

1

1

2 STATE OF NEW YORK : COUNTY OF ULSTER
3 TOWN OF MARLBOROUGH PLANNING BOARD
4

X

In the Matter of

4

5

KEDEM WINERY

6

Project No. 14-7008
7 1519 Route 9W

8 Section 109.1; Block 1; Lot 2.100
9

X

SKETCH
10 AMENDED SITE PLAN

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

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

19 ALSO PRESENT: RONALD BLASS, ESQ.
KATHI NATLAND

20

21 APPLICANT'S REPRESENTATIVE: DENNIS LYNCH
22

23

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

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

4 (Pledge of Allegiance.)

5 CHAIRMAN TRUNCALI: "Agenda, Town of
6 Marlborough Planning Board, September 21,
7 2015. Regular meeting 7:30 p.m. Approval of
8 stenographic minutes for 7/20, 8/3 and 8/17.
9 Kedem Winery, sketch, amended site plan.

10 Next deadline: Friday, September 25th. Next
11 scheduled meeting: Monday, October 5th."

12 All right. You're up

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

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

25 We did revise the plans to show the

2 existing well locations, the building locations
3 and septic locations.

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

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

14 The traffic generation is identified as
15 being insignificant.

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

18 You said you didn't see the County
19 comments?

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

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

25 Cindy, do you have those comments?

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

7 Basically the only concerns -- the
8 stormwater has already been satisfied. The only
9 two things that they were really concerned about
10 would be the building elevation. I think it
11 should be pretty easy for you to show us some
12 type of a photo simulation so we can get an idea
13 of what it's going to look like when we go by on
14 9W.

15 MR. LYNCH: Okay.

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

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

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

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

2 used. I don't know what --

3 CHAIRMAN TRUNCALI: What about the well
4 location?

5 MR. LYNCH: The well location has been
6 revised. The septic system is located right to
7 the south of the building, and the well location
8 -- I know there's one -- there's two well
9 locations on here. There's a septic. There was
10 one well here. I believe there was another well.
11 There's two wells. It has been revised. I know
12 there's the one shown here.

13 CHAIRMAN TRUNCALI: Also in his
14 comments it says any future proposed use of the
15 existing two-story framed house should be
16 identified on the plans or a note stating that
17 any use of the structure will require Planning
18 Board approval.

19 The access drive to the existing two-
20 family house should be blocked or removed. All
21 access to the site should be via the main
22 entrance to the revised parking area.

23 MR. LYNCH: That's fine.

24 CHAIRMAN TRUNCALI: Are there any other
25 comments from the Board?

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

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

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

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

11 MR. LYNCH: The access is here.

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

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

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

18 CHAIRMAN TRUNCALI: Anything else?

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

23 MR. BLASS: I'm not sure.

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

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

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

6 MS. LANZETTA: Have we done that
7 before?

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

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

15 MS. LANZETTA: Okay.

16 CHAIRMAN TRUNCALI: Does anyone else
17 have any comments?

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

23 CHAIRMAN TRUNCALI: The gas line.

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

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

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

8 MR. CLARK: So moved.

9 CHAIRMAN TRUNCALI: Do I have a second?

10 MR. CAUCHI: I'll second it.

11 CHAIRMAN TRUNCALI: All in favor?

12 MR. TRAPANI: Aye.

13 MS. LANZETTA: Aye.

14 MR. CLARK: Aye.

15 MR. CAUCHI: Aye.

16 MR. LOFARO: Aye.

17 CHAIRMAN TRUNCALI: Aye.

18 All opposed?

19 (No response.)

20 CHAIRMAN TRUNCALI: So carried.

21 When would that be, Kathi?

22 MS. NATLAND: October 5th.

23 CHAIRMAN TRUNCALI: October 5th.

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

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

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

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

9 MR. LYNCH: Okay.

10 MR. BLASS: What's today?

11 MR. LYNCH: The 21st.

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

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

17 MS. NATLAND: That should be enough
18 time.

19 MR. BLASS: SEQRA circulation.

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

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

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

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

7 And the building elevations. Okay.

8 CHAIRMAN TRUNCALI: The lighting also.

9 MR. LYNCH: Okay. Thank you.

10 CHAIRMAN TRUNCALI: Thank you.

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

15 Is there any other new business?

16 (No response.)

17 CHAIRMAN TRUNCALI: Ron, do you have
18 anything?

19 MR. BLASS: No.

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

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.

20

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

22

23

24

25

C E R T I F I C A T E

5 STATE OF NEW YORK)

SS.:

7 COUNTY OF ULMSTER)

8

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

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

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

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

22

23

24

MICHELLE CONERO

25