

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

-----X
In the Matter of

- APPROVAL OF 3/20/23 MINUTES

-----X
BOARD BUSINESS

Date: April 3, 2023
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: CINDY LANZETTA, Acting Chairperson
JAMES GAROFALO
FRED CALLO
STEPHEN JENNISON
JOE LOFARO
BOB TRONCILLITO

ALSO PRESENT: PATRICK HINES, ENGINEER
MEGHAN CLEMENTE, ESQ.
JEN FLYNN, PLANNING BOARD SECRETARY

-----X
Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BOARD BUSINESS

1 MS. LANZETTA: Would you please stand
2 for the Pledge of Allegiance.

3 (Pledge of Allegiance.)

4 MS. LANZETTA: I'd like to welcome you
5 to the Town of Marlborough Planning Board meeting
6 for Monday, April 3rd, 2023. On the agenda
7 tonight is the approval of the stenographic
8 minutes. We also have a public hearing for
9 Sarinsky Eastside Ridge Road at 150 Ridge Road,
10 Marlboro. We also have a sketch site plan for
11 Wash & Shine, which is at -- on Route 44/55 in
12 Marlboro, on the border of Highland. We're also
13 going to have a conceptual site plan discussion
14 with the engineer on a project -- a site plan for
15 Summit Drive Properties on Summit Drive in
16 Marlboro; also the Willow Tree Resort Hotel site
17 plan, which is on Willow Tree Road in Milton. And
18 if we have time, we will be reviewing the
19 application revisions.

20 The next deadline for the meeting will be
21 Friday, April 7th, 2023, and the next scheduled
22 meeting is Monday, April 17th, 2023.

23 Are there any additions or corrections to
24 the agenda?

25 (No response.)

BOARD BUSINESS

1 MS. LANZETTA: Okay. Hearing none, I'll
2 move forward on the approval of the stenographic
3 minutes for 3/20/2023.

4 MR. TRONCILLITO: I'll make that motion.

5 MR. CALLO: I'll second it.

6 (Time noted: 7:32 p.m.)
7

C E R T I F I C A T E

8
9
10 I, STACIE SULLIVAN, a shorthand reporter and
11 Notary Public within and for the State of New
12 York, do hereby certify:

13 That I reported the proceedings in the
14 within-entitled matter and that the within
15 transcript is a true and accurate record to the
16 best of my knowledge and ability.

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

21 IN WITNESS WHEREOF, I have hereunto set my
22 hand.

23 Stacie Sullivan

24 Stacie Sullivan, CSR
25

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

2 -----X
In the Matter of

3 SARINSKY EASTSIDE RIDGE ROAD

4 Project No. 22-6017
5 150 Ridge Road, Marlboro
6 Section 103.3; Block 4; Lot 51
-----X

7 PUBLIC HEARING - SUBDIVISION

8 Date: April 3, 2023
9 Time: 7:33 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

12 BOARD MEMBERS: CINDY LANZETTA, Acting Chairperson
13 JAMES GAROFALO
STEVE CLARKE
14 STEPHEN JENNISON
JOE LOFARO
15 BOB TRONCILLITO

16 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
17 PATRICK HINES, ENGINEER
18 JEN FLYNN, PLANNING BOARD SECRETARY

19 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
20
21
22
23
24
-----X

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

SARINSKY - PUBLIC HEARING SUBDIVISION

1 MS. LANZETTA: And the next matter on
2 our agenda is the Sarinsky Eastside Ridge Road
3 Public Hearing. This is an extension of the
4 public hearing that we had at our last meeting.

5 And, Patty, would you like to just do
6 another brief overview of the project, and we'll
7 see if anybody has --

8 MR. GAROFALO: Chair, before we do that,
9 could we have a vote on -- we have a motion on the
10 minutes.

11 MS. LANZETTA: Can I have a vote on the
12 motion for the minutes?

13 (Whereupon the entire Board replied
14 "yes.")

15 MS. LANZETTA: All right. So now moving
16 forward on Sarinsky.

17 MS. BROOKS: There were 15 additional
18 certified letters.

19 MS. LANZETTA: Thank you.

20 MS. BROOKS: So the application before
21 the Board is a three-lot subdivision with a lot
22 line revision. We are proposing to create two new
23 two-acre buildable lots and combine two parcels
24 together for the remaining lands of 52.3 acres.

