

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

In the Matter of

- APPROVAL OF 11/20/23 MINUTES
- APPROVAL OF 12/4/23 MINUTES
- CONTINUING EDUCATION OF MEMBER JAMES GAROFALO
- CONTINUING EDUCATION OF MEMBER CINDY LANZETTA

BOARD BUSINESS

Date: December 18, 2023
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
FRED CALLO
JAMES GAROFALO
STEVE JENNISON
CINDY LANZETTA
JOE LOFARO
BOB TRONCILLITO

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

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BOARD BUSINESS

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

4 (Pledge of Allegiance.)

5 CHAIRMAN BRAND: Before I read the agenda, I
6 would like to have a motion to amend this evening's agenda to
7 add, under the Approval of Minutes, to add the December 4th
8 minutes, and I would also like to include under the Special
9 Topics and Discussion a discussion on the new Town law
10 proposed.

11 MS. LANZETTA: I'll make that motion.

12 CHAIRMAN BRAND: Is there a second?

13 MR. TRONCILLITO: I'll second it.

14 CHAIRMAN BRAND: Any discussion?

15 MR. GAROFALO: Yes. Can we have that
16 discussion before the subdivision lot line application
17 discussion?

18 CHAIRMAN BRAND: Certainly. Any objection to
19 amending the agenda?

20 (No response.)

21 CHAIRMAN BRAND: Agenda, Town of Marlborough
22 Planning Board, December 18th, regular meeting, 7:30 p.m. On
23 the agenda this evening we have the approval of the minutes
24 for the November 20th and December 4th, 2023, meetings.
25 Announcements. Communications. There are no public hearings

BOARD BUSINESS

1 and no ongoing application reviews. Under New Application
2 Review, we have a sketch of a lot line for Sharon Thomas at
3 287 Lattintown Road. Under Special Topics and Discussion, we
4 have a sketch of a subdivision for the Lions subdivision on
5 Old Indian Road, at 144 Old Indian Road in Milton. We also
6 have a Town law discussion and a subdivision lot line
7 application discussion. The next deadline is Friday,
8 December 22nd. The next scheduled meeting, Tuesday,
9 January 2nd, 2024.

10 Are there any announcements -- first I'll take
11 a motion to approve the minutes for November 20th and
12 December 4th, please.

13 MS. LANZETTA: I'll make that motion.

14 MR. CALLO: I'll second it.

15 CHAIRMAN BRAND: Any discussion?

16 (No response.)

17 CHAIRMAN BRAND: Any objection?

18 (No response.)

19 CHAIRMAN BRAND: So moved. Any announcements
20 this evening?

21 MR. GAROFALO: Yes, Mr. Chairman. I have two
22 educational courses that I took. One, Innovations and Best
23 Practices for Planning/Zoning Boards, one hour, and Essential
24 Tools for Effective Public Participation, one hour.

25 CHAIRMAN BRAND: Thank you, James. Cindy.

BOARD BUSINESS

1 MS. LANZETTA: I took four hours of training
2 through the New York Planning Federation: Safeguarding Water
3 Resources; the Interplay of a Governing Board, Planning and
4 Zoning Boards; Motions, Criteria and Decision-Making
5 Guidelines; and Public Engagement Tools, all one hour each.

6 CHAIRMAN BRAND: Great. Thank you. Any other
7 announcements?

8 (No response.)

9 CHAIRMAN BRAND: Any communications?

10 MS. FLYNN: No.

11 Time noted: 7:33 p.m.

12 C E R T I F I C A T E

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

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

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

23 IN WITNESS WHEREOF, I have hereunto set my 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 SHARON THOMAS

4 Project No. 23-1029
5 287 Lattintown Road, Marlboro
6 Section 108.3; Block 2; Lot 34.100
-----X

7 SKETCH - LOT LINE

8
9 Date: December 18, 2023
10 Time: 7:33 p.m.
11 Place: Town of Marlborough
12 Town Hall
21 Milton Turnpike
Milton, New York 12547

13 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
14 FRED CALLO
15 JAMES GAROFALO
16 STEVE JENNISON
17 CINDY LANZETTA
18 JOE LOFARO
19 BOB TRONCILLITO

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

23 APPLICANT'S REPRESENTATIVES: SHARON THOMAS
24 CHRISTOPHER MILLER
25 ANDY POLIZZI
-----X

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

S. THOMAS - SKETCH LOT LINE

1 CHAIRMAN BRAND: Okay. First up we have under
2 New Application Review a sketch for the lot line of Sharon
3 Thomas at 287 Lattintown Road. The applicant is seeking to
4 provide an additional .27 acres from one lot to another, it
5 would appear. Are they here this evening? If you can come up
6 to the table, please.

