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

- - - - - X  
In the Matter of

KEDEM WINERY

Project No. 14-7008  
1519 Route 9W  
Section 109.1; Block 1; Lot 2.100

- - - - - X

SKETCH  
AMENDED SITE PLAN

Date: September 21, 2015  
Time: 7:30 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: JOEL TRUNCALI, Chairman  
BEN TRAPANI  
CINDY LANZETTA  
STEVEN CLARK  
EMANUEL CAUCHI  
JOSEPH LOFARO

ALSO PRESENT: RONALD BLASS, ESQ.  
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: DENNIS LYNCH

- - - - - X

MICHELLE L. CONERO  
10 Westview Drive  
Wallkill, New York 12589  
(845)895-3018

CHAIRMAN TRUNCALI: Please rise for  
the Pledge to the flag.

(Pledge of Allegiance.)

CHAIRMAN TRUNCALI: "Agenda, Town of  
Marlborough Planning Board, September 21,  
2015. Regular meeting 7:30 p.m. Approval of  
stenographic minutes for 7/20, 8/3 and 8/17.  
Kedem Winery, sketch, amended site plan.  
Next deadline: Friday, September 25th. Next  
scheduled meeting: Monday, October 5th."

All right. You're up

MR. LYNCH: Good evening. Dennis Lynch  
with Day Engineering. Since we were here last  
month there was some information that we provided  
on the plans. One of those was to modify the  
elevations and pipe, which I have done. It was  
circulated to the DOT. We haven't received any  
comments. I did get a phone call today, but I  
wasn't in the office, from the DOT on the  
project.

Also, it was circulated to Ulster  
County Planning. Again, we didn't receive any  
comments from them.

We did revise the plans to show the

existing well locations, the building locations and septic locations.

One of the other things that we revised was the square footage of the overall lots. You may notice there's one larger lot which we are doing a lot line realignment with. It's approximately one acre. All those areas have been revised.

CHAIRMAN TRUNCALI: All right. Pat has his comments here. He says he received the DOT comments which identify no concerns regarding the project.

The traffic generation is identified as being insignificant.

As far as the stormwater management, it has been determined to be acceptable.

You said you didn't see the County comments?

MR. LYNCH: I did not receive anything from the County.

CHAIRMAN TRUNCALI: We did receive comments from the County. They want to see lighting and architectural designs.

Cindy, do you have those comments?

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MS. LANZETTA: I was actually at the meeting when it was discussed. I was up at the County Planning Board meeting. I'm not allowed to participate in that conversation but I can tell you what the discussion was.

Basically the only concerns -- the stormwater has already been satisfied. The only two things that they were really concerned about would be the building elevation. I think it should be pretty easy for you to show us some type of a photo simulation so we can get an idea of what it's going to look like when we go by on 9W.

MR. LYNCH: Okay.

MS. LANZETTA: That would help the Planning Board decide, too, on what kind of landscaping needs might be necessary.

Then the other one was lighting. If you are going to have additional lighting, the recommendation is to do it with the down facing and LED. That's something else you might want to put on the map.

MR. LYNCH: Right now we don't have anything shown on the plans. There probably will

1  
2 be building mounted lighting which would all be  
3 down lighting. It would meet all the  
4 requirements.

5 MS. LANZETTA: Okay. Those were their  
6 concerns. I think if you could, just at the next  
7 meeting, which I'm assuming might well be a  
8 public hearing, if you can just bring photo  
9 simulations so we can take a look at what it's  
10 going to look like.

11 MR. LYNCH: Okay.

12 CHAIRMAN TRUNCALI: Another one of  
13 Pat's comments as a condition of approval prior  
14 to signing maps is a requirement that the lots be  
15 consolidated into one parcel.

16 MR. LYNCH: Okay. In the plan set  
17 there was a consolidation plan, which we have on  
18 there for signature for the surveyor of record,  
19 which we'll provide prior to --

20 CHAIRMAN TRUNCALI: I know last time we  
21 talked about the house, the existing house that's  
22 there. You were going to tell us the status of  
23 that.

24 MR. LYNCH: I do not have an update for  
25 you on that. Right now I don't think it's being



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KEDEM WINERY

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MR. TRAPANI: God forbid there's a fire  
or something and they have to get in there and  
put out the fire.

MR. LYNCH: You're speaking about this  
entrance here?

MR. TRAPANI: Is it only in the front  
where it would have to be blocked, the 9W side?

MS. LANZETTA: You can access it  
through the parking lot.

MR. LYNCH: The access is here.

MR. TRAPANI: Is there a way somebody  
can get to it, God forbid.

CHAIRMAN TRUNCALI: It's close to the  
road. It's right on the highway there.

MR. TRAPANI: That's the only concern I  
would have.

