

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

2 -----X
3 In the Matter of

4 DEBORAH JONES SUBDIVISION

5 Project No. 23-1017
6 98 Orange Street, Marlboro
7 Section 108.4; Block 6; Lot 29.110

8 SKETCH - SUBDIVISION

9 Date: September 5, 2023
10 Time: 7:30 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

15 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
16 CINDY LANZETTA
17 JAMES GAROFALO
18 FRED CALLO
19 JOE LOFARO

20 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
21 JEN FLYNN, PLANNING BOARD SECRETARY

22 APPLICANT'S REPRESENTATIVE: DEBORAH JONES

23

24

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

DEBORAH JONES - SKETCH SUBDIVISION

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

4 (Pledge of Allegiance.)

5 CHAIRMAN BRAND: Agenda, Town of Marlborough
6 Planning Board, Tuesday, September 5, 2023. Regular
7 meeting at 7:30 p.m. Tonight on the agenda we have the
8 Deborah Jones subdivision for a sketch of their subdivision
9 at 98 Orange Street in Marlboro. We also have Lighthouse
10 Holdings for a preliminary of their site plan at 131
11 Idlewild Road in Marlboro. We also have a discussion on
12 the site plan approval. The next deadline is Friday,
13 September 8th. The next scheduled meeting, Monday,
14 September 18th, 2023.

15 Anything from the Board before we start
16 tonight?

17 (No response.)

18 CHAIRMAN BRAND: First on the agenda we have
19 Deborah Jones for their subdivision at 98 Orange Street in
20 Marlboro. So our engineer couldn't be here tonight. I'm
21 sure that he's forwarded these comments to your engineer.

22 MS. JONES: He did forward them to Dave
23 Feeney, and Dave has forwarded it to me. So I did see that
24 the big change was a cul-de-sac instead of a hammerhead,
25 which is on the map right now at the end of Orange Street.

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1 So that has to get changed.

2 CHAIRMAN BRAND: Yeah. I'm just going to
3 read through them just for the record and the stenographer.

4 So, basically, his first comment was the
5 proposed Town road extension at Orange Street must comply
6 with Town Road Specs 134-16E, requiring a circular
7 turn-around with a minimum right-of-way radius of 66 feet
8 and a pavement radius of 50 feet shall be provided at the
9 end of permanent dead-end streets.

10 Section 130-12D requires curbing on all
11 proposed roadways in the R zoning district.

12 Section 130-12E requires the installation of
13 sidewalks on Town roadways.

14 A water main extension plan and report
15 should be provided with a plan depicting the profile of the
16 water main extension.

17 A hydrant should be proposed at the terminus
18 of the proposed water main extension.

19 Further detail of the water service
20 connection for Lot Number 3 must be provided. Connection
21 at a hydrant is not permitted.

22 Finish floor elevation for all proposed
23 structures should be depicted on the plans.

24 The existing sanitary lateral for Lot Number
25 1 should be depicted on the plans.

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1 The sanitary sewer extension requires NYS
2 DEC approval.

3 The water main extension requires Ulster
4 County Health Department approval.

5 The Town of Marlborough Stormwater
6 Regulations require the implementation of a Soil Erosion
7 and Sediment Control Plan for all projects which disturb
8 greater than 10,000 square feet.

9 It is recommended that the project obtain
10 coverage under the NYS DEC SPDES Stormwater Construction
11 Permit, as disturbance of the project currently is
12 identified as just under one acre. The actual house
13 locations could be modified to increase disturbance on the
14 lots.

15 Information pertaining to the lot
16 right-of-way in favor of Tax Map 108.4, Block 6, Lot 23,
17 should be provided.

18 The proposed common driveway and private
19 road note on Sheet 104 should be appropriately modified as
20 no private road is proposed. Information pertaining to the
21 common driveway Maintenance Agreement must be submitted for
22 the Planning Board attorney's review. Any rights for Tax
23 Lot Number 23 should be identified.

24 The connections for proposed Lot Number 2
25 and 4 appear to be at a sanitary manhole. Connections

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1 should be made down-gradient of the sanitary manhole
2 utilizing tapping saddles.

3 The township should be spelled Marlborough,
4 O-U-G-H, in all locations on the plan.

5 The typical trench detail for roadways
6 identifies three-inch asphalt concrete binder. Binder and
7 top course should be provided for all trench repairs.

