

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

- - - - - X
In the Matter of

APPROVAL OF STENOGRAPHIC MINUTES FOR
PLANNING BOARD MEETINGS HELD ON
12/20/2021 AND 1/18/2022

- - - - - X

BOARD BUSINESS

Date: February 7, 2022
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: SARAH WILSON, ESQ.
PATRICK HINES
VIRGINIA FLYNN

- - - - - X

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

1 B O A R D B U S I N E S S

2 CHAIRMAN BRAND: I'd like to
3 call the meeting to order with the
4 Pledge of Allegiance to the flag of
5 our country.

6 (Pledge of Allegiance.)

7 CHAIRMAN BRAND: Agenda, Town
8 of Marlborough Planning Board,
9 Monday, February 7th. Regular
10 meeting at 7:30 p.m. On the agenda
11 tonight we have the approval of the
12 stenographic minutes for 12/20/21 and
13 1/18/2022. On the agenda also we
14 have the Pollock Site Plan, 39 Main
15 Street for a public hearing;
16 Blasher/Haferd at 346 Mt. Zion Road
17 in Marlboro for a final of their
18 minor site plan application; the
19 Qiang Subdivision at 24 Plattekill
20 Road for a sketch of their
21 subdivision.

22 The next deadline is Friday,
23 February 11th. The next scheduled
24 meeting was scheduled for Monday the
25 21st but that's canceled. The next

1 BOARD BUSINESS

2 meeting will be held on Monday,
3 March 7, 2022.

4 I'd like to have a -- I'm going
5 to split them. I'd like to have a
6 motion to approve the 12/20/21
7 minutes, please.

8 MR. JENNISON: I'll make the
9 motion.

10 CHAIRMAN BRAND: Mr. Jennison.
11 Is there a second?

12 MR. LOFARO: I'll second it.

13 CHAIRMAN BRAND: Any discussion?
14 (No response.)

15 CHAIRMAN BRAND: Any objection?
16 (No response.)

17 CHAIRMAN BRAND: So moved.

18 I'd like to have a motion for
19 the 1/18/22 minutes, please.

20 MR. LOFARO: I'll make that
21 motion. Joe.

22 CHAIRMAN BRAND: Joe. Is there
23 a second?

24 MR. JENNISON: Second.

25 CHAIRMAN BRAND: Steve. Any

1 B O A R D B U S I N E S S

2 discussion?

3 (No response.)

4 CHAIRMAN BRAND: Any objection?

5 (No response.)

6 CHAIRMAN BRAND: Any

7 abstentions?

8 MR. GAROFALO: I abstain. I

9 abstain since I was not present at

10 the meeting where Verizon was

11 discussed.

12

13 (Time noted: 7:33 p.m.)

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1 BOARD BUSINESS

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

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5

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

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

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 hereunto
17 set my hand this 11th day of February 2022.

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MICHELLE CONERO

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

- - - - - X
In the Matter of

BLASHER/HAFERD

Project No. 21-5026
346 Mt. Zion Road, Marlboro
Section 102.3; Block 1; Lot 33

- - - - - X

FINAL - MINOR SITE PLAN

Date: February 7, 2022
Time: 7:33 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: SARAH WILSON, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: DAVID BLASHER

- - - - - X

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

1 BLASHER/HAFERD

2 CHAIRMAN BRAND: All right.

3 First up we are going to do the
4 Blasher/Haferd minor site plan final
5 at 346 Mr. Zion Road.

6 Do you have anything for this,
7 Pat?

8 MR. HINES: We have nothing
9 outstanding. Our comments were
10 addressed previously.

11 Jeff has prepared the
12 resolution for the Board, which you
13 asked him to do previously. I know
14 they've been provided to the Board.

15 CHAIRMAN BRAND: Do you have
16 anything on the resolution?

17 MR. WILSON: Nothing to add.

18 CHAIRMAN BRAND: Jen, did you
19 have anything?

20 MS. FLYNN: I'm sorry?

21 CHAIRMAN BRAND: You looked
22 like you had something.

23 MS. FLYNN: No. I'm sorry.

24 CHAIRMAN BRAND: For the
25 Planning Board of the Town of

1 BLASHER/HAFERD

2 Marlborough, resolution for the
3 application of David Blasher and
4 Jerome Haferd for the minor site plan
5 approval for the short-term rental
6 dated February 7, 2022, Bob
7 Troncillito offered the following
8 resolution which was seconded by Joe
9 Lofaro.

10 Jen, would you poll the Board.

11 MS. FLYNN: Chairman Brand?

12 CHAIRMAN BRAND: Yes.

13 MS. FLYNN: Member Clarke?

14 CHAIRMAN BRAND: Absent.

15 MS. FLYNN: Member Garofalo?

16 MR. GAROFALO: Yes.

17 MS. FLYNN: Member Jennison?

18 MR. JENNISON: Yes.

19 MS. FLYNN: Member Lanzetta?

20 MS. LANZETTA: Yes.

21 MS. FLYNN: Member Lofaro?

22 MR. LOFARO: Yes.

23 MS. FLYNN: Member Troncillito?

24 MR. TRONCILLITO: Yes.

25 CHAIRMAN BRAND: Excellent.

1 BLASHER/HAFERD

2 You're all set.

3 MR. BLASHER: Awesome. Thank
4 you. Have a good night.

5 (Time noted: 7:35 p.m.)

6

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

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 11th day of February 2022.

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MICHELLE CONERO

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

- - - - - X
In the Matter of

POLLOCK SITE PLAN

Project No. 21-5019
39 Main Street, Milton
Section 100.1; Block 2; Lots 44 & 45

- - - - - X

PUBLIC HEARING - SITE PLAN

Date: February 7, 2022
Time: 7:35 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: SARAH WILSON, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: BARRY MEDENBACH

- - - - - X

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

1 POLLOCK SITE PLAN

2 CHAIRMAN BRAND: Next up on the
3 agenda we have the Pollock Site Plan
4 for a public hearing at 39 Main
5 Street in Milton.

6 Legal notice, commercial site
7 plan and lot line revision
8 application. Please take notice a
9 public hearing will be held by the
10 Marlborough Planning Board pursuant
11 to the Town of Marlborough Town Code
12 Section 155-31 and Section 134-9 on
13 Monday, February 7, 2022 for the
14 following application: Robert
15 Pollock, 39 Main Street, Milton, LLC
16 and Kent at the Town Hall, 21 Milton
17 Turnpike, Milton, New York at 7:30
18 p.m. or as soon thereafter as may be
19 heard. The applicant is asking for a
20 commercial site plan and lot line
21 revision on lands located at 39-53
22 Main Street in Milton, New York
23 12547, Section 103.1; Block 2; Lots
24 44 and 45, Section 103.1; Block 2
25 Lots 46 and 86. Any interested

1 POLLOCK SITE PLAN

2 parties either for or against this
3 proposal will have an opportunity to
4 be heard at this time. Chris Brand,
5 Chairman, Town of Marlborough
6 Planning Board.

7 Do you have the mailings, sir?

8 MR. MEDENBACH: Yeah. I just
9 delivered them.

10 MS. FLYNN: How many went out
11 and how many came back?

12 MR. MEDENBACH: You want me to
13 count them? They all came back.

14 MR. HINES: 28 went out -- 28
15 came back and 31 went out.

16 CHAIRMAN BRAND: Pat, before we
17 open up the public hearing, do you
18 have anything?

19 MR. HINES: We have some
20 technical comments and some
21 procedural things that are
22 outstanding.

23 They've provided a plan for the
24 off-street parking on tax lot Section
25 21.100 down on Brewster Street.

1 POLLOCK SITE PLAN

2 Prior to final approval we will need
3 legal mechanisms providing the
4 connection between the two sites. I
5 know there's been some notes on the
6 plans.

7 I know it's been before the
8 ZBA. We're just looking for the
9 status of the ZBA approval on the two
10 items it was sent there for.

11 We're awaiting the submission
12 of the geo-technical report regarding
13 the competency of the bedrock that
14 will be the retaining wall to the
15 rear of the property. They did add a
16 fence on the top of that retaining
17 wall per our suggestion based on the
18 slopes. That will be provided.

19 There's a note on the plan that
20 says the rock will be removed by
21 mechanical means and blasting will
22 only be utilized if the mechanical
23 methods don't prove successful. They
24 need to get a permit from the Town
25 for that.

1 POLLOCK SITE PLAN

2 There are ongoing discussions
3 with the Town Board, the owner and
4 Central Hudson regarding the
5 utilities existing in Main Street and
6 the need to relocate those.

7 We did receive County DPW
8 approval for the location of the
9 entrance drive with the suggestion
10 that they add -- the County suggested
11 they add a blacktop swale, which has
12 been depicted on the plans. The
13 jurisdictional fire department has
14 sent a letter accepting the access as
15 well.

16 We have some comments on the
17 stormwater report, most of which
18 involve technical details of the
19 outlet control structure and some of
20 the inverts on the report versus the
21 plan that need some additional
22 coordination and clarification.

23 There's an outstanding item,
24 the need for an easement for the
25 neighboring property. They're

1 POLLOCK SITE PLAN

2 providing that a sewer lateral
3 servicing that house can traverse
4 this property from that site to Main
5 Street.

6 A stormwater facilities
7 maintenance agreement should be
8 executed prior to final approval for
9 the long-term operation and
10 maintenance of the stormwater
11 facilities.

12 The Board did request the
13 potential for putting electric
14 vehicle charging stations in. On the
15 northwest portion of the site for
16 electric vehicle chargers, two
17 chargers that will serve two parking
18 spots each are provided.