7 Pat, did you just want to start with your
8 comments?

9 MR. HINES: Sure. So what's proposed here is a
10 lot line change, transferring a piece of lot which is depicted
11 as Lot 2 to Lot 1. The bulk table only has the information
12 pertaining to what is required in the R-AG-1 zone. So we are
13 asking that the bulk tables be shown for what's existing and
14 proposed on each lot.

15 Lot 1 contains a reference to a house under
16 construction. The Ulster County Parcel shows that as being a
17 trailer in an existing condition. My concern is the house
18 under construction does not meet setback requirements for rear
19 yard lot line and also the agricultural setback requirements
20 of 75 feet. So I don't know how that got a building permit or
21 if it has a building permit.

22 MR. MILLER: It does.

23 MS. THOMAS: It does.

24 MR. HINES: It's a little confusing to me how
25 that happened, so Tommy may be able to shed some light on

S. THOMAS - SKETCH LOT LINE

1 that. But we do need the bulk tables.

2 Lot 1's well doesn't meet the separation
3 distances. Wells have to be 15 feet off a property line. So
4 that well is not 15 feet off the property line.

5 And the front yard setback for Lot 2 in its
6 existing condition due to the mobile home is less than the
7 required front yard setback. And I believe that based on
8 current policy of the Board that would need a zoning variance
9 for that deficiency to be cleaned up. Those are our comments.

10 CHAIRMAN BRAND: Thank you. Comments or
11 questions from the Board?

12 MS. LANZETTA: I went by today and saw that
13 there is a house there.

14 MS. THOMAS: Yes.

15 MS. LANZETTA: So it's already been built?

16 MR. MILLER: Yes.

17 MS. LANZETTA: To the same specifications as
18 the mobile home?

19 MS. THOMAS: Yes.

20 MR. MILLER: You mean where it was?

21 MS. LANZETTA: Yes.

22 MR. MILLER: Yes.

23 MS. THOMAS: Yeah. The mobile home was put
24 there in '99. Yeah, '99. And I think there was a mobile home
25 there before that. But, anyway, it's in the same spot that

S. THOMAS - SKETCH LOT LINE

1 the mobile home was in.

2 CHAIRMAN BRAND: Is the mobile home the same as
3 where the under construction for the foundation is?

4 MS. THOMAS: Well, it's not in that spot
5 anymore, because now the home is -- the home that's built is
6 in that spot where it was, in the same --

7 MR. MILLER: The mobile home was moved.

8 MR. LOFARO: You built the house where the
9 mobile home as on the same slab?

10 MS. THOMAS: Yes. Same location. Except it's
11 shorter now, the new house.

12 MR. HINES: I think we'll have to get some
13 input from the code enforcement officer, how that occurred.
14 It's certainly not the same footprint. It may have the same
15 rear yard setback.

16 MR. MILLER: Yes. The rear of the house is
17 exactly where the rear of the trailer was.

18 MS. THOMAS: Yes, same setbacks.

19 CHAIRMAN BRAND: Did you have a variance for
20 that originally, or was that built pre zoning?

21 MR. TRONCILLITO: That was there quite a while.

22 MR. MILLER: We didn't put the trailer there.
23 We bought it from somebody.

24 MS. THOMAS: Yeah. In, I think, '08.

25 MR. TRONCILLITO: That trailer has been there a

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1 long time.

2 MR. POLIZZI: The original trailer, if I may,
3 was probably there -- Cookie lived there 25 years ago, at the
4 bare minimum. Then, when Mr. and Mrs. Wishoff (phonetic)
5 passed away, she sold the trailer and moved in with her mom,
6 which is the property that I own now. So it's -- oh, man.
7 It's gotta be over 25 years. In fact, that trailer -- there
8 was a trailer there, she got rid of it and purchased a new
9 trailer and put it there.