8 A profile for water and sewer main
9 extensions as well as the Town roadway should be provided.

10 Proposed Lots 1 and 4 do not meet the
11 minimum lot depth.

12 Response to previous Comment Number 8 - the
13 applicants are requested to confirm whether lots are within
14 the existing water and sewer districts. Cover letter
15 identifies a response which states "proposed lots and
16 water/sewer main and laterals have been conceptually
17 reviewed with the Water Department". This does not address
18 the comment. Patrick Hines.

19 MS. JONES: That was a lot. I did bring a
20 couple of things. I brought the right-of-way that is off
21 of Orchard Street for the one lot up top that's from the
22 nineties (handing).

23 And then I also brought the sewer extension
24 that was done and approved by the Town engineer. So I
25 brought two copies of the stamped sewer extension showing

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1 what was done with the manhole. And that's how the one
2 house that's there was hooked up. That was through --
3 approved by the Town engineer, because they did some sort
4 of test where they put a ball in and blew it through and
5 all that to accept it.

6 CHAIRMAN BRAND: Okay.

7 MS. JONES: So that part is already done.
8 And then I want -- I want to shorten what's on the map
9 right now. We have to do a -- you want a cul-de-sac rather
10 than a hammerhead. Like, the Town highway guy had said
11 that he wanted to do hammerheads. He liked hammerheads.
12 They were easier to plow. But, I mean, I can do what you
13 want, so if you want the cul-de-sac. But what I want to do
14 is I want to move it down, make it very much shorter. Like
15 I drew a silly picture, but that's not going to really help
16 you. I'm going to tell Dave Feeney to put it on the map.
17 So it doesn't really need to be that long. Like, right
18 where the one manhole that's there, you just come across
19 and turn around right there. The driveways can access the
20 other two lots very easily. It doesn't really need to be
21 that long. So what it's really going to do is only go, you
22 know, 50 or 60 feet and then start a nice, big turn-around.

23 CHAIRMAN BRAND: You're referring to the
24 access drive when you're saying "it"?

25 MS. JONES: Off of Orange Street. Extend

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1 out Orange Street. So, yeah, he went down quite a ways
2 with the extended road, and I don't really think you need
3 to do that. You can just do a turn-around right in front
4 of the existing driveway on the existing house that's
5 there, and the other lots can have driveways off of that.
6 There's really no reason to go all that way down. So I'm
7 going to have him redraw it and fix those lot lines. You
8 know, address all those other plot plan issues. And
9 shorten the road a little bit.

10 Then I also -- when I did talk to Pat Hines
11 about the whole curb and sidewalk, I know -- like, I may be
12 wrong. Like, I looked through the code a little bit, and I
13 see where it says -- instead of, like, in the C zone and
14 then it would be in the R zone, if the Planning Board so
15 wished it to be in the R zone. It said may. Like, it
16 wasn't, like, required. So I'm hoping to get him to
17 reconsider that, because it's coming off a road that
18 doesn't have sidewalks. Could never really have sidewalks.
19 They have really short front yards. And I'm just going to
20 do a very small cul-de-sac, you know, 50 feet down, and
21 start a new cul-de-sac.

22 MR. GAROFALO: I think that the way the code
23 is written is C-1, C-2, and R zone, but I could be wrong.

24 MS. JONES: I mean, I just looked at it real
25 quick on my phone, because I got the email from Dave

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1 Feeney, and it said the section. So I, real quick, looked.
2 I mean, I don't do this for a living, so I don't know. I
3 could have read it wrong, but I'm just saying it looked
4 like it said it could be at the discretion of the Planning
5 Board whether or not that would be.

6 MR. GAROFALO: I think that's for the H, the
7 R-1, and a few other zones, but I think the R is included
8 with the C-1 and the C-2. I see Meghan is looking that up,
9 so we'll get a definitive number on that.

10 CHAIRMAN BRAND: While she's doing that,
11 comments or questions from the Board regarding this matter?

12 MR. GAROFALO: Yes.

13 CHAIRMAN BRAND: Mr. Garofalo.

14 MR. GAROFALO: I have a comment dealing with
15 the zoning schedule, and what I like to see is the
16 required, which is there, and then proposed, but also to
17 see on the plan where those numbers are. And when I look
18 at Lot 4, it's pretty clear to me that the numbers were
19 probably flipped around, and that's something you should
20 take a look at all of those numbers and show where they are
21 on the plan so there's a visual connection; that I can look
22 at one and see the other.