19 We had a comment on the grading
20 at the common property line.

21 I have some comments on the
22 stormwater management model that
23 we'll work out with the applicant's
24 representative.

25 CHAIRMAN BRAND: Thank you,

1 POLLOCK SITE PLAN

2 Pat.

3 Any comments or questions from
4 the Board?

5 MR. GAROFALO: Mr. Chairman, I
6 have a lot of comments. I don't know
7 if you want to wait until after the
8 public has a chance for me to get
9 into all of my comments.

10 CHAIRMAN BRAND: Yes. Let's do
11 that. We'll have the public go first
12 if you have a significant number of
13 comments.

14 MR. GAROFALO: I do.

15 CHAIRMAN BRAND: We'll go to
16 the public first. Is there anything
17 else from other Board members?

18 MR. JENNISON: I have an issue
19 -- can you hear me?

20 MS. FLYNN: Talk into it.

21 MR. JENNISON: I have an issue.
22 If you go to the second map, my
23 question is, Bob, coming down Milton
24 Turnpike and turning left on Main
25 Street, I realize that the majority

1 POLLOCK SITE PLAN

2 of the truck traffic comes down
3 Church Lane, St. James Lane and makes
4 that turn and then comes down on Main
5 Street. I've been around here a long
6 time. Truckers miss that turn and
7 they have to come down Milton
8 Turnpike and make that left. I'm
9 concerned on how far -- leaving that
10 pole -- I always feel like it's a
11 pinch point because if you've got the
12 street parking the way it is, there's
13 no way for a tractor trailer who
14 makes a mistake to make that
15 left-hand turn.

16 I read letters from Public
17 Works. I've read a letter from -- I
18 didn't see a letter from Mr. Alonge
19 on how this affects snow removal. So
20 that's a concern to me, leaving that
21 pole where it is with that jet out
22 for possible traffic. It's going to
23 happen without a doubt.

24 CHAIRMAN BRAND: All right.
25 Any other questions or comments from

1 POLLOCK SITE PLAN

2 the Board?

3 (No response.)

4 CHAIRMAN BRAND: Okay. This is
5 a public hearing. Any interested
6 party who has questions or comments
7 will be heard at this time. I would
8 ask you please rise and come up to
9 the podium and state your name for
10 the stenographer. Due to the large
11 crowd, I will sort of leave a time
12 for approximately three minutes on
13 the first round until everyone has an
14 opportunity to be heard, and then if
15 you have additional comments or
16 questions, we'll hear from you a
17 second time if need be.

18 That being said, is there
19 anyone here to speak, ask questions
20 either for or against the project?

21 Please come up to the podium
22 and state your name.

23 MS. CALABRESE: My name is
24 Stephanie Calabrese. My husband and
25 I own the building located on Main

1 POLLOCK SITE PLAN

2 Street. It's 40-44. It will be
3 directly across from this project.

4 Just quickly, what you said
5 about the tractor trailer situation,
6 I've owned the business for 23 years.
7 Probably every other day I watch the
8 tractor trailers miss, however, their
9 turn, try to make their turn. We've
10 been approached multiple times to
11 have to move the cars in front of our
12 establishment. Some people are
13 getting spa services done or
14 different things. They then request
15 that our patrons have to help the
16 situation. That's an issue. It's
17 been an issue.

18 My questions are -- I do have a
19 long list. Main Street is zoned
20 Commercial/Residential. Correct?

21 MR. HINES: It's the Hamlet.
22 C-2 Zone, Hamlet.

23 MS. CALABRESE: I was wondering
24 what, if they know, would be the
25 projected start date for this

1 POLLOCK SITE PLAN

2 project, or is that too far out to
3 even presume?

4 MR. POLLOCK: Within six months
5 of approval I hope.

6 MR. HINES: I just think we
7 need to address the Board rather than
8 back and forth with the applicant.

9 MS. CALABRESE: Our other
10 concern is the blasting of the
11 existing rock. You just said if it's
12 not going to be able to be taken down
13 mechanically, that this is going to
14 have to be done with blasting. Who
15 would be responsible if there's
16 damage to let's just say our
17 foundation, our storefronts? Will
18 there have to be different
19 construction fencing put up? Would
20 the tenants or the actual neighbors
21 have to be notified during these, you
22 know, processes?

23 CHAIRMAN BRAND: Pat, do you
24 have a quick answer on that?

25 MR. HINES: The Town has

1 POLLOCK SITE PLAN

2 blasting regulations. It would
3 require a permit from the code
4 enforcement officer. Along with that
5 permit is the submission of liability
6 insurance. So that all goes through
7 the code enforcement officer. The
8 reason why we asked for the geo-tech
9 report is to get a better handle on
10 that prior to the approvals. I know
11 that they intend on mechanically
12 removing it. That geo-tech report
13 will be very helpful in determining
14 whether that can be accomplished that
15 way or blasting will be required.

16 MS. CALABRESE: I also
17 understand that the road is to be
18 widened. Is this going to be widened
19 to the point where there's going to
20 still have the ability to have two
21 lanes of traffic with parking on both
22 sides of the street as it exists now?

23 CHAIRMAN BRAND: The map that's
24 up on the screen right now indicates
25 -- answers some of your questions.

1 POLLOCK SITE PLAN

2 What he is proposing is to move the
3 existing roadway on the, I guess that
4 would be the western side, back
5 approximately 8 feet to provide for
6 additional parking in the attempt to
7 open up the two lanes of traffic on
8 Main Street. So there still would be
9 parking on both sides but on his side
10 maybe off of what is now the existing
11 road.

12 MR. GAROFALO: Essentially
13 there would be two 10-foot lanes for
14 traffic and then there would be two
15 8-foot parking lanes on each side.

16 MS. CALABRESE: My next
17 question is, and the Board might be
18 able to help me with, there is no
19 handicap parking anywhere in the
20 village. There are no designated
21 handicap accessible spots that are
22 even marked, unless it's on someone's
23 property that they've designated a
24 handicap space. I was just wondering
25 if you -- who do you go to to find

1 POLLOCK SITE PLAN

2 out about how you would actually have
3 -- we do have a lot of older
4 clientele and, you know, parking for
5 us is definitely an issue. There's
6 not any handicap accessible parking
7 on Main Street. That was a question.
8 You know, who -- is the County
9 responsible for that? Is the Town
10 responsible for that on the roadway?

11 MR. GAROFALO: To answer your
12 question on that, they had proposed
13 one accessible parking space on the
14 roadway. It's up to the Town Board to
15 eventually accept the changes that
16 are going to occur on the roadway, on
17 Main Street there. There will be
18 further discussion that I will get
19 into concerning accessible parking
20 after the public is done. They
21 actually have, at our request, put an
22 accessible parking space on the
23 street as well as they have three
24 behind the building in their parking
25 lot at this point on their plan.

1 POLLOCK SITE PLAN

2 MS. CALABRESE: I know my three
3 minutes are up. I'm sure there are
4 other people who want to address the
5 Board.

6 CHAIRMAN BRAND: My phone was
7 going off. I apologize for that.

8 MS. CALABRESE: That's okay.
9 Thank you.

10 CHAIRMAN BRAND: Thank you. Is
11 there anyone else who would like to
12 speak or ask questions?

13 MR. MANNESE: I'm Joe Mannese.
14 I have Mannese's in Milton. I've
15 been there a few years. Too many to
16 count.

17 My two main concerns were one
18 that was already addressed, the
19 widening of the street, the passing
20 of two cars and if parking on both
21 sides would be maintained or allowed.

22 The other big issue is parking.
23 There are days when you can pretty
24 good survey the parking situation.
25 As the Red House is now closed and

1 POLLOCK SITE PLAN

2 Frida's is now closed, of course
3 there's plenty of room. There's
4 nobody around in terms of taking
5 parking up on the street. When
6 Frida's is open and they have a
7 party, not even the Red House,
8 there's cars on the street and cars
9 in the parking lot, full. That's with
10 the Red House not being open. Some
11 people occasionally park in my yard.
12 I don't know who they are. Sometimes
13 I know them and they say I was in
14 your lot earlier. It's one of my
15 customers. I don't recognize all the
16 vehicles. But the parking is a major
17 issue in Town. Before any other
18 development takes place -- we have a
19 parking problem right now because
20 businesses are there. They could
21 reopen or somebody wants to reopen
22 them. There's a parking problem
23 before this even occurs. So I'm just
24 mainly concerned about what is the
25 Town going to do about parking? If I

1 POLLOCK SITE PLAN

2 understand, was it 32 apartments in
3 one location? At this new location?

4 CHAIRMAN BRAND: I believe
5 that's correct.

6 MR. MANNESE: 32 apartments. In
7 reality, if a husband and wife work
8 -- everybody has a car today. That
9 goes without saying. That's 64 spots
10 right there. That's not having a
11 guest. That's not having any
12 company. Is there 64 spots at least
13 for just those apartments? How about
14 storefronts? I can't imagine what
15 kind of stores are going to go in
16 there. What kind of businesses I
17 should say. How many spots are going
18 to be allowed for those stores and
19 where are they going to park?

20 CHAIRMAN BRAND: Did you want
21 to give an overview maybe of the
22 parking situation you have proposed?

23 MR. MEDENBACH: Sure. We have
24 44 parking spots we're going to be
25 creating behind the building, the

1 POLLOCK SITE PLAN

2 back level. That will be
3 predominantly for the residents on
4 the property.