25 MS. LANZETTA: Now, this is a public

SARINSKY - PUBLIC HEARING SUBDIVISION

1 hearing. Is there anyone in the audience that
2 would like to speak concerning this subdivision?

3 (No response.)

4 MR. JENNISON: I'll make a motion to
5 close the public hearing.

6 MR. LOFARO: I'll second it.

7 MS. LANZETTA: Can I have -- is everyone
8 in agreement on that?

9 (Whereupon the entire Board replied
10 "yes.")

11 MS. LANZETTA: Well, Pat, do you have
12 any other additional --

13 MR. HINES: We only have two note
14 comments that were holdovers from the March 20th
15 meeting, and I did receive a copy of plans today
16 that I didn't print out, but those were addressed
17 on it. So we don't have any outstanding comments.

18 MS. LANZETTA: Okay. Meghan, do you --

19 MS. CLEMENTE: No. Everything is good.

20 MS. LANZETTA: I know Meghan had
21 prepared a Negative Declaration and Determination
22 of Nonsignificance, and that was circulated. And,
23 also, we are going to have a Resolution of
24 Approval. But, first of all, I'd like to just go
25 through the Negative Declaration.

SARINSKY - PUBLIC HEARING SUBDIVISION

1 Whereas the Town of Marlborough Planning
2 Board has been designated as the lead agency under
3 the State Environmental Quality Review Act for
4 purposes of, among other things, issuance of a
5 determination of significance with respect to the
6 project and set of actions identified herein below,
7 and those particulars are outlined in the
8 Declaration. And be it further resolved that the
9 Town of Marlborough Planning Board has examined the
10 reasonably related long term, short term, direct,
11 indirect, and cumulative impacts, including other
12 possible simultaneous actions and subsequent
13 actions which may be reasonably anticipated to
14 result from that action and has determined that the
15 action will not have any significant adverse impact
16 on the environment and that, therefore, a Draft
17 Environmental Impact Statement need not be
18 prepared. And be it further resolved that the
19 Marlborough Planning Board hereby issues this
20 Negative Declaration and notice thereof pursuant to
21 the requirements of SEQRA and its implementing
22 regulations and that the Town of -- the Town of
23 Marlborough Planning Board hereby authorizes the
24 filing of this Negative Declaration. Whereupon the
25 following vote was taken.

SARINSKY - PUBLIC HEARING SUBDIVISION

1 Could you poll the Board, please.

2 MS. FLYNN: Member Lanzetta.

3 MS. LANZETTA: Yes.

4 MS. FLYNN: Member Lofaro.

5 MR. LOFARO: Yes.

6 MS. FLYNN: Member Callo.

7 MR. CALLO: Yes.

8 MS. FLYNN: Member Jennison.

9 MR. JENNISON: Yes.

10 MS. FLYNN: Member Garofalo.

11 MR. GAROFALO: Yes.

12 MS. FLYNN: Member Troncillito.

13 MR. TRONCILLITO: Yes.

14 MS. LANZETTA: Okay. On the Resolution
15 of Approval by the Town of Marlborough Planning
16 Board, would you please poll the Board on that
17 resolution for the approval.

18 MS. BROOKS: I just wanted to make one
19 minor update to it since I submitted the PDF
20 today. The most -- the last revision date is
21 March 30th.

22 MS. CLEMENTE: Yes. I'll send an
23 updated resolution. You can vote on this tonight,
24 but I'll send the updated resolution tomorrow
25 morning.

SARINSKY - PUBLIC HEARING SUBDIVISION

1 MS. LANZETTA: So could I have a vote by
2 the Board on the updated resolution that Meghan
3 will be putting out for the approval of this
4 subdivision. Could you call the vote, please.