23 MS. JONES: Okay.

24 MR. GAROFALO: The other thing is with the
25 depth, you have 85 feet here, but it's 114 here

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1 (indicating).

2 MS. JONES: It's wrong.

3 MR. GAROFALO: So you can probably move it
4 over and at least correct most, if not all. But I think
5 it's very important to read the description of the
6 definition of the depth and width, because they can be
7 different from town to town, and you may be able to work
8 with that, but definitely read the definitions in taking
9 another look at how you want to have --

10 MS. JONES: To lay it out.

11 MR. GAROFALO: Because you definitely -- if
12 you can avoid going to the ZBA, you're probably going to
13 want to do that.

14 MS. JONES: Oh, yeah. And sometimes I've
15 noticed, like, you put it on the paper and then you go
16 there and you look at the property, and you're, like, oh,
17 wait, let's go back to the paper and move one of the lines
18 a little bit, you know.

19 CHAIRMAN BRAND: Anything else from --

20 MS. JONES: I think that's all I have, those
21 two pieces of paper, to help for now.

22 CHAIRMAN BRAND: Thank you. Anything else
23 from the Board? Meghan.

24 MS. CLEMENTE: So the sidewalks are
25 required --

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1 MS. JONES: Sidewalks are required.

2 MS. CLEMENTE: -- in the R district.

3 MR. GAROFALO: I find it interesting that it
4 seems that they're required -- and I'm not sure about this
5 because the wording isn't totally clear -- when you're
6 building a new road.

7 MS. CLEMENTE: On all roads in the C-1, C-2,
8 and R zones, unless otherwise approved by the Town Board,
9 Portland cement concrete sidewalks shall be constructed.

10 MR. GAROFALO: But if you are --

11 MS. JONES: So the Town Board could say that
12 they could waive it?

13 MS. CLEMENTE: That is for sidewalks. Curbs
14 do not provide that option.

15 MR. GAROFALO: I think the option for the
16 Town Board with the R, C-1, and C-2 is whether it will be
17 on one side or whether they require two sides to have the
18 sidewalk. And it's the other zones that I think that they
19 are saying it's a total option.

20 MS. CLEMENTE: Yes. HD, I, R-1, or R-AG
21 zones.

22 MR. GAROFALO: So if you went to the Town
23 Board, they might tell you to put it on both sides.

24 MS. CLEMENTE: Yes. Or both, if required by
25 the Town Board.

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1 MR. GAROFALO: What I find interesting is
2 that seems, unless I'm wrong the way I'm interpreting,
3 that's for new roads. But if somebody comes in with a site
4 plan, I'm not sure that that applies, such as the site
5 plan -- the other site plan that we looked at on Orange
6 Street, where it was an existing -- they had existing
7 frontage, but we told them don't put a sidewalk in.

8 MS. CLEMENTE: I would say this is for new
9 roads.

10 MR. GAROFALO: That's kind of the way I read
11 that.

12 CHAIRMAN BRAND: All right. So it looks
13 like you and Mr. Feeney have some homework to do and you'll
14 be back before us.

15 MS. LANZETTA: That requirement -- that
16 opportunity to address the Town Board would only be if --
17 it would only be whether or not you would have to have it
18 on both. You have to have it -- it says that you have to
19 have it on one side of the street or both, if required by
20 the Town Board. So you can't go and ask them about if I
21 don't want it at all.

22 MS. JONES: Just eliminate it and do it on
23 one side.

24 MS. LANZETTA: No.

25 MS. JONES: It's a very short amount. I

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1 mean, it would be 75 feet. It's not going to be very much.
2 You go down the one side and then you're going to make the
3 turn-around. It's going to be very, very short.

4 CHAIRMAN BRAND: Just so you're aware too,
5 the rec fees for this project will be \$8,000 after the
6 completion of it.

7 MS. JONES: Two thousand a lot; right?

8 CHAIRMAN BRAND: Correct.

9 MS. JONES: Yeah, I know. It used to be
10 \$1200 many years ago. You know, everything is so much
11 money. I'm not a Rockefeller. I see why nobody does it
12 anymore. It costs so much money.

13 CHAIRMAN BRAND: Thank you so much.

14 MS. JONES: Thank you.

15 Time noted: 7:44 p.m.

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DEBORAH JONES - SKETCH SUBDIVISION

1 C E R T I F I C A T E

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3 I, STACIE SULLIVAN, a shorthand reporter and
4 Notary Public within and for the State of New York, do
5 hereby certify:6 That I reported the proceedings in the
7 within-entitled matter and that the within transcript is a
8 true and accurate record to the best of my knowledge and
9 ability.10 I further certify that I am not related to any of
11 the parties to this action by blood or marriage and that I
12 am in no way interested in the outcome of this matter.