5 UNIDENTIFIED SPEAKER: We can't
6 hear.

7 CHAIRMAN BRAND: Speak into the
8 mic. Make sure it's on.

9 MR. MEDENBACH: It says on.
10 Can you hear me? Is that working?
11 Hello. I'll speak a little louder.

12 We are proposing actually 39
13 parking spaces behind the building.
14 I said 44. We have 5 down out front.
15 There's a total of 8 along the
16 frontage on the road and the 39 in
17 the back. And then just down the
18 side of Brewster Street we have
19 another parking lot where there's
20 another -- I think we have 33 parking
21 spots there.

22 MR. HINES: 39 on Brewster
23 Street.

24 MR. MANNESE: That's a total of
25 70?

1 POLLOCK SITE PLAN

2 MR. MEDENBACH: I'll tell you.

3 MR. HINES: 85.

4 MR. MEDENBACH: 83 total.

5 MR. MANNESE: So 64 -- when
6 you're saying 64, just for the
7 apartments with two cars in an
8 apartment. If you have a guest with
9 them, that's three cars in the
10 apartment. That's 96 spots just for
11 the apartment.

12 MR. MEDENBACH: They're only
13 one-bedroom apartments.

14 MR. MANNESE: What's that?

15 MR. MEDENBACH: They're one-
16 bedroom apartments.

17 MR. MANNESE: Okay. They could
18 be rented to a couple. That's two
19 cars right there. Almost everybody
20 has a car. Maybe a few don't, but
21 how about a guest? Maybe another
22 couple comes in, they each have a
23 car.

24 MR. MEDENBACH: That's what the
25 off-site parking is for.

1 POLLOCK SITE PLAN

2 MR. MANNESE: That's just not
3 enough spots. We're not even talking
4 about the storefronts.

5 MR. POLLOCK: A lot of this is
6 for workforce parking for Buttermilk
7 Falls, so we're -- for the employees
8 of Buttermilk so they have a place to
9 live and work.

10 MR. MANNESE: The apartments.
11 Okay.

12 MR. POLLOCK: They're going to
13 be encouraged to carpool down to
14 Buttermilk Falls. A lot of them
15 won't have cars at all.

16 MR. MANNESE: And if they do?

17 MR. POLLOCK: If they have cars
18 they have cars.

19 MR. MANNESE: There's not
20 enough spots for parking just for the
21 apartments.

22 MR. POLLOCK: Why don't you
23 just say three kids also. I'm just
24 kidding. Worst case.

25 MR. GAROFALO: The zoning

1 POLLOCK SITE PLAN

2 requirement is 1.5 spaces per
3 dwelling unit. The zoning
4 requirement is not 2 spaces per
5 dwelling unit, it's 1.5, and they do
6 meet that requirement.

7 MR. POLLOCK: Thank you.

8 MR. MANNESE: Okay. So the
9 zoning doesn't allow -- doesn't allow
10 for, realistically, parking in
11 today's world.

12 MR. GAROFALO: It's actually
13 purely realistic. I work for an
14 environmental planning firm. I'm a
15 traffic planner. This is normally
16 what you do see over a large
17 population. You do see 1.5 spaces
18 per dwelling unit.

19 MR. MANNESE: Is that a city
20 area or is that a hamlet, country
21 area? Is that everything combined
22 and that figure comes to light?

23 MR. GAROFALO: I think you'll
24 probably find that that was accurate
25 for Marlborough.

1 POLLOCK SITE PLAN

2 MR. MANNESE: 1.5?

3 MR. GAROFALO: Yes.

4 MR. MANNESE: Okay.

5 CHAIRMAN BRAND: Any other --

6 MR. MANNESE: If that's the way
7 it is, that's the way it is.

8 CHAIRMAN BRAND: Anything else?

9 MR. MANNESE: How about for the
10 storefronts? How many units for each
11 storefront? How many parking spots?

12 CHAIRMAN BRAND: All the
13 parking I understand is combined for
14 on-street parking. The back parking
15 and the additional lot will service
16 both the residents and businesses.

17 MR. MANNESE: For the residents
18 and the businesses, the parking lot
19 in the back? How many spots in the
20 back?

21 CHAIRMAN BRAND: 85 total
22 between the back, the street and the
23 -- 83 to 85, Pat? Is that what you
24 said?

25 MR. HINES: Yeah. There's 83

1 POLLOCK SITE PLAN

2 but then there's 3 not labeled on the
3 street. I don't know why they're not
4 labeled on the street. It says 5 but
5 there's actually 8 along the street.

6 MR. GAROFALO: They're not
7 labeled because in the parking
8 district they're only allowed to take
9 credit for 5 parking spaces. That's
10 why they have 5 labeled. That's why
11 they have the 5 labeled. The other
12 ones are not labeled because they
13 don't count towards his parking
14 count.

15 CHAIRMAN BRAND: So 85 total
16 for the businesses and the dwellings.

17 MR. MANNESE: 85. Okay. And
18 if people park down on Brewster
19 Street, is there a safe way for them
20 to walk up to their apartment or
21 business? There's no sidewalks on
22 Brewster Street, and that's
23 dangerous. People coming down that
24 road sometimes come down that road
25 pretty fast. Is that a concern of

1 POLLOCK SITE PLAN

2 the Town, to be a safe access for
3 people who walk up Brewster Street?

4 CHAIRMAN BRAND: We're
5 definitely taking all of the concerns
6 into consideration.

7 MR. MANNESE: Okay.

8 CHAIRMAN BRAND: Thank you.

9 MR. MANNESE: Those were my two
10 main concerns. Thank you.

11 CHAIRMAN BRAND: Anyone else?
12 I'll let you come back if nobody else
13 wants to go.

14 MS. CALABRESE: If no one else
15 has any other --

16 CHAIRMAN BRAND: I'll ask one
17 more time before I ask Stephanie.
18 Does anybody else have any comments
19 or questions?

20 (No response.)

21 CHAIRMAN BRAND: No. Come on
22 down.

23 MS. CALABRESE: So when the
24 Town says that there's 5 spaces per
25 business and that there's 8

1 POLLOCK SITE PLAN

2 storefronts there and there's 5
3 parking spaces for those storefronts,
4 is that --

5 CHAIRMAN BRAND: I think what
6 Mr. Garofalo said was that they get
7 credit for on-street parking and the
8 5 of the 8 count towards the total.
9 The other 3 aren't applicable to
10 their parking total. They're there
11 but they just don't count towards
12 their total.

13 MS. CALABRESE: From what I
14 understand owning a business there on
15 Main Street, none of Main Street
16 parking is designated to anyone.

17 MR. HINES: It's not
18 designated. It's just that in the
19 zoning each business in the hamlet
20 gets credit for 5 spaces, otherwise
21 most of the businesses wouldn't have
22 any parking contributed to them.
23 It's a zoning code calculation, not a
24 fact that they're targeting parking
25 spaces per business.

1 POLLOCK SITE PLAN

2 MS. CALABRESE: Has anybody
3 walked the village to actually see
4 how many spaces can actually sit on
5 Main Street in front of the
6 storefronts?

7 MR. HINES: It's not that.
8 It's a zoning calculation issue that
9 each -- any applicant that comes
10 before this Board in that C-1 Zone
11 gets credit for 5.

12 MS. CALABRESE: Okay. So I
13 just -- I have seven employees that
14 work for me. We have parking behind
15 our building for our staff. Now, if
16 all my seven employees have a
17 customer, two of my cars can't fit
18 behind my building so they're out on
19 the street along with seven guests
20 that are in my salon. That right
21 there is nine cars. If I'm supposed
22 to be 1.5, or whatever your
23 calculations are for my building,
24 it's really going to get extremely
25 tight down there. The Main Street

1 POLLOCK SITE PLAN

2 which already at times, as Joe
3 Mannese has said, is overly
4 congested. We don't have the library
5 really open at full capacity. Vivian
6 who was sick and can't -- is not
7 here, she really doesn't have any
8 off-street parking at all, so her
9 storefront, you know, is -- she has
10 nowhere. And the other people that
11 are down there. So I'm certainly not
12 against growth but I'm also not
13 wanting to see the village become
14 bottlenecked and absolutely --
15 especially, like I said, older people
16 and older clients, how they're going
17 to access -- access the storefronts.
18 If you have two people working inside
19 each of these storefronts and there's
20 no patrons -- I mean, like Joe said,
21 I don't know what kind of businesses
22 are going to be there. If you even
23 have five patrons per storefront.

24 The Brewster Street proposal,
25 I'm there every day for ten, twelve

1 POLLOCK SITE PLAN

2 hours and I watch people drive around
3 and around and around to try to find
4 a space to park. They're not going
5 to be parking on Brewster Street.
6 They're not.

7 What I was wondering is Bob's
8 lot, is it going to be accessible to
9 other local people or is that going
10 to be just strictly for his
11 apartments and his storefronts?

12 CHAIRMAN BRAND: Do you want to
13 answer that?

14 MR. POLLOCK: You're asking if
15 I'm going to open the parking for the
16 public, basically everyone, because
17 the other storefronts are lacking
18 parking. Correct?

19 MS. CALABRESE: Correct.

20 MR. POLLOCK: So why -- I don't
21 know. I have to think about that.

22 MS. CALABRESE: Would there be
23 basically tagged parking for your
24 lot?

25 MR. POLLOCK: Right now the

1 POLLOCK SITE PLAN

2 church -- I gave the Town the church
3 parking, municipal parking at the
4 church area right now across from St.
5 James. No one uses it, you're right.
6 Except Jimmy. It's his own personal
7 parking. People have to walk.

8 MR. MEDENBACH: Are you aware
9 we're proposing a parking spot -- a
10 lot just down Brewster Street?
11 There's a vacant lot.