CHAIRMAN TRUNCALI: Anything else?

MS. LANZETTA: We could forward the  
plans and ask for a comment from Marlborough  
Firehouse, right, if they have any concerns? Do  
we do that normally on a site plan?

MR. BLASS: I'm not sure.

MS. LANZETTA: Maybe in this case,  
being Ben raised the concern, maybe we can

forward that to them and ask them if they have any concerns.

MR. LYNCH: Would that come from us or is that from the Planning Board?

MS. LANZETTA: Have we done that before?

MS. NATLAND: No. Usually the applicant does. We don't do that.

MR. BLASS: In this case the applicant would give a copy of the current plans and a copy of Pat's comment memo to have feedback from the fire department on closing off the access. The applicant can do that.

MS. LANZETTA: Okay.

CHAIRMAN TRUNCALI: Does anyone else have any comments?

MR. LOFARO: I have a question about the new building. Is there a Central Hudson fenced in something right there? How close is this going to be from where Central Hudson has the gas --

CHAIRMAN TRUNCALI: The gas line.

MR. LYNCH: The gas line is here. It's going to be relocated around the building. There



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is a small fenced-in area here that we're not  
going to be affecting. We can relocate that.

CHAIRMAN TRUNCALI: All right. If  
there are no other questions, we can have a  
motion to schedule this project for a public  
hearing.

MR. CLARK: So moved.

CHAIRMAN TRUNCALI: Do I have a second?

MR. CAUCHI: I'll second it.

CHAIRMAN TRUNCALI: All in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. CLARK: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN TRUNCALI: Aye.

All opposed?

(No response.)

CHAIRMAN TRUNCALI: So carried.

When would that be, Kathi?

MS. NATLAND: October 5th.

CHAIRMAN TRUNCALI: October 5th.

MR. LYNCH: That's enough time to  
circulate?

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KEDEM WINERY

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MS. NATLAND: I was going to look and see. I don't have a calendar. Ten days.

MR. LYNCH: You have two meetings a month. Do we want to set it for the second meeting?

CHAIRMAN TRUNCALI: We only do public hearings at the first meeting.

MR. LYNCH: Okay.

MR. BLASS: What's today?

MR. LYNCH: The 21st.

CHAIRMAN TRUNCALI: It's two weeks. Is it enough time?

MR. TRAPANI: They would have to have it in by this Friday. They have to have it posted by this Friday, which would be the 24th.

MS. NATLAND: That should be enough time.

MR. BLASS: SEQRA circulation.

CHAIRMAN TRUNCALI: You can get together with Kathi and she'll let you know all the people that have to be notified.

MR. LYNCH: Okay. Other than the comments that are here, just the use of that existing building, if that's not going to be

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determined at this time we can put a note on  
there saying when it is we'd have to come back to  
the Planning Board.

Then the fire department. We'll submit  
a copy directly to the fire department.

And the building elevations. Okay.

CHAIRMAN TRUNCALI: The lighting also.

MR. LYNCH: Okay. Thank you.

CHAIRMAN TRUNCALI: Thank you.

The stenographic minutes, I forgot  
about that. We had just received all those  
tonight, so we'll table those until the next  
meeting.

Is there any other new business?

(No response.)

CHAIRMAN TRUNCALI: Ron, do you have  
anything?

MR. BLASS: No.

MS. LANZETTA: I just want to enter  
into the minutes that I'm submitting a -- I don't  
know what you call it -- certification of  
training. I have four hours with the Association  
of Towns and I have an additional two hours with  
the Association of Towns. I want to make sure

1 KEDEM WINERY 12

2 that that's noted in the record. I'll be

3 submitting those to Kathi.

4 CHAIRMAN TRUNCALI: Thank you.

5 Does anyone else have anything?

6 (No response.)

7 CHAIRMAN TRUNCALI: Then we'll have a

8 motion for adjournment of the meeting.

9 MR. TRAPANI: I'll make that motion.

10 CHAIRMAN TRUNCALI: A second?

11 MR. CAUCHI: I'll second it.

12 CHAIRMAN TRUNCALI: All in favor?

13 MR. TRAPANI: Aye.

14 MS. LANZETTA: Aye.

15 MR. CLARK: Aye.

16 MR. CAUCHI: Aye.

17 MR. LOFARO: Aye.

18 CHAIRMAN TRUNCALI: Aye.

19 The meeting is over.

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21 (Time noted: 7:42 p.m.)

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

STATE OF NEW YORK )

: SS.:

COUNTY OF ULSTER )

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

That the witness whose examination  
is hereinbefore set forth was duly sworn and that  
such examination is a true record of the testimony  
given by that witness.

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 2nd day of October 2015.

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MICHELLE CONERO