13 IN WITNESS WHEREOF, I have hereunto set my hand.

14

Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 LIGHHOUSE HOLDINGS

5 Project No. 22-6009
6 131 Idlewild Road
7 Section 108.3; Block 1; Lot 21.114

8 -----X
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10 PRELIMINARY - SITE PLAN

11 Date: September 5, 2023
12 Time: 7:44 p.m.
13 Place: Town of Marlborough
14 Town Hall
15 21 Milton Turnpike
16 Milton, New York 12547

17 BOARD MEMBERS: CHRIS BRAND, Chairperson
18 JAMES GAROFALO
19 FRED CALLO
20 CINDY LANZETTA
21 JOE LOFARO

22 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
23 JEN FLYNN, PLANNING BOARD SECRETARY

24 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
25 CHRIS STAFFON

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28

29 -----X
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31 Stacie Sullivan, CSR
32 staciesullivan@rocketmail.com

LIGHTHOUSE HOLDINGS - PRELIMINARY SITE PLAN

1 CHAIRMAN BRAND: Next on the agenda we have
2 Lighthouse Holdings for a preliminary site plan at 131
3 Idlewild Road.

4 MS. BROOKS: Good evening. So it has been
5 some time since we were before the Board with this
6 application. We actually last appeared in October of 2022.
7 We had received a resolution of SEQR declaration and of
8 approval at the September 19th meeting when it was
9 discovered that the definition of an agricultural building
10 and the definition not in the zoning code section itself
11 stated that the building needed to be agricultural for ten
12 years prior to it being an agricultural reuse building.
13 The applicant did receive ZBA approval on June 8th from the
14 ZBA to allow the agricultural reuse in a building that was
15 less than ten years old.

16 So I think the major outstanding issue that
17 we had on the project was with regard to the accesses.
18 And, I don't know, Chris, did you want to go through Pat's
19 comments first?

20 CHAIRMAN BRAND: He didn't have new
21 comments, I don't think, for this one. He just has the
22 last ones were -- oh, no, for August 30th. Sorry.

23 So he said the project has received a
24 variance from the Marlborough Zoning Board of Appeals
25 regarding the recycled agricultural building addressing the

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1 minimum ten-year requirement, which you just spoke to.

2 The Zoning Board of Appeals recommended that
3 the farm road be closed off. This should be carried over
4 to any Planning Board approvals.

5 The highway superintendent has signed off on
6 the access drive as proposed and does not recommend the
7 gravel lane be used as a driveway. A 13 September 2022
8 memo has been provided.

9 As identified in the 16 September 2022
10 comment, a note should be placed on the plans identifying
11 that no outdoor storage is proposed.

12 Previous meetings identify discussions
13 regarding landscape screening of the project site. Input
14 from the Planning Board should be received regarding
15 screening of the existing structure.

16 And you received these, obviously?

17 MS. BROOKS: Yes. Absolutely.

18 So with regard to the access, the most
19 easterly access on the property, I think that the main
20 reason that it was requested that that be closed off was
21 concerns that were raised by the neighbor. We actually did
22 meet Mr. Casey out at the site at the end of June to review
23 the sight distances and the access and what his concerns
24 were and why he had those concerns so that we could try to
25 address them.

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1 I did speak to Kevin -- or texted back and
2 forth with Kevin earlier. He was unable to make the
3 meeting tonight because he had a prior commitment. I had
4 told him when we met in June that whenever we were back in
5 front of the agenda, I would make sure that I would let him
6 know so that he could be here.