10 MS. THOMAS: Yeah, because that trailer is a
11 '99, and I bought that in 2008, I believe.

12 MR. POLIZZI: Bobby, that had to be late '80s.
13 I had just joined the fire company.

14 MR. TRONCILLITO: The one that goes up the
15 driveway before your house on the left-hand side, that one
16 even goes back farther. That's been there a long time.

17 MR. POLIZZI: Yeah. Because Mr. Wishoff owned
18 the 17 acres.

19 CHAIRMAN BRAND: Any additional comments or
20 questions from the Board?

21 MR. GAROFALO: Yes. On Lot 2, the mobile home
22 is there?

23 MS. THOMAS: It's not on that lot.

24 MR. MILLER: It's not on that spot where it
25 originally was.

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1 MS. LANZETTA: No. Lot 2.

2 MR. POLIZZI: That's my property. Okay. What
3 was the question, sir?

4 MR. GAROFALO: I believe that the setback is
5 not correct, because I think, according to the code, the front
6 yard is from the building to the front -- to the property line
7 clear of obstructions from the ground up. So I think the
8 porch would count as part of the structure, and the front yard
9 setback should be measured to the porch.

10 MR. POLIZZI: That trailer that was there --
11 I'm in the process of selling that parcel right now. We're
12 getting ready to go to contract. That trailer was
13 manufactured in 1980 or '81. So those specs have been there
14 since Mr. Wishoff put that there back in the early '80s. I
15 believe it was '80 or '81. I have the manufacturer's sticker
16 on the electrical panel because I need to get that to go to
17 closing. So that property has been like that for 40 years.

18 MR. GAROFALO: In order to get the bulk table
19 correct, I think we need to have a measurement to the covered
20 porch, because I think that's closer to the front property
21 line than the mobile home is.

22 MR. POLIZZI: I don't understand what you're
23 saying. I'm sorry. I have a little bit hard time hearing.

24 CHAIRMAN BRAND: He's just saying the distance
25 that you have measured, you're going from the edge of the

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1 mobile home, but the actual -- the distance should be measured
2 from the front of the porch to the property line.

3 MR. POLIZZI: From the front of my trailer to
4 hers, to where her property is?

5 MR. MILLER: No. Yours to the road.

6 CHAIRMAN BRAND: Yes.

7 MR. POLIZZI: Or to the road?

8 CHAIRMAN BRAND: Correct.

9 MR. POLIZZI: Correct what, to the road or from
10 my property to her house?

11 CHAIRMAN BRAND: From the edge of the covered
12 porch to the property line.

13 MR. MILLER: To the front property line?

14 CHAIRMAN BRAND: Correct.

15 MR. POLIZZI: That's been there since 1980.

16 CHAIRMAN BRAND: But that's the setback. That
17 would be the measurement, not from the edge of the corner of
18 the property from whatever sticks out the furthest.

19 MR. POLIZZI: So you need a measurement from
20 the porch to where?

21 MR. HINES: To the front lot line.

22 CHAIRMAN BRAND: To the front lot line.

23 MR. POLIZZI: To the front lot line. It's
24 probably 55 feet, give or take. Somewhere around there.

25 MR. HINES: Right now you're showing this 45.5,

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1 when, in fact, your front yard is here, something less than
2 that, because the porch to the lot line is your front yard
3 setback (indicating).

4 MR. POLIZZI: Okay. So this porch right here
5 is probably -- I would have to measure it. It's probably
6 8-by-20.

7 MR. HINES: That's why we need a map that shows
8 that. In other words, where they're showing the 45.5, we need
9 to know what that dimension is (indicating).

10 MR. MILLER: Oh, okay. They want to know the
11 feet here than feet from here (indicating).

12 MS. THOMAS: Okay.

13 MR. POLIZZI: I'll get ahold of --

14 MR. MILLER: James.

15 MR. TRONCILLITO: Jim, on this property, this
16 is all preexisting. This has been here before a lot of stuff
17 was put in place within the Town in regards to the laws of the
18 land.

19 MR. GAROFALO: That's fine, but you should have
20 the correct numbers.

21 MR. TRONCILLITO: No. I hear you.

22 MS. LANZETTA: If you're going to put in
23 additional bulk numbers, they have to be correct.

24 MR. POLIZZI: So I understand this correctly,
25 you want me to just get with James and have him go from the

S. THOMAS - SKETCH LOT LINE

1 edge of the porch to my property line to Lattintown Road; is
2 that correct?

3 MR. GAROFALO