musso -- January 3rd
22 at the meeting to get him going on
23 what he needs to do.

24 ACTING CHAIRWOMAN LANZETTA: Okay.
25 MR. OLSON: Thank you. Have a

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 nice night.

3 MR. HINES: At that meeting
4 we'd probably be in a position to
5 schedule the balloon test I would
6 think. I don't know how you would
7 have the Board notified sooner.

8 MR. OLSON: Is that what you
9 want to do? You want to wait to
10 schedule the balloon test?

11 MR. HINES: I think that's the
12 best way for the Board to authorize
13 that and coordinate it. I don't know
14 how else you would get it in the
15 paper and have the Board Members
16 know.

17 MR. OLSON: I will do a notice
18 to the paper. I'll do whatever you
19 want.

20 MR. HINES: I'll defer to the
21 Board.

22 ACTING CHAIRWOMAN LANZETTA: If
23 Mike is going to be advising us on
24 this, I'd really like to get his
25 input.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 MR. HINES: I agree.

3 ACTING CHAIRWOMAN LANZETTA: I
4 think at that meeting we'll make
5 those decisions and direct you from
6 there.

7 MR. OLSON: Okay. So then
8 that's January 3rd?

9 MR. HINES: January 3rd is our
10 next meeting.

11 MR. OLSON: That's when that
12 will happen, the Board may be in a
13 position to direct us with a balloon
14 test?

15 MR. CLARKE: If we have a
16 report.

17 MR. HINES: I think the Board
18 would be in a position to hire Mike
19 at that point as well.

20 MR. OLSON: I'm working with
21 him on other projects and he's pretty
22 slammed.

23 MR. HINES: He is.

24 MR. OLSON: Honestly, I had a
25 conversation with him about it. We

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 were talking about another project
3 and this came up. He said are you
4 applying in Marlborough and I said we
5 are. He said he didn't know if he
6 actually had the capacity.

7 MR. HINES: I spoke to him.
8 He's going to.

9 MR. OLSON: Good. So then I'm
10 just thinking should we be here then
11 for January 3rd? I can't imagine
12 he's going to have a report done by
13 then.

14 MR. HINES: I don't even think
15 this Board would be in a position to
16 authorize him until then.

17 ACTING CHAIRWOMAN LANZETTA: We'll
18 authorize him at that point and then
19 we'll get his opinion on when we
20 should ask you to do the balloon test.

21 MR. OLSON: Okay.

22 MR. HINES: He's probably going
23 to want to have his staff take a look
24 at it while it's up.

25 ACTING CHAIRWOMAN LANZETTA: That's

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 what I'm thinking.

3 MR. OLSON: So then we won't be
4 here January 3rd. Possibly --

5 MR. HINES: I think you should
6 be here January 3rd to be able to
7 find out when the balloon test will
8 be.

9 ACTING CHAIRWOMAN LANZETTA: Will Mike
10 actually be here then if we haven't
11 authorized him yet to be our
12 consultant on this? Will he be here?

13 MR. HINES: I will work with
14 Mike. I don't think it will be Mike.
15 I think it will be someone from his
16 staff. Hopefully by then you will
17 have the documents to hire him.

18 I just don't want to burn up
19 another two weeks waiting for -- if
20 we can get this balloon test
21 scheduled, get Mike on board. We're
22 going to be in March in no time.

23 MR. OLSON: I agree. If you're
24 all ready to go and schedule the
25 balloon test on January 3rd, I'll be

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 here with bells on.

3 MS. FLYNN: I'm putting them on
4 for the 3rd?

5 MR. HINES: I'm suggesting it.

6 It's certainly up to the Board.

7 ACTING CHAIRWOMAN LANZETTA: I'm
8 sorry?

9 MS. FLYNN: Am I putting them
10 on for the 3rd?

11 ACTING CHAIRWOMAN LANZETTA: Yes.

12 I mean at our meeting way back
13 in October we had discussed that we
14 would want him on board for this. I
15 don't anticipate any issues with the
16 Board formally --

17 MR. HINES: He had some issues
18 with scheduling, as Mr. Olson said.
19 They're very busy, and then with the
20 holidays. He was definitely going to
21 put together a proposal and a task
22 order. He's very aware of the shock
23 clock.

24 MR. OLSON: We work with him
25 all the time.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 MR. HINES: I'm a little taken
3 aback on the shock clock when we have
4 an application dated in December.
5 We'll work that issue out.

6 ACTING CHAIRWOMAN LANZETTA: So
7 we will ask him or a representative
8 of his to be here on January 3rd?

9 MR. HINES: Yes.

10 ACTING CHAIRWOMAN LANZETTA: Should we
11 authorize him -- do we have to wait
12 for a proposal from him or can we
13 authorize him because we've used him
14 in the past?

15 MR. HINES: He is the Town's
16 tower consultant.

17 ACTING CHAIRWOMAN LANZETTA: So
18 can we go ahead and authorize him to
19 do that?

20 MR. TRONCILLITO: Why not?

21 ACTING CHAIRWOMAN LANZETTA: I
22 kind of thought we had done that in
23 October. Maybe we'll do it -- we'll
24 memorialize it.

25 MR. HINES: As long as the

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 Board is okay with that. They have
3 an escrow system so the Board does
4 hire its consultants.

5 MR. TRONCILLITO: We might as
6 well do it.

7 MR. HINES: I guess subject to
8 any proposal or --

9 MR. CLARKE: I'll make a motion
10 that the Town Planning Board hire --

11 MR. HINES: HDR.

12 MR. CLARKE: -- HDR as the
13 consultant for this project.
14 Authorize it.

15 MR. LOFARO: I'll second it.

16 ACTING CHAIRWOMAN LANZETTA: Any
17 objections?

18 (No response.)

19 MR. HINES: I'll call Mike
20 Wednesday.

21 MR. CLARKE: We'll get it
22 moving along.

23 MR. OLSON: Thank you. I can
24 send him the stuff electronically.

25 MR. HINES: I did already. I

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 think we got it from you and I
3 forwarded it.

4 MR. OLSON: That's great.

5 MR. HINES: Kathleen from my
6 office did it.

7 MR. OLSON: I gave it to her.

8 Great. Thank you.

9 ACTING CHAIRWOMAN LANZETTA: Thank
10 you.

11 (Mr. Garofalo entered the
12 meeting.)

13 ACTING CHAIRWOMAN LANZETTA: James,
14 before we let our other consultants
15 leave before the discussion with the
16 engineer, is there anything else you
17 want to bring up?

18 MR. GAROFALO: I just want to
19 make note that the set of Verizon
20 documents that were intended for me
21 are in the Planning office. There is
22 an extra copy if the Board so
23 requires it.

24 ACTING CHAIRWOMAN LANZETTA: Thank
25 you.

1 V E R I Z O N M A R L B O R O H I G H S C H O O L

2 We're going to have the
3 conceptual site plan discussion with
4 the engineer. If the other
5 consultants would like to leave,
6 you're welcome to do so.

7

8 (Time noted: 8:18 p.m.)

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6 I, MICHELLE CONERO, a Notary

7 Public for and within the State of New
8 York, do hereby certify:

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

16 IN WITNESS WHEREOF, I have
17 hereunto set my hand this 3rd day of
18 January 2022.

19

20

21

Michelle Conero

23

24

25

MICHELLE CONERO