5 MS. FLYNN: Member Lanzetta.

6 MS. LANZETTA: Yes.

7 MS. FLYNN: Member Lofaro.

8 MR. LOFARO: Yes.

9 MS. FLYNN: Member Callo.

10 MR. CALLO: Yes.

11 MS. FLYNN: Member Jennison.

12 MR. JENNISON: Yes.

13 MS. FLYNN: Member Garofalo.

14 MR. GAROFALO: Yes.

15 MS. FLYNN: Member Troncillito.

16 MR. TRONCILLITO: Yes.

17 MS. LANZETTA: Now, for the Recreation
18 Fee Findings. Whereas, the Planning Board has
19 reviewed a subdivision application known as
20 Shirley Sarinsky with respect to the real property
21 located at 150 Ridge Road in the Town of
22 Marlborough. Member Lanzetta offered the
23 following resolution, which was seconded by Member
24 Jennison: It is hereby resolved that the Planning
25 Board makes the following findings pursuant to

SARINSKY - PUBLIC HEARING SUBDIVISION

1 Section 277(4) of the Town Law: Based on the
2 present and anticipated future need for park and
3 recreational opportunities in the Town of
4 Marlborough, and to which the future population of
5 this subdivision will contribute, parklands should
6 be created as a condition of approval of this
7 subdivision. However, a suitable park of adequate
8 size to meet the above requirement cannot be
9 properly located within the proposed project site.
10 Accordingly, it is appropriate that, in lieu of
11 providing parkland, the project sponsor render to
12 the Town payment of a recreation fee to be
13 determined in accordance with the prevailing
14 schedule established for that purposed by the Town
15 of Marlborough. This approved subdivision known
16 as Shirley Sarinsky resulted in two lots for a
17 total of \$4,000 in Recreation Fees.

18 Could you poll the Board, please.

19 MS. FLYNN: Member Callo.

20 MR. CALLO: Yes.

21 MS. FLYNN: Member Garofalo.

22 MR. GAROFALO: Yes.

23 MS. FLYNN: Member Jennison.

24 MR. JENNISON: Yes.

25 MS. FLYNN: Member Lanzetta.

SARINSKY - PUBLIC HEARING SUBDIVISION

1 MS. LANZETTA: Yes.

2 MS. FLYNN: Member Lofaro.

3 MR. LOFARO: Yes.

4 MS. FLYNN: Member Troncillito.

5 MR. TRONCILLITO: Yes.

6 MS. LANZETTA: Thank you very much.

7 MS. BROOKS: Thank you.

8 Time noted: 7:38 p.m.

9

10 C E R T I F I C A T E

11 I, STACIE SULLIVAN, a shorthand reporter and
12 Notary Public within and for the State of New
13 York, do hereby certify:

14 That I reported the proceedings in the
15 within-entitled matter and that the within
16 transcript is a true and accurate record to the
17 best of my knowledge and ability.

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

22 IN WITNESS WHEREOF, I have hereunto set my
23 hand.

24

Stacie Sullivan

25

Stacie Sullivan, CSR

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

2 -----X
In the Matter of

3 WASH & SHINE

4 Project No. 23-1005
5 564 & 560-562 44/55, Marlboro
6 Section 95.2; Block 2; Lots 15 & 16.2
-----X

7 SKETCH - SITE PLAN

8 Date: April 3, 2023
9 Time: 7:39 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

12 BOARD MEMBERS: CINDY LANZETTA, Acting Chairperson
13 JAMES GAROFALO
STEVE CLARKE
14 STEPHEN JENNISON
JOE LOFARO
15 BOB TRONCILLITO

16 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
17 PATRICK HINES, ENGINEER
18 JEN FLYNN, PLANNING BOARD SECRETARY

19 APPLICANT'S REPRESENTATIVE: DAVID FEENEY
20
21
22
23

24 -----X
Stacie Sullivan, CSR
25 staciesullivan@rocketmail.com

WASH & SHINE - SKETCH SITE PLAN

1 MS. LANZETTA: Next up is the Wash &
2 Shine sketch site plan. Hello. Would you like to
3 give us an explanation of your project, please.

4 MR. FEENEY: Sure. So the maps you have
5 in front of you tonight are for the consolidation
6 of two lots on Route 44/55. One is an existing
7 gas station slash convenience store and the second
8 is a vacant lot just to the south of it. Those
9 two lots will be consolidated into one, and the
10 owner of the existing gas station -- owner of both
11 lots, really, is proposing to construct a
12 self-contained car wash, you know, facility on the
13 vacant site. It would be an automatic bay, a
14 self-service bay, mechanical bay for the equipment
15 for the car wash, and then an additional expansion
16 bay for future growth.

17 MS. LANZETTA: Thank you. Pat, would
18 you like to go through your comments, please.

19 MR. HINES: Sure. The Ethics Code Form
20 submitted was not executed by the applicant. That
21 will be need to be filled out.