12 MS. CALABRESE: I know exactly
13 -- I know exactly where you're
14 proposing. I know that village
15 inside and out.

16 MR. MEDENBACH: There are 39
17 off-site parking spaces that would
18 predominantly serve as -- I believe
19 the parking spots, most of them will
20 probably be designated for residents.

21 MS. CALABRESE: Okay. Where
22 are the current municipal lots for
23 the Hamlet of Milton? Can the
24 Town --

25 MS. LANZETTA: The only one I

1 POLLOCK SITE PLAN

2 know of is on the weekends you're
3 allowed to park up here, where the
4 town hall is, the other parking area.

5 MS. CALABRESE: And then the
6 other one is St. James Church where
7 Bob has -- but he owns St. James
8 Church now. Correct?

9 MS. LANZETTA: Do you have a
10 lease with the Town?

11 MR. POLLOCK: The Town is
12 borrowing my parking lot right now.

13 MS. CALABRESE: But if you
14 potentially open a business there in
15 the future, would you put that --

16 MR. POLLOCK: We could expand
17 it. We have a lot more room. St.
18 James was nice enough to give us a
19 lot of property with St. James, which
20 goes all the way to 9W. So we have
21 quite a bit of acreage over there.
22 We're just finishing up the layout
23 over there. So we have potential of
24 having a lot of parking spots south
25 of the -- you know, south of where we

1 POLLOCK SITE PLAN

2 are now by St. James.

3 MS. CALABRESE: My next area of
4 concern is when construction -- when
5 it does take place, where are all the
6 construction vehicles, these large
7 trucks going to be? On your property
8 or sitting on Main Street?

9 MR. POLLOCK: I hope on the
10 property. We'll have -- we'll have
11 an agreement with the Kent family
12 behind us also.

13 MS. CALABRESE: Because every
14 space on Main Street is valuable to,
15 you know, people that are working
16 there and the patrons that are coming
17 in and out of our businesses. So if
18 construction is going to take place
19 and it's going to be, you know, set
20 up on Main Street.

21 I also wanted to know if
22 blasting would happen, are they going
23 to close the road?

24 You know, that's -- I'm not
25 against -- like I said, I'm not

1 POLLOCK SITE PLAN

2 against growth, but I also want to be
3 sure that my business is going to be
4 able to operate, you know. It's been
5 pretty rough. Now that things are
6 starting to get flowing again, that's
7 my main concern, that my girls are
8 still going to be able to see their
9 customers, there's not going to be,
10 you know, such an enormous
11 disruption, that it will still be
12 able to flow. Business will be able
13 to flow. Thank you.

14 CHAIRMAN BRAND: Thank you.

15 Anyone else from the public?

16 MR. LOFARO: Can I make a
17 comment? Do I have to go up there?

18 CHAIRMAN BRAND: You're good
19 there.

20 MR. LOFARO: Where you're
21 building, it used to be the first
22 firehouse in Milton. We thought
23 maybe it would be nice if you could
24 put a plaque somewhere.

25 MR. POLLOCK: Sure. There's

1 POLLOCK SITE PLAN

2 also one in the bank building. There
3 used to be a firehouse there also.

4 MR. LOFARO: We're just looking
5 for a consideration.

6 MR. POLLOCK: Sure. No
7 problem. That would be great.

8 MR. TRONCILLITO: That would be
9 nice.

10 MR. POLLOCK: I appreciate it.

11 CHAIRMAN BRAND: Mr. Garofalo.

12 MR. GAROFALO: Thank you. I
13 guess it still isn't working. Okay.

14 The first thing is dealing with
15 the parking. Just so you know, there
16 was a discussion by the Board about
17 having public parking on 12 Brewster
18 Street.

19 In this case this project is a
20 mixed use. These mixed uses
21 generally do not completely overlap.
22 When you have the people who are
23 living there, their peak parking is
24 going to be in the middle of the
25 night when all these businesses are

1 POLLOCK SITE PLAN

2 closed. We have not made any
3 reduction in the parking requirement
4 for this mixed use, although this is
5 something that the Planning Board
6 could have considered doing. The
7 discussion about having public
8 parking back there was something that
9 really they have to wait and see how
10 much that parking lot is actually
11 going to be used. If it's very
12 heavily used, then they're not going
13 to be able to accommodate extra
14 people parking there. The fact of
15 the matter is there may be people
16 that come and visit their stores and
17 then go to visit the other stores in
18 the area. That is probably going to
19 be something that's going to happen
20 and they'll use some of that parking.
21 But they really can't, in my opinion,
22 open that up as completely public
23 parking until they get a really good
24 sense of how much that parking is
25 being used when it is fully occupied.

1 POLLOCK SITE PLAN

2 There are a number of other
3 things that I'd like to go over.

4 With regard to the bike rack,
5 I'm very surprised that you found a
6 place to put one in. I'm very
7 happily surprised. The Town does not
8 have a specific detail but it's
9 within the Planning Board's
10 jurisdiction under 155-31 E(4)(n), we
11 have taken to looking at the quality
12 of the parking. What Chestnut
13 Petroleum put in is a traditional
14 grill -- excuse me -- traditional
15 grid bike rack. That is not what we
16 want to see. We do not want to see
17 what's across the street at the
18 library. A much better example is
19 what the Dollar General store put in.
20 Take a look at theirs. Originally
21 they had more parking there for bikes
22 than is currently probably shown on
23 the last rendition. Look at the
24 later renditions of their map.

25 MR. MEDENBACH: Whose map is

1 POLLOCK SITE PLAN

2 this?

3 MR. POLLOCK: This is Dollar
4 General.

5 MR. MEDENBACH: We looked -- I
6 sent somebody from my office to
7 Dollar General to take pictures of
8 the bike racks. Neither one of them
9 in the Town have a bike rack.

10 MR. GAROFALO: Yes, they do.
11 The new one has them. I drove by it.

12 MR. MEDENBACH: Which is the
13 new one?

14 MR. POLLOCK: Right by Manny's.
15 Right my Basec Glass.

16 MR. MEDENBACH: Did it just go
17 in?

18 MR. GAROFALO: It's on the
19 right of the building as you go in.

20 CHAIRMAN BRAND: Next.

21 MR. GAROFALO: Okay. We had
22 asked for a zoning table for the Kent
23 property. I see you did put in one
24 dimension. I think, to make sure
25 that you're not creating a

1 POLLOCK SITE PLAN

2 nonconforming use, we want to see
3 more information, like what is the
4 zoning, what is the requirement. I
5 don't think there's going to be a
6 problem there, but to make sure that
7 there isn't a problem created by this
8 land swap, that's something that we
9 normally require is that zoning
10 table.

11 MR. MEDENBACH: I'm sorry.
12 You're referring to?

13 MR. POLLOCK: The land swap.

14 MR. MEDENBACH: The land swap
15 in the back?

16 MR. GAROFALO: Yes.

17 MR. MEDENBACH: I think we have
18 all of that, don't we?

19 MR. GAROFALO: There's one
20 dimension I think on the plan. I did
21 not see a zoning table. If you did
22 put one in there, I will stand
23 corrected.

24 MR. MEDENBACH: Okay.

25 MR. GAROFALO: Please make sure

1 POLLOCK SITE PLAN

2 that there is one.

3 Also, where you have the fence,
4 you know, you want to be, I think,
5 very careful about maintenance in an
6 area like that because you don't want
7 big trees growing up there or
8 something growing there that can
9 eventually disturb your wall. So I
10 think you want to take a very close
11 look at how somebody can get up there
12 yet prevent the public from getting
13 there. Maybe some kind of gate or
14 something. And also understand that
15 that is probably something that the
16 people on the top floors are going to
17 look across and see. So think about
18 what you want to do there, you know,
19 to minimize your maintenance because
20 you just want to be careful.

21 Because of the size of the
22 commercial property, it requires 60
23 foot by 14 foot truck parking. What
24 you are providing is on-street truck
25 parking 44 feet by 8 feet. This is a

1 POLLOCK SITE PLAN

2 good thing to have because right now
3 there isn't a lot of truck parking
4 that other stores can use. So I
5 think that doing this kind of thing
6 is a good thing. However, there's a
7 question as to what kind of trucks
8 can get in there, whether an SU-30 or
9 an SU-40 truck can get in there.
10 Certainly it's 44 feet, it's wide
11 enough -- it's long enough for them
12 to get in there, but can they
13 maneuver in there. I think you either
14 need to show turning templates that
15 they can easily get in there or show
16 some other standard for that kind of
17 on-street truck parking.

18 MR. MEDENBACH: Are you talking
19 about the parallel parking spot right
20 out front?

21 MR. GAROFALO: Yes.

22 MR. MEDENBACH: You want to see
23 turning movements to get in and out?

24 MR. JENNISON: It's the loading
25 zone.

1 POLLOCK SITE PLAN

2 MR. GAROFALO: Talking about
3 the loading zone. Make sure that a
4 truck can get in there without any
5 problem.

6 MR. MEDENBACH: Okay.

7 MR. GAROFALO: It is a good
8 idea. Again, you're not only making
9 it available for the people to use it
10 but also you're separating the truck
11 traffic from all the residential
12 traffic in the back, which would
13 really muck up your traffic in the
14 back. So I think in general it's a
15 good idea but I think we need to have
16 a little bit more proof that this is
17 going to be able to work for the size
18 trucks that would be expected.

19 MR. MEDENBACH: Obviously we
20 don't know what size trucks. We don't
21 even know what businesses are going
22 to be in there. So I mean if you
23 think it should be bigger, state so
24 and we could --

25 MR. GAROFALO: My only concern

1 POLLOCK SITE PLAN

2 is 44 feet, what size truck is going
3 to be able to maneuver into that
4 space.