7 So the revised plan that we submitted shows
8 a proposed narrowing of the most easterly gravel driveway
9 and proposed seeding to be put in place. It also proposes
10 for it to be a one-way into the site with one-way signage.
11 That was an agreement to alleviate the concerns of
12 Mr. Casey. Basically, what he was concerned about was
13 night traffic and lights coming out and shining into the
14 house across the street. So, you know, based on that,
15 we're asking if the Board would consider, as long as we
16 have concurrence from the highway superintendent and from
17 the neighbor, that that access way -- you know, again, we
18 spent an extensive amount of time there, looking at ingress
19 and egress and the best way for trucks to go. Mr. Casey
20 did remark that certainly the site is used substantially
21 less than when it had been used previously, and I think
22 that they've come to terms as being good neighbors, which
23 we were all happy to see. So -- but, again, the
24 recommendation had been made at the ZBA meeting by the
25 neighbor about the access way, so the ZBA included it in

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1 their memorandum. It had also been included in the highway
2 superintendent's comments due to the concerns of the
3 neighbor. So, basically, my question to the Board is: If
4 the neighbor and the highway superintendent find it
5 acceptable for the revised plot with narrowing the entrance
6 and making it one way, does this -- would this Board
7 consider allowing the second entrance to stay?

8 MS. LANZETTA: Meghan, is that part of -- I
9 haven't seen the response we got back from the Zoning
10 Board.

11 MS. CLEMENTE: (Handing) .

12 MS. LANZETTA: How binding is this?

13 MS. BROOKS: I think it was a
14 recommendation.

15 MS. CLEMENTE: It's a recommendation.

16 MR. GAROFALO: I have a few comments. I
17 don't see a problem with the easterly driveway being one
18 way in, but on the other side, near the building, you need
19 to have "Do Not Enter" signing so that people know when
20 they're near the building, not to go out that way.

21 The second thing is, on the westerly
22 driveway between where you're putting the proposed driveway
23 and the existing gravel road, there should be a small area
24 in which it's seeded or there's some kind of -- there's
25 some -- some kind of vegetation to clearly break up the two

LIGHTHOUSE HOLDINGS - PRELIMINARY SITE PLAN

1 driveways. And it may mean that part of that blacktop
2 apron that's in the right-of-way might need to come out,
3 because it may be confusingly extra large. But, in any
4 case, on your property, I think there needs to be a clear
5 division between --

6 MS. BROOKS: If he puts some kind of a fence
7 that would actually be a barrier?

8 MR. GAROFALO: Yeah. Anything to make it
9 clear that it's not one big driveway and to discourage
10 people.

11 The other thing that I'm concerned about is
12 the sight distance for people making a left turn in there
13 because of the curvature of the road and whether or not
14 that is adequate or if this should be an exit only so that
15 you have a circulation.

16 MS. BROOKS: The westerly drive?

17 MR. GAROFALO: The westerly drive.

18 MR. STAFFON: We have a recommendation on
19 how to address the issue of sight distance. So there's a
20 utility pole that's right next to where the entrance is on
21 the -- this would be the easterly (indicating)?

22 MS. BROOKS: Uh-huh.

23 MR. STAFFON: -- on the easterly drive, so
24 we were thinking of having a concave mirror that we'd
25 obviously pay for to put up on that pole to give people

LIGHTHOUSE HOLDINGS - PRELIMINARY SITE PLAN

1 sight distance over the hill.

2 CHAIRMAN BRAND: Just to clarify, the
3 highway superintendent is signing off on the access drive
4 proposed, that's including this plan that you're referring
5 to?

6 MS. BROOKS: It's including the westerly
7 one. I want -- I didn't want to presuppose that if I got a
8 letter from the highway superintendent saying that the
9 easterly gravel driveway was acceptable, so I'm asking this
10 Board if you would consider it, because you already have
11 two recommendations. We would need to go back to the
12 highway superintendent and ask his permission for that, but
13 I felt it was important to come to this Board first.

14 MR. GAROFALO: I'm not terribly impressed
15 with mirrors because they do have problems with weather,
16 but I'm, again, concerned with the left turns in. I mean,
17 you have the sight -- you show the sight distance for the
18 left turns out, and you may or may not be able to improve
19 that or not. But I am concerned with the left turns in
20 because they're on the close side of the curve.

21 MS. BROOKS: You're talking about the
22 westerly one?

23 MR. GAROFALO: Yes.

24 MS. BROOKS: Basically what he's saying is
25 if we're going one way in here, do you mind coming one way

LIGHTHOUSE HOLDINGS - PRELIMINARY SITE PLAN

1 out here (indicating)? Because he doesn't want people
2 going down to here and making a left (indicating).

3 MR. STAFFON: Yes. This would also be a
4 one-way out.

5 MR. GAROFALO: Then it should be signed so
6 that people know not to enter that way and people that are
7 leaving would know that this is supposed to be a one way.