22 The Short Environmental Assessment Form
23 only encompassed one of the lots. It should
24 encompass both lots when you outline it on the
25 DEC's website.

WASH & SHINE - SKETCH SITE PLAN

1 MR. FEENEY: Is there physically a way
2 to do that? It seemed -- I could select one or
3 the other.

4 MR. HINES: So rather than selecting tax
5 lot, you can outline the parcel. Then you can
6 click the border around the two lots, and it will
7 include them.

8 MR. FEENEY: Understood.

9 MR. HINES: We're going to need a survey
10 plan for lot consolidation that can be filed with
11 the Ulster County Clerk's office. The site plan
12 itself will be filed locally, but because the lots
13 are consolidated, you'll need a stamped copy of
14 just the survey plan.

15 The project fronts on 44/55, which is a
16 state highway, so there will be a significant
17 additional detail required from the DOT. I have a
18 concern about the width of the new proposed access
19 to 44/55, and then just the fact that this new
20 combined lot will have three access points, which
21 is not usually consistent with DOT's requirements
22 that they limit you to one. But certainly the
23 width of the one coming out of the car wash exceeds
24 the maximum 30-foot commercial driveway. So that
25 may be an issue that the applicants are going to

WASH & SHINE - SKETCH SITE PLAN

1 have to work on.

2 The applicants have requested a waiver of
3 topography, and I would not recommend that.
4 There's a lot happening on this little piece of lot
5 here. There's some drainage. There's existing and
6 proposed drainage structures. So we would
7 recommend that the topography be provided so we can
8 get a handle on the impacts on the development, the
9 drainage, and such on that. We talked about the
10 width of the driveway. A detailed signage plan
11 will be required by DOT.

12 The bulk table has the front yard setback
13 at 59 feet. I believe that's for the new
14 structure, but the existing structure is less than
15 that. So that will be a controlling front yard
16 setback on the site. Actually, it does say 59.2.
17 So that will be okay. I'm just seeing that.

18 We're going to be looking for curbing
19 details, lighting, landscaping, DOT information,
20 future plans.

21 Parking calculations should be provided
22 for the site. There looks like some random
23 vehicles parked I'll say in the center along the
24 existing property line.

25 MR. FEENEY: Right. That's existing

WASH & SHINE - SKETCH SITE PLAN

1 parking today.

2 MR. HINES: If that existing parking
3 should be shown, it should be striped per the Town
4 Code as well and a detail added to the plans.

5 Finished floor for the new proposed
6 structure.

7 The vacuum pumps are located along that
8 new parking aisle between the gas station and the
9 frontage there. Those seem to be kind of up front.
10 They're going to be very visible there. I don't
11 know if they can be moved somewhere on the site or
12 screened, but there's three of them proposed on
13 that center island, or what will become the center
14 island.

15 We're looking for the improvements on the
16 adjoining lots. There's some structures on the
17 adjoining lots. The Code requires that those be
18 shown.

19 There is an easement on the existing
20 convenience store parcel onto the adjoining lot of
21 Rhodes, which is shown as lot 17. So we're
22 suggesting that Meghan's office take a look at
23 that, what impacts it has. It's kind of a strange
24 easement. When you read it, it gives rights a
25 couple of times a year to cross it. I just want to

WASH & SHINE - SKETCH SITE PLAN

1 make sure that doesn't impact this site.

2 And then with the -- once we get the
3 revised long form EAF, we would suggest the Board
4 declare its intent for lead agency.

5 MS. LANZETTA: Do any of the Board
6 members have any additional questions?

7 MR. GAROFALO: I have a bunch of
8 additional comments. I have a bunch of minor
9 ones, which I put down in writing, and if it's
10 allowable -- I don't know if this is allowable, to
11 have the Board waive me reading these and just add
12 them as a letter to the minutes, if that would be
13 acceptable, and be put on the website. Or do I
14 need to actually read them?

15 MS. CLEMENTE: If -- as long as you
16 submit them to the stenographer.

17 MR. GAROFALO: As long as the Board is
18 willing to allow me to do this, to save time and
19 money for the applicant, I will submit these very
20 minor things and then go into the more detailed
21 issues that I see.

22 MR. TRONCILLITO: Can you explain to me
23 what he wants to do, please?

24 MS. LANZETTA: James has a number of
25 more technical suggestions for the applicant, and

WASH & SHINE - SKETCH SITE PLAN

1 he can either go through them now or he can submit
2 them to the applicant, unless the rest of the
3 Board wants to hear them now.