5 MR. MEDENBACH: Do you want me
6 to tell you what size truck will fit
7 in and out of there?

8 MR. GAROFALO: Yes.

9 MR. MEDENBACH: I can do that.
10 Sure.

11 MR. GAROFALO: That's what I'm
12 looking for.

13 MR. MEDENBACH: I mean, you
14 know, it's a point of discussion. We
15 could drop another on-street parking
16 spot and make that even bigger.

17 MR. GAROFALO: I would hope
18 that you wouldn't have to. I would
19 hope that the 44 feet is going to be
20 enough, but let's see if it is.

21 MR. JENNISON: Can I just jump
22 in here, Chris? Our code says 60 by
23 14 feet wide for a loading berth. Is
24 that the same as a loading zone?

25 MR. HINES: A loading berth is

1 POLLOCK SITE PLAN

2 more of a loading dock.

3 MR. JENNISON: That's what I
4 would think.

5 MR. HINES: A 4 foot high where
6 a tractor trailer truck is going to
7 back up with --

8 MR. JENNISON: Mr. Garofalo,
9 where are you coming up with that in
10 the code?

11 MR. GAROFALO: The 60 by 14 is
12 in the code. They're providing an
13 on-street one which is 44 feet long.

14 MR. JENNISON: I'm just looking
15 at the code here. That's why I'm
16 asking.

17 MR. GAROFALO: I think it is
18 somewhere in the code --

19 MR. JENNISON: Okay.

20 MR. GAROFALO: -- because it's
21 designed for a tractor trailer truck.

22 MR. HINES: This one they're
23 providing is not designed for a
24 tractor trailer truck. The traffic
25 movements aren't conducive. As Mr.

1 POLLOCK SITE PLAN

2 Garofalo said, there is currently no
3 loading in the hamlet there. This is
4 going to provide loading for single
5 axle trucks that are -- you know, the
6 size of these retail stores are such
7 that most of the deliveries are going
8 to be those single axle trucks, box
9 truck type of feature. They
10 certainly proposed parking for the
11 largest of the box trucks.

12 MR. JENNISON: Like UPS.

13 MR. HINES: If it bends in the
14 middle it's not going to fit here.

15 MR. GAROFALO: In general I
16 think it's a very positive thing that
17 you're doing this. I think it makes
18 a lot of sense.

19 I also think it makes a lot of
20 sense that in addition to your plan
21 you included the accessible parking
22 space that's part of the 5 on-street
23 parking spaces. I think that was a
24 correct thing to do.

25 In looking at the division

1 POLLOCK SITE PLAN

2 between the residential and the
3 commercial spaces, each are between
4 25 and 50 spaces, in that category,
5 where they need 2 accessible parking
6 spaces.

7 I think it would make sense,
8 and I guess my first question is are
9 the commercial spaces accessible --
10 can you get into the commercial
11 spaces from the back parking lot or
12 are the entrances all in the front?

13 MR. MEDENBACH: I mean you're
14 thinking the same way I was with
15 dropping one of those spaces in the
16 back and basically creating another
17 parking spot if I only put 2 handicap
18 there. We have one out on the street.

19 And I'll tell you another
20 oversight that I only realized after
21 I submitted the plans. I didn't
22 provide for any handicap in the
23 off-site parking lot. I need to do
24 that to meet the ADA requirements.

25 MR. GAROFALO: Well the ADA

1 POLLOCK SITE PLAN

2 requirements are going to require you
3 to have 4 accessible parking spaces,
4 and they should be close to where the
5 people are going to be using the
6 facilities. So I think it makes
7 sense to have 2 in the back and only
8 -- and 2 on street.

9 MR. MEDENBACH: 2 on the
10 street?

11 MR. GAROFALO: Which actually
12 would save you one extra space in the
13 back. It makes sense because of the
14 division of the requirement for
15 accessible spaces between the
16 commercial and the residential to
17 have 2 and 2 rather than 3 and 1. I
18 apologize for not thinking about that
19 at the last meeting.

20 MR. MEDENBACH: That's all
21 right. What about off site? Do you
22 think I need them at the off-site
23 parking lot?

24 MR. GAROFALO: No, because it's
25 so far away from where they're going.

1 POLLOCK SITE PLAN

2 You want it as close as possible.
3 It's the same thing as if you have
4 one large parking lot, you wouldn't
5 put one accessible spot in the far
6 back, you'd put it close to the
7 building. So I think it makes
8 sense --

9 MR. MEDENBACH: All right.

10 MR. GAROFALO: -- to put them
11 on the street.

12 MR. MEDENBACH: I think that's
13 a logical consideration, to move one
14 down to the front.

15 MR. GAROFALO: But don't
16 rejoice in having the extra parking
17 space yet.

18 With regard to the parking
19 spaces, the ADA regulations are
20 standard, they're code, they're
21 required. Then there's a guideline
22 called the Public Right-Of-Way Access
23 Guideline. I will give you -- with
24 the Chairman's permission, I'll have
25 copies made for you. This deals with

1 POLLOCK SITE PLAN

2 where you should be putting these
3 parking spaces.

4 CHAIRMAN BRAND: Jim --

5 MR. GAROFALO: The two places
6 that make sense to put the parking
7 spaces for the -- the accessible
8 parking spaces are at either end.
9 Now, on the western end you have the
10 ramps near the corner. On the eastern
11 end, again, you have easy access but
12 also you have a much wider sidewalk
13 which may actually be wide enough to
14 allow the use of ramps off of a
15 larger accessible van. I don't know
16 what the full dimensions are. I'd
17 like to see a little bit more
18 dimensions on the sidewalk in that
19 area where it is wider. I think that
20 that has an advantage for accessible
21 parking spaces. So what I'm going to
22 ask you to do is to, A, look at
23 putting two accessible parking spaces
24 on the street and then consider where
25 you want those spaces, and where you

1 POLLOCK SITE PLAN

2 want the loading space, and how you
3 want to arrange those. Do you want
4 to put the two accessible spots on
5 the east, one on the west and one on
6 the east. Take a look at that and
7 see what works best for you and what
8 works best for getting a truck in and
9 out as well as the accessible. I'm a
10 little worried about having the
11 loading on the western end because
12 I'm not sure a truck can actually
13 make the left onto the street.

14 MR. MEDENBACH: Are you talking
15 about along Main Street?

16 CHAIRMAN BRAND: He means
17 north/south.

18 MR. POLLOCK: You mean north
19 and south.

20 MR. MEDENBACH: He's right.

21 MR. GAROFALO: On the north
22 side of the street but it's on the
23 east side of the row of parking.

24 CHAIRMAN BRAND: Keep going.

25 MR. GAROFALO: So I'm not sure

1 POLLOCK SITE PLAN

2 a truck, if you were to put the
3 loading on the western end near
4 Milton Turnpike, it would be able to
5 get around and turn onto Milton
6 Turnpike.

7 MR. MEDENBACH: You're talking
8 about the loading dock on Main
9 Street, --

10 MR. GAROFALO: Yes.

11 MR. MEDENBACH: -- move it to
12 the other end?

13 MR. GAROFALO: I'm not sure if
14 that will work. Take a look at how
15 the trucks can maneuver -- how a
16 truck can maneuver. In particular,
17 if you put it on the west side I
18 think you might have problems turning
19 right onto Milton Turnpike.

20 CHAIRMAN BRAND: Okay. Next.

21 MR. GAROFALO: Take a look at
22 that. I'll pass this down to the
23 Chairman. You can look at it, and
24 hopefully you can have Jen make
25 copies for everyone, including the

1 POLLOCK SITE PLAN

2 applicant.

3 One of the things that we
4 talked about before was the size of
5 the parking spaces. I think you're
6 hooking yourself to the wrong trailer
7 by saying the codes are old, the cars
8 are getting smaller. Everything I
9 looked at is the cars aren't getting
10 smaller, they're actually getting
11 larger. But there's a better reason
12 to look at smaller parking spaces,
13 and that has to do with climate
14 change. It also has to do with
15 saving money, because it costs a lot
16 of money to build these parking
17 spaces. Our code doesn't make a lot
18 of sense because you can build an 18
19 foot lengthwise parking space that
20 would be wider, 11, 12 feet. The
21 design length of a vehicle is 19
22 feet. It doesn't make any sense to
23 have a 200 square foot standard when
24 people can do something like that.
25 So hopefully the Town Board will be

1 POLLOCK SITE PLAN

2 looking at that code and eventually
3 changing it. But I think the reason
4 that you want to emphasize -- the
5 reason we should be emphasizing the
6 change is both to save money, create
7 more parking spaces and for climate
8 change. It's a good environmental
9 practice.

10 MR. MEDENBACH: It's less
11 impervious coverage, less drainage.
12 There's a lot of reasons for it.

13 MR. GAROFALO: Yes.

14 MR. MEDENBACH: We're before
15 the Zoning Board of Appeals for a
16 public hearing this week for a
17 variance for the parking as well as
18 the distance between the buildings.

19 MR. GAROFALO: Exactly. And
20 with regard to that, if you look at
21 the plan, on 12 Brewster Street --
22 I'm going to mention that one of the
23 things you're supposed to do when you
24 ask for a variance is to try to
25 minimize your variance. If you look

1 POLLOCK SITE PLAN

2 at the spaces where you have two,
3 which is -- I believe that's on the,
4 I guess, western corner right behind
5 that house. Do you see those two
6 spaces?

7 MR. MEDENBACH: Yup.

8 MR. GAROFALO: I don't see any
9 reason why you couldn't make those
10 actually 10 by 20 and at least have
11 two parking spaces that are 10 by 20.

12 The second thing is where you
13 have the 3 spaces that are right up
14 against the house, I don't know what
15 that distance is to the house from
16 the parking spaces but that's very,
17 very short. That is very close to
18 the house.

19 CHAIRMAN BRAND: Mr. Garofalo,
20 you're referring to which parking? I
21 think you're in his lot, not the
22 proposed --

23 MR. GAROFALO: I'm on the
24 Brewster Street lot.

25 MR. MEDENBACH: Sheet 10.

1 POLLOCK SITE PLAN

2 MR. GAROFALO: That's sheet 10.

3 I'm over here. I'm talking about
4 making these 2 spaces that are along,
5 widening those up. The aisle is
6 probably wide enough that you can
7 make these 10 by 20.

8 Then I'm suggesting that you
9 make these 3 spaces, which are to the
10 -- I guess to the east of those where
11 the buildings are being removed, and
12 I'm going to suggest that you take
13 one of those spaces and eliminate it
14 because you've gained one from moving
15 the accessible spot. Then make those
16 two remaining spaces 10 by 20. So
17 now you've provided at least a few 10
18 by 20 spaces. It brings the parking
19 further away from the building, which
20 I think is good. It's awfully close
21 here. If these are 9 feet, you're
22 going to lose -- you're going to be 9
23 feet away and then you're going to
24 move it another 2 feet closer. So
25 you're going to increase the distance

1 POLLOCK SITE PLAN

2 between the parking and the house by
3 7 feet.

4 MR. MEDENBACH: Yeah.

5 MR. GAROFALO: The other thing
6 to consider is this is a dwelling
7 unit. What I foresee happening is
8 people are going to walk down this
9 driveway -- they're going to walk
10 down the driveway to the house and
11 then into the parking lot. I don't
12 think you really want that happening.

13 MR. MEDENBACH: This is going
14 to be part of his facility, probably
15 employee housing. So it's not like
16 just a resident out -- it will
17 probably be somebody associated with
18 his businesses.

19 MR. GAROFALO: I know that.
20 What I'm thinking maybe you should
21 think about is some kind of a fence
22 or a vegetative barrier or something
23 to give a little more privacy to the
24 house in case you do eventually want
25 to rent it or sell it.

1 POLLOCK SITE PLAN

2 MR. MEDENBACH: There's an
3 elevation difference.

4 MR. POLLOCK: There's a big
5 elevation difference where the house
6 is.

7 MR. GAROFALO: That I can't see
8 from the plan because I don't have
9 any elevations.

10 Think about that, you know.
11 It's not a requirement but just think
12 about it, --

13 MR. POLLOCK: It's a good idea.

14 MR. GAROFALO: -- whether you
15 want to do that.

16 I think creating four 10 by 20
17 spaces would show an indication that
18 you're willing to try to reduce that
19 variance.

20 I think it's very good that
21 you're willing to take down those two
22 structures in order to create this
23 additional parking.

24 Also what I think is very good
25 is the connection that you're making

1 POLLOCK SITE PLAN

2 to the existing driveway at the end
3 of the parking lot because that's
4 consistent with both the code and the
5 plan, to make these kinds of
6 connections. But I think what you
7 have to do is -- this looks like
8 there's another driveway going in
9 there, actually into your parking
10 lot. You need to show that you're
11 doing something to block that off.

12 MR. MEDENBACH: Where is that?
13 I don't quite follow you there.

14 MR. GAROFALO: Page 10. Right
15 here, this needs to be --

16 MR. MEDENBACH: We'll eliminate
17 that.

18 MR. GAROFALO: You need to show
19 that as being eliminated.

20 MR. MEDENBACH: We'll eliminate
21 that.

22 MR. GAROFALO: You need to show
23 that on the plan.

24 MR. MEDENBACH: We'll do that.

25 MR. GAROFALO: I'd also like to

1 POLLOCK SITE PLAN

2 see a note on the plan -- you said
3 there's going to be a sprinkler on
4 the dwelling units. At least put a
5 note on the plan.

6 With regard to the signage, we
7 have a new code that was recently
8 adopted a few years ago. I think
9 we're going to need to see more
10 dimensions on the signs to make sure
11 that --

12 MR. MEDENBACH: Dimension of
13 the signs. Sure.

14 MR. GAROFALO: -- to make sure
15 that they are within the parameters
16 of the code. I don't have any doubt
17 that they are.

18 MR. MEDENBACH: We didn't
19 dimension them. We'll do that.

20 MR. GAROFALO: Certainly sign
21 A, which is on the street, probably
22 should meet the Manual Uniform
23 Traffic Control Device requirements
24 since it's on the street as opposed
25 to a sign in front of the parking

1 POLLOCK SITE PLAN

2 lot.

3 You also need to put the
4 dimensions on the parking lot at 12
5 Brewster Street. There's no
6 dimensions on that lot.

7 What's further confusing is
8 there are dimensions in the area of
9 Frida's Bakery and the laundromat.
10 It almost looks like this is part of
11 the application. I, as a Planning
12 Board Member, am a little confused as
13 to whether these are changes -- if
14 these are part of the application or
15 not, and that should be very clear.
16 Either they are part of the
17 application or they're not part of
18 the application. They may actually
19 belong. If you're making changes
20 there, they may belong on a separate
21 application. I'm not sure about that.

22 CHAIRMAN BRAND: There are no
23 proposed changes to the Frida's lot.
24 Right?

25 MR. MEDENBACH: No.

1 POLLOCK SITE PLAN

2 MR. GAROFALO: Now the most
3 difficult aspect is the distance
4 between the buildings. There was a
5 letter from the fire department. It
6 did not address the distance between
7 the buildings. I think that's
8 something that you should hear from
9 the fire department.

10 MR. HINES: That's before the
11 ZBA right now.

12 CHAIRMAN BRAND: This week;
13 correct? They're meeting shortly?

14 MR. HINES: That is before the
15 ZBA. Whatever they grant, that's
16 going to be it.

17 MR. GAROFALO: I believe,
18 according to our code for an area
19 variance, the ZBA is required to
20 request in writing from the Planning
21 Board a recommendation. So they
22 should --

23 MR. HINES: I don't work for
24 the ZBA.

25 MR. GAROFALO: They technically

1 POLLOCK SITE PLAN

2 should be looking for a
3 recommendation from us.

4 I wanted to bring some options
5 to your attention that you might want
6 to consider which would reduce the
7 variances that are required. One is
8 under 155-30 A(3)(e) you can actually
9 connect two of the buildings with a
10 breezeway. That would make them one
11 structure.

12 MR. MEDENBACH: We've been shot
13 down by the code enforcement officer
14 for that. We suggested that, to make
15 them one structure. It creates other
16 problems for him.

17 MR. HINES: Which we discussed
18 four months ago. There's a certain
19 number of units per building that you
20 can have.

21 MR. GAROFALO: But it actually
22 -- the code actually allows you to do
23 that, the same as with a firewall.

24 MR. MEDENBACH: Yeah, but he --
25 I can't remember exactly why Tom had

1 POLLOCK SITE PLAN

2 a real problem with that. For some
3 other code reason. But he was also
4 at the Zoning Board meeting and, you
5 know, we talked specifically about
6 the separation that is in the code.
7 He said that was really a mistake in
8 the code that should not apply for
9 this zone. That was for when you had
10 apartments out on bigger sites and
11 not for this one, and it does not at
12 all relate to the fire separation.
13 These building are going to have to
14 stand on their own for fire
15 separation. One of the things we can
16 point out in that same code, I think
17 that same paragraph, it says you need
18 a 0 property line. So you could have
19 buildings on adjacent properties
20 touching each other, you know. But
21 when you get into the building code,
22 those walls have to be fire rated,
23 and that's what will happen here.

24 But Bob is also talking about
25 maybe covering those stairways just

1 POLLOCK SITE PLAN

2 for maintenance. You know, ice, snow,
3 things like that. But it doesn't get
4 us away from the variance.

5 MR. GAROFALO: Okay.

6 CHAIRMAN BRAND: Mr. Garofalo,
7 I suggest we wait to hear back from
8 the ZBA on those concerns until we
9 see what they're doing. This may be
10 a moot point.

11 MR. GAROFALO: Let me talk a
12 little bit more about it.

13 CHAIRMAN BRAND: If you must.

14 MR. GAROFALO: They can take
15 what they want. Okay. That's
16 certainly one of the things that I
17 thought about with the breezeway, is
18 covering that, because those stairs,
19 with weather like this, are not going
20 to be easy to clear.

21 MR. POLLOCK: They're going to
22 be a liability.

23 MR. GAROFALO: It's going to be
24 a maintenance nightmare.

25 Certainly you could have

1 POLLOCK SITE PLAN

2 connected two of the buildings.

3 Instead of having three, you could
4 have had two, whether they be a wider
5 staircase in the middle or on one end
6 or the other. Those are certainly
7 other options to use. The problem is
8 it certainly ruins -- unless you
9 split the current center building and
10 put two halves over and make a big
11 one in the middle, either the two
12 with the one in the middle or the
13 three symmetrically probably looks a
14 lot better than having one big
15 building and one tiny building.

16 So I want to thank you for --
17 you've made a lot of changes here. I
18 think there are some very positive
19 changes that you have made to this
20 site plan. Thank you very much.