8 MS. BROOKS: Understood.

9 MR. GAROFALO: Take a look at the signing,
10 but I think that would work better, making sure that you
11 have the people making the left turn in at the one-way in,
12 because you have a much larger, straight --

13 MS. BROOKS: Sight distance.

14 MR. GAROFALO: -- arrow also. So I think
15 that would work better.

16 CHAIRMAN BRAND: Are most of the trucks
17 coming in and out driven by your team? Are there outside
18 deliveries?

19 MR. STAFFON: They're actually all driven by
20 me. I'm the driver.

21 CHAIRMAN BRAND: So you would know to not go
22 down that road?

23 MR. STAFFON: Yeah. Right.

24 MR. GAROFALO: But you want to have signage,
25 because it may up being somebody else. He may have to get

LIGHTHOUSE HOLDINGS - PRELIMINARY SITE PLAN

1 a substitute driver. Or, down the road, there may be some
2 other use put in there and you want to have the signage
3 clear as to what's going.

4 MR. STAFFON: Absolutely.

5 CHAIRMAN BRAND: And I don't think the Board
6 would have a problem if the highway superintendent signs
7 off on it as well.

8 MR. LOFARO: Sounds good.

9 MS. BROOKS: I think with the other
10 comment -- I think the only other substantive comment on
11 there, we had the note on here with no storage, but the
12 other one was with regard to the landscaping. And I
13 thought that we had adequately addressed that at the last
14 meeting. It wasn't listed in a condition of the approval
15 that had been drafted. We talked about the fact that trees
16 couldn't really be planted on there. That was a rock
17 ledge. The old -- research was done on the old
18 documentation. There was never a requirement that
19 landscaping be planted there. And, right now, it's one
20 big, wide open lawn. They only make deliveries there a
21 couple of days a week. To add landscaping to this and have
22 it become then a maintenance problem, it could look worse
23 than just having the beautiful lawn that it is right now.
24 I don't know how many of you have had the opportunity to go
25 look at it, but it really is a nice looking site.

LIGHTHOUSE HOLDINGS - PRELIMINARY SITE PLAN

1 MR. STAFFON: The other challenge is there's
2 no running water on the site. We don't have a well or
3 anything. So in order to keep the trees alive, we'd
4 probably have to bring in water, just to do that.

5 MS. LANZETTA: I don't remember that it was
6 ever raised as an issue before.

7 MR. GAROFALO: It was raised by the neighbor
8 across the street, and I think we had asked the neighbor to
9 provide if they had any documentation, and they did not
10 bring any documentation in. And I guess you looked also
11 for some, and none was found. So I think as a Board we had
12 decided that if it wasn't a previous requirement, that we
13 would not require it now.

14 CHAIRMAN BRAND: I don't have any issue with
15 the lack of landscaping. It is very nice up there.

16 MR. GAROFALO: It's just that one section by
17 the road that I want to make sure is separated.

18 MS. BROOKS: Yes. Again, I think probably a
19 fence would be most appropriate, because, again, getting
20 grass to grow there or something else grow to there, I
21 think might be difficult.

22 MR. GAROFALO: Just make sure that it's far
23 enough back or low enough that somebody coming out of there
24 with a car would be able to see and it's not going to
25 obstruct their sight distance.

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1 MS. BROOKS: Maybe large boulders too.
2 Something like that might work just to keep the vehicles
3 from crossing over.

4 CHAIRMAN BRAND: Anything else on this one?
5 (No response.)

6 CHAIRMAN BRAND: So are we comfortable
7 authorizing the attorney to draft a resolution of approval
8 for this for our next meeting?

9 MS. LANZETTA: I make a motion to do that.

10 CHAIRMAN BRAND: Second?

11 MR. LOFARO: I second it.

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

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

16 MS. BROOKS: So I'm assuming the conditions
17 will be similar to that, that was previously drafted, and
18 now it will just be the addition of the Zoning Board
19 variance that was granted?

20 MS. CLEMENTE: Yes. And the closing of --
21 well, yes.

22 MS. BROOKS: Signage for one way in, one way
23 out, and some type of a barrier along P-3?

24 MS. CLEMENTE: Yes. And any sort of
25 approval from the highway superintendent.

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1 MS. BROOKS: Great. Thank you very much.

2 CHAIRMAN BRAND: Have a good night.

3 Time noted: 8:58 p.m.

4

5

6 C E R T I F I C A T E

7

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

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

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

18 IN WITNESS WHEREOF, I have hereunto set my hand.

19

Stacie Sullivan

20

Stacie Sullivan, CSR

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