4 MR. TRONCILLITO: I think it would
5 behoove him to submit it.

6 MR. LOFARO: Can we make a motion for
7 Jim to submit, or we just have to say okay?

8 MR. JENNISON: I'll second that.

9 MS. CLEMENTE: Okay.

10 MR. TRONCILLITO: Is that all right?

11 MS. CLEMENTE: Everyone is in agreement
12 on that?

13 MS. LANZETTA: Yes.

14 MS. CLEMENTE: Then you can go ahead and
15 submit them.

16 MS. LANZETTA: I'd like to just have it
17 be part of the record that James is an engineer
18 himself and tends to have more technical expertise
19 in these matters.

20 MR. GAROFALO: Some of these aren't
21 really technical, but they're so minor that I
22 don't think the Board should waste any extra time
23 on it, but some of the other items certainly.

24 On the EAF, since you have to redo that,
25 on Item Number 2, you need to include New York

WASH & SHINE - SKETCH SITE PLAN

1 State DOT, because they will certainly be very
2 involved in this, and I would certainly recommend
3 that you might want to take a new look at the curb
4 cuts before you go to them. But I always recommend
5 to applicants that going to DOT early is better and
6 going to them with something that looks reasonable.
7 And certainly the access on the new lot is way too
8 wide, particularly for an exit only. It should be
9 closer to one lane.

10 And on the gas station side that the one
11 aisle that borders the new property, you might want
12 to think about whether or not you can extend that
13 curb to protect the vehicles that are parking.

14 On item 17, take a look at the way that's
15 answered. You answer it one way, and then you
16 provide a description, which is kind of weird.

17 I don't know as if the vacuums would
18 constitute structures in the front yard, and we
19 might need to have the Code Enforcement officer
20 weigh in on whether or not that would be considered
21 a structure in the front yard.

22 MR. FEENEY: Well, I guess, could I
23 comment on that? I guess my only question would
24 be, you know, the gas pumps and all the -- this
25 gas station as well as all the other ones, then,

WASH & SHINE - SKETCH SITE PLAN

1 would be similar.

2 MR. GAROFALO: I would imagine the gas
3 pumps are probably exempt from that, but the
4 vacuums, I don't know. Okay. We haven't run into
5 this before. We haven't run into issues with
6 structures in the front yard, so that's why I
7 would just like to have a clarification. And if
8 you had a clarification, then you would know that
9 it wasn't allowed or you would have to seek a
10 variance for it. The Board would have to waive it
11 depending on the situation. But I think it's
12 better for you to know now so that if you have to
13 move it, you can think about it.

14 MR. FEENEY: Sure.

15 MR. GAROFALO: The circulation -- I'm
16 looking at the plan, and the circulation is
17 unclear. I think you need to clarify how you're
18 handling the circulation and look at the signing
19 that's associated with that circulation, because
20 it is definitely unclear to me.

21 I'm also somewhat concerned with the
22 culverts. It looks like you have a 12-inch and you
23 have one size that's not indicated going into a
24 20-inch, and then ending up by the street, which is
25 a 12-inch. So I'm -- I think I'd like to know a

WASH & SHINE - SKETCH SITE PLAN

1 little bit more about, you know, the directions of
2 flow and how that's going to be handled, because
3 I'm sure the State would be concerned about having
4 too much water flowing into their system, their
5 drainage system, also.

6 So I think what you want to make sure you
7 do is indicate on the plan the size of those access
8 points so that it's clear. And look at the DOT
9 recommendations. Those are on the website, so you
10 should be able to get those. Thank you.

11 MS. LANZETTA: Anybody else?

12 (No response.)

13 MS. LANZETTA: I have a question. Was
14 the original site plan for the existing gas
15 station, was that approved for mixed use?