21 MR. POLLOCK: Thank you.

22 CHAIRMAN BRAND: Thank you.

23 Anything else from the Board?

24 MR. TRONCILLITO: No, thanks.

25 CHAIRMAN BRAND: Anything else

1 POLLOCK SITE PLAN

2 from the public before I close the
3 public hearing?

4 Please come up to the podium
5 and state your name for the
6 stenographer.

7 MS. SIMONOFSKY: Good evening,
8 everybody. I'm Vicki Simonofsky from
9 Marlborough.

10 I just have a question about
11 process. So it sounds like there
12 might be some changes to the plans.
13 Will the public hearing remain open
14 to see if any of those -- in case
15 they're really important major
16 changes, that the public would have a
17 chance to look at them again? That's
18 a question.

19 CHAIRMAN BRAND: Which changes
20 are you referring to?

21 MS. SIMONOFSKY: Well Mr.
22 Garofalo had several suggestions
23 about the parking spaces, et cetera.
24 Obviously from all the comments,
25 parking is an issue, which this

1 POLLOCK SITE PLAN

2 particular project is not designed to
3 be fixing the Town's parking. I
4 understand that. But if that would
5 make a significant change that would
6 allow the Planning -- should the
7 public hearing remain open until
8 those concerns are addressed? That's
9 the question.

10 CHAIRMAN BRAND: In my personal
11 opinion I think they are not
12 substantial enough to keep the public
13 hearing open, but I will differ to
14 our legal counsel on it.

15 Do you think that -- or Pat,
16 anything on --

17 MR. HINES: I'll jump in first.
18 The purpose of the public hearing is
19 to bring to the Board's attention
20 items that the Board may have missed
21 or the public at large felt concerned
22 about. I think you heard it's parking
23 in the hamlet. Your code attempts to
24 do that by assigning the three
25 parking spots.

1 POLLOCK SITE PLAN

2 Moving forward, as the Board
3 works through the plan, all the
4 meetings are open to the public to
5 come and listen. It's just there
6 wouldn't be that input. It's up to
7 the Board to determine whether you
8 want to close the public hearing or
9 not. I think we heard the issues,
10 and the issues are parking. We
11 didn't hear stormwater or any of the
12 other issues you hear on subdivision
13 type of projects. Certainly in the
14 hamlet area there is a struggle with
15 the parking.

16 CHAIRMAN BRAND: Is there
17 anyone on the Board that feels we
18 need to keep the public hearing open?

19 MR. GAROFALO: I would like to
20 say that in all my comments and all
21 the changes that I've been talking
22 about, I have not talked about
23 changing the number of spaces. I
24 think that that is clearly what the
25 public is concerned about. So I

1 POLLOCK SITE PLAN

2 don't think, if the applicant makes
3 these changes, that that would
4 significantly change what is
5 currently on the plan. It's just the
6 number of spaces. So I believe that
7 there aren't going to be substantial
8 changes.

9 CHAIRMAN BRAND: Anyone else?

10 MR. JENNISON: Chris, can we
11 hear from counsel?

12 CHAIRMAN BRAND: Absolutely.

13 MS. WILSON: So to clarify,
14 it's whether or not the public
15 hearing would remain open or could
16 remain open given the potential
17 changes in the plans? So that's my
18 understanding.

19 Mr. Hines is correct, it will
20 be your decision to close the public
21 hearing. You can close the public
22 hearing and keep it open for written
23 comment if people want to submit
24 anything for, I would generally say a
25 week. If you know the plans are

1 POLLOCK SITE PLAN

2 going to take thirty days, then you
3 can keep it open for thirty days.

4 That at least gives the public time
5 to give written comment for any
6 changes that are seen.

7 Alternatively, and I'd have to
8 familiarize myself more with the
9 obligations that are triggered under
10 your code, at the close of a public
11 hearing sometimes decisions have to
12 be rendered within a certain time
13 period. If that is the case, and I
14 would have to look, then keeping it
15 open could be beneficial to both the
16 Board so as not to block you in time
17 wise. You are more than welcome to
18 ask the applicant if they would
19 prefer to keep the public hearing
20 open as well. Again, it's your
21 discretion.

22 CHAIRMAN BRAND: If we were to
23 close the public hearing would you be
24 willing to waive the shock clock?

25 MR. POLLOCK: If we close the

1 POLLOCK SITE PLAN

2 public hearing, what was the second
3 part you said?

4 CHAIRMAN BRAND: Waive the
5 notice requirements. There are
6 certain things that have to be done
7 within a timetable.

8 MR. POLLOCK: On the plans?

9 MR. MEDENBACH: I think the
10 revisions we talked about tonight are
11 really minor in nature --

12 CHAIRMAN BRAND: I agree.

13 MR. MEDENBACH: -- and we can
14 submit those. We still need to get a
15 variance from the ZBA. You know, we
16 would -- if you feel like you're
17 being held to a time, we would
18 certainly waive that time for the
19 Planning Board to make a decision. I
20 don't think there's any question that
21 we would do that.

22 MS. SIMONOFISKY: Thank you. I
23 never meant for that kind of
24 controversy. I just wondered what
25 the process was.

1 POLLOCK SITE PLAN

2 And so the other question is if
3 you've -- I don't know when you will
4 be voting to approve the plan, but if
5 you approve the plan does it have to
6 be built exactly as it was approved
7 the day that you approve it by
8 resolution?

9 CHAIRMAN BRAND: Yes.

10 MS. SIMONOFKY: So then
11 whatever is on the plan has to go
12 even if you find a problem later on
13 that it's not working out right or
14 something? Like if they go to build
15 something --

16 CHAIRMAN BRAND: They can come
17 back to us, but they would have to
18 come back to us.

19 MR. HINES: Oftentimes there's
20 the ability and the flexibility for
21 my office and the town code
22 enforcement officer to do minor field
23 changes. We can change an invert on
24 a catch basin. We work with the
25 applicants on that. Any substantive

1 POLLOCK SITE PLAN

2 change to the plan, moving a
3 building, changing a parking lot
4 dimension, those are referred back to
5 the Board for re-approval.

6 MS. SIMONOFISKY: Thank you.
7 Just for clarity. I appreciate it.

8 I do want to say that I really
9 appreciate Mr. Pollock. I know that
10 this is a long time in the planning
11 works for him. He's devoted a lot of
12 his resources to it.

13 I also respect all of the
14 business owners because they have
15 real concerns as to what these new
16 traffic patterns are going to do to
17 affect these businesses and their
18 livelihood while the construction is
19 being done.

20 So I thank the Board for taking
21 all of those comments into
22 consideration when you make your
23 final decision. I appreciate
24 everybody. I want to see our Town
25 keep growing. Thank you.

1 POLLOCK SITE PLAN

2 MR. POLLOCK: Thank you.

3 CHAIRMAN BRAND: Thank you.

4 Any other comments from the
5 public?

6 (No response.)

7 CHAIRMAN BRAND: So with that
8 discussion being had, I would like to
9 have a motion to close the public
10 hearing but leave it open for written
11 comments for thirty days. Is that
12 reasonable?

13 MS. WILSON: That's reasonable.

14 CHAIRMAN BRAND: Can I have
15 that motion?

16 MR. HINES: We also want the
17 applicant to stipulate that they're
18 going to waive the timeframe.

19 CHAIRMAN BRAND: He's already
20 stipulated.

21 MR. JENNISON: I'll make that
22 motion.

23 MR. TRONCILLITO: I'll second
24 it.

25 CHAIRMAN BRAND: Any

1 POLLOCK SITE PLAN

2 discussion?

3 MR. GAROFALO: Can we make that
4 shorter so we can have copies of
5 those written comments well prior to
6 the next meeting?

7 CHAIRMAN BRAND: There won't be
8 another meeting until the 7th of
9 March.

10 MR. GAROFALO: That would be
11 about thirty days. So the comments
12 would come in almost at the meeting.
13 So what I'm suggesting is we shorten
14 the period.

15 CHAIRMAN BRAND: Mr. Jennison,
16 would you like to amend your motion?

17 MR. JENNISON: I'll amend it to
18 two weeks.

19 CHAIRMAN BRAND: Is there the
20 second still?

21 MR. TRONCILLITO: Yes.

22 CHAIRMAN BRAND: Excellent.
23 Any objections?

24 (No response.)

25 CHAIRMAN BRAND: So moved.

1 POLLOCK SITE PLAN

2 All right. I think we are good
3 with the Pollock Site Plan for this
4 evening. Thank you.

5 (Time noted: 8:38 p.m.)

6

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

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 9th day of February 2022.

21

22

23

24

25

MICHELLE CONERO

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

- - - - - X
In the Matter of

QIANG SUBDIVISION

Project No. 21-5022
24 Plattekill Road, Marlboro
Section 108.2; Block 7; Lot 32.22

- - - - - X

SKETCH - SUBDIVISION

Date: February 7, 2022
Time: 8:39 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: SARAH WILSON, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

- - - - - X

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

1 QIANG SUBDIVISION

2 CHAIRMAN BRAND: Finally
3 tonight we have the Qiang Subdivision
4 for a sketch of their subdivision at
5 24 Plattekill Road in Marlboro.

6 Pat, do you want to give us a
7 rundown your comments for this
8 project?

9 MR. HINES: This is back before
10 the Board. It went to the ZBA. I
11 just, actually tonight, got a copy of
12 the ZBA approval. That checks my
13 number one.

14 Ulster County has met in the
15 field and the driveway locations have
16 been revised. Now he's back at
17 Ulster County.

18 CHAIRMAN BRAND: Pat, I didn't
19 get a copy of the ZBA --

20 MR. HINES: I just got it
21 handed to me.

22 MR. GAROFALO: It is online.

23 MR. HINES: I'll give it back
24 to Jen.

25 So the driveway locations have

1 QIANG SUBDIVISION

2 been revised. We're waiting for
3 County Planning on that.

4 We're suggesting that the sight
5 distances be depicted on those
6 driveways for the Board's use. It is
7 a County road but I know the Board
8 wants that type of information.

9 Based on the revised driveway
10 locations we want to make sure that
11 there are four parking spots for the
12 duplexes.

13 A gratuitous offer of
14 dedication to the County has been
15 included in the subdivision plan.
16 The legal documents regarding that
17 should be submitted.

18 We're awaiting the Health
19 Department approval of the septic
20 systems.

21 I think Sarah has a comment
22 regarding the deed.

23 MS. WILSON: Yes. In reviewing
24 the deed, we want to ensure that it
25 was recorded. It came to our

1 QIANG SUBDIVISION

2 attention that there's a potential
3 issue with the notary block. We
4 would ask that the applicant verify
5 it was recorded with the County.

6 CHAIRMAN BRAND: I'm sorry?
7 The notary block?

8 MS. WILSON: Yes.

9 CHAIRMAN BRAND: What does that
10 mean?

11 MS. WILSON: Just that there is
12 a potential error. The research that
13 was done at our office, the deed may
14 not have been properly recorded, so
15 to verify that.

16 CHAIRMAN BRAND: Are you
17 familiar with that?

18 MR. BROWN: We'll have to check
19 into that. What was the --

20 CHAIRMAN BRAND: Do you know
21 what recourse they have for that?

22 MS. WILSON: The recourse
23 would be to -- well I would contact
24 whoever represented you during the
25 sale of the property, because you

1 QIANG SUBDIVISION

2 would have -- in New York State you
3 have to have representation, to
4 ensure that the attorney followed
5 through and made it -- not only just
6 filed it with the county clerk but
7 that the deed was recorded.

8 MR. QIANG: Okay. I do believe
9 it was done, so I'm not sure why your
10 office isn't seeing it.

11 MS. WILSON: Okay. Our
12 understanding is that it wasn't
13 properly recorded. We can touch base
14 about that, too. I can give you my
15 information and we can follow up as
16 to exactly what may be missing and
17 what the issue is.

18 MS. QIANG: Okay.

19 MR. BROWN: Pat, do you have
20 your comments in writing?

21 MR. HINES: I do.

22 CHAIRMAN BRAND: Anything from
23 the Board?

24 MR. HINES: A lot of it is
25 procedural stuff that you've got to

1 QIANG SUBDIVISION

2 catch up on.

3 MS. LANZETTA: Maybe Al, did
4 you want clarification on this?

5 I know in the County -- when
6 the County was talking to the Town
7 about the possibility of doing any
8 kind of extension of the sides of the
9 County road there, that there were
10 problems with getting additional
11 property in which to extend those
12 roads. Is this a time that -- if
13 people are making offers of
14 dedication of roadway, is this a time
15 then to ensure that that's part of
16 what they are hoping to receive?

17 MR. HINES: Yeah. The County
18 is reviewing that right now.

19 MS. LANZETTA: Ulster would ask
20 for the additional land so if they
21 wanted to put shoulders on --

22 MR. HINES: They are providing
23 that. There's a strip on -- sheet 1
24 of 3 actually shows that strip cross
25 hatched of what they are proposing to

1 QIANG SUBDIVISION

2 dedicate to the County. It's based
3 on the distance from the center line.

4 MS. LANZETTA: And that's what
5 the County was looking to get
6 eventually all along the road there.

7 MR. HINES: Yup. This is the
8 time to get it, when they're looking
9 to file subdivision maps.

10 MS. LANZETTA: We want to be
11 diligent about making sure Ulster
12 County gets that.

13 MR. HINES: That's the intent
14 of my one comment, that the legal
15 documents follow through with the
16 subdivision.

17 CHAIRMAN BRAND: Is that
18 basically any project that would go
19 before Ulster County DOT?

20 MR. HINES: We do it on Town
21 roads as well. A lot of the roads in
22 Marlborough are roads by use and the
23 deeds go to the center line. When
24 the subdivisions come before us, we
25 request those dedications.

1 QIANG SUBDIVISION

2 MS. LANZETTA: Good.

3 CHAIRMAN BRAND: Thank you.

4 MR. GAROFALO: It's actually
5 ironic that they have to go to get a
6 variance because they're dedicating
7 land for public use. It's almost
8 something that should be much closer
9 to just a given that that's
10 acceptable.

11 MR. BROWN: We would have had
12 to go through the variance anyway
13 because we are modifying the
14 property. And they gave it to us, so
15 it all worked out.

16 CHAIRMAN BRAND: Anything else
17 from the Board on this?

18 (No response.)

19 CHAIRMAN BRAND: No. Pat,
20 where are we procedurally?

21 MR. HINES: We're waiting for
22 the County DPW approval, County
23 Health Department approval and a
24 couple of the clean-ups. The deed
25 cleaning up and a couple of other

1 QIANG SUBDIVISION

2 minor comments I had.

3 CHAIRMAN BRAND: Are we
4 comfortable with the attorney
5 preparing a resolution of approval?

6 MR. HINES: I think you
7 actually did that last time but
8 because of these issues --

9 CHAIRMAN BRAND: I didn't hear
10 you.

11 MR. HINES: You did last time,
12 had Jeff draw this up. Because of
13 these issues, he waited to do that.
14 The approvals weren't in place.

15 CHAIRMAN BRAND: Got you.
16 We're waiting on the approvals and
17 that's in your office's hands.

18 MS. WILSON: We've drafted what
19 we can so far. It will just be
20 filling in the blanks.

21 CHAIRMAN BRAND: We just need
22 to make sure they clear up the deeds
23 and we get the reports back?

24 MS. WILSON: Yes.

25 CHAIRMAN BRAND: Good enough.

1 Q I A N G S U B D I V I S I O N

2 M S . L A N Z E T T A : G r e a t .

3 C H A I R M A N B R A N D : D u e d i l i g e n c e .

4 M R . B R O W N : G o o d t h i n g w e
5 w a i v e d t h e 6 2 d a y s .

6 (T i m e n o t e d : 8 : 4 6 p . m .)

7

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

9

10 I , M I C H E L L E C O N E R O , a N o t a r y P u b l i c
11 f o r a n d w i t h i n t h e S t a t e o f N e w Y o r k , d o
12 h e r e b y c e r t i f y :

13 T h a t h e r e i n b e f o r e s e t f o r t h i s a t r u e
14 r e c o r d o f t h e p r o c e e d i n g s .

15 I f u r t h e r c e r t i f y t h a t I a m n o t
16 r e l a t e d t o a n y o f t h e p a r t i e s t o t h i s
17 p r o c e e d i n g b y b l o o d o r b y m a r r i a g e a n d t h a t
18 I a m i n n o w a y i n t e r e s t e d i n t h e o u t c o m e o f
19 t h i s m a t t e r .

20 I N W I T N E S S W H E R E O F , I h a v e h e r e u n t o
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STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD
- - - - - X
In the Matter of

- PROFESSIONAL DEVELOPMENT COMPLETED BY
PLANNING BOARD MEMBERS
- PLANNING BOARD MEMBERS REQUESTING
INFORMATION

- - - - - X

BOARD BUSINESS

Date: February 7, 2022
Time: 8:46 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: SARAH WILSON, ESQ.
PATRICK HINES
VIRGINIA FLYNN

- - - - - X

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

1 BOARD BUSINESS

2 CHAIRMAN BRAND: Before we
3 adjourn, I do believe we had some
4 professional development that needs
5 to be noted for the record.

6 MR. TRONCILLITO: I attended
7 one class, an online class, Common
8 Mistakes and Mishaps, Site Plan
9 Reviews.

10 CHAIRMAN BRAND: The time on
11 that?

12 MR. TRONCILLITO: An hour.

13 CHAIRMAN BRAND: Mr. Jennison?

14 MR. JENNISON: Introduction to
15 SEQRA, an hour and-a-half. I got
16 another 90.

17 CHAIRMAN BRAND: That's A
18 quality.

19 I do just have one other issue
20 before we leave tonight. I did talk
21 with the supervisor and he requested
22 that I speak with you guys regarding
23 reaching out to our engineer and our
24 attorney. As a reminder, every time
25 you reach out to them, you ask a

1 BOARD BUSINESS

2 question, you send an e-mail, that's
3 costing the applicants money from
4 their escrow.

5 The request came to me and I'm
6 therefore requesting to you that
7 should you have any questions or
8 require clarifications, to not reach
9 out to the attorney or the engineer
10 on your own, reach out to me. You
11 can also use the code enforcement
12 officer as a resource who is free for
13 us. So I would pursue that avenue
14 first, please, before sending off any
15 e-mails to either our engineer or our
16 attorney.

17 MS. LANZETTA: I just want to
18 remind everybody that for the
19 Association of Towns, you can also
20 get legal opinions as well if you'd
21 like to get those for free.

22 CHAIRMAN BRAND: Excellent.

23 With that being said, Mr.
24 Troncillito has offered a motion to
25 adjourn.

1 B O A R D B U S I N E S S

2 MR. TRONCILLITO: So moved.

3 MR. LOFARO: Second.

4 CHAIRMAN BRAND: Any

5 discussion?

6 (No response.)

7 CHAIRMAN BRAND: Done. Thank

8 you.

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10 (Time noted: 8:47 p.m.)

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1 B O A R D B U S I N E S S

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

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

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

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 hereunto
17 set my hand this 9th day of February 2022.

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MICHELLE CONERO