16 MR. FEENEY: Was it approved for what?

17 MS. LANZETTA: Was the original site
18 plan approval for the gas station, was there an
19 approval for mixed use?

20 MR. FEENEY: I can't answer that. I
21 don't know. I wasn't involved.

22 MS. LANZETTA: Well --

23 MS. CLEMENTE: I can probably find out.

24 MS. LANZETTA: Yes. I think we need to
25 find that out, and if it is approved, to have

WASH & SHINE - SKETCH SITE PLAN

1 those apartments above hand, I would like to see
2 the tenant parking designated. And I also --
3 because that's going to be important for cross
4 circulation as well and making sure that people --
5 I know the County is going to be real concerned
6 about how people get from anyplace where they park
7 into the gas station. So you're going to have to
8 take a look at that. I think the circulation part
9 was -- that Jim had mentioned is very important,
10 because that's going to have a lot to do with how
11 people are going to get from one place to another.

12 MR. HINES: Do we know how long ago --
13 if he ever had a site plan? I think it might have
14 been there for a long time.

15 MR. TRONCILLITO: I think it was there
16 forever.

17 MS. LANZETTA: I don't think it's been
18 forever. I want to say like ten years ago. Is
19 that too long ago?

20 MR. HINES: I don't recall.

21 MS. LANZETTA: I mean it's been since
22 we've had zoning.

23 MR. HINES: I just didn't know how long
24 it was there, because, an example, the canopy is
25 in the front yard setback, so that would require a

WASH & SHINE - SKETCH SITE PLAN

1 variance under the current code.

2 MR. JENNISON: Was there anything in the
3 file?

4 MS. LANZETTA: I didn't look at the
5 original site plan. We'll have to take a look at
6 that and see.

7 MR. GAROFALO: You may be able to
8 squeeze a few more parking spaces where you're
9 taking out the dumpster.

10 MR. FEENEY: Yes.

11 MS. LANZETTA: I can remember when
12 Mr. Rhodes was trying to get this in, and it seems
13 to me it was about ten years ago.

14 MR. HINES: Do you know what it was
15 called? Do we know the name of it then?

16 MS. LANZETTA: No. We'll have to take a
17 look at it. We'll have to try to pull the records
18 on it. But if it is preexisting, we still need to
19 know where the tenants are parking.

20 And you're also going to need to have the
21 lighting specifications for the County when it
22 comes time to put -- send it to County.

23 Anything else?

24 (No response.)

25 MS. LANZETTA: All right. Do we think

WASH & SHINE - SKETCH SITE PLAN

1 we have enough to declare intent for lead agency?

2 MR. HINES: I think we need to revise
3 the EAF first, so we probably have to come back
4 one more. Because the one lot -- only the new lot
5 is included, lot 15. The other lot isn't in the
6 EAF.

7 MS. LANZETTA: So I think we still have
8 quite a bit that we have to get straightened out,
9 and we have to double-check on the original site
10 plan too.

11 MR. FEENEY: Okay. You'll let me know.

12 MS. LANZETTA: So hopefully next
13 meeting.

14 MR. JENNISON: Where is the easement?

15 MR. HINES: In the deeds that were
16 submitted there was an easement, but not on these
17 two. It's between the existing gas station lot
18 and lot 17, the Rhodes parcel. It's really
19 strange.

20 MS. CLEMENTE: They have -- I don't want
21 say temporary use, but it's like intermittent use.

22 MR. HINES: There's notice requirements
23 for crossing the site. You've gotta give them 48
24 hours' notice, and you can only do it a certain
25 number of times per year. I've never seen

WASH & SHINE - SKETCH SITE PLAN

1 anything like it.

2 MR. JENNISON: Is there something up in
3 the back of it?

4 MS. CLEMENTE: They also have a drainage
5 maintenance agreement as well, so it might be for
6 maintenance purposes, for use of -- clean up. I
7 don't know. I'm going to have to look more into
8 it.

9 MR. JENNISON: How does the easement
10 affect it?

11 MR. HINES: That's the question, what
12 impact does it have on the site. Is something
13 they're doing here going to affect that easement
14 or not? So we need to take a look at that. But
15 it's a strange easement, to have time restrictions
16 and notice requirements.

17 MR. JENNISON: Right.

18 MR. HINES: Yep.

19 MS. LANZETTA: Well, thank you.

20 MR. FEENEY: Thank you.

21 Time noted: 7:55 p.m.

22

23

24

25

WASH & SHINE - SKETCH SITE PLAN

C E R T I F I C A T E

I, STACIE SULLIVAN, a shorthand reporter and
Notary Public within and for the State of New
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That I reported the proceedings in the
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marriage and that I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand.

Stacie Sullivan

Stacie Sullivan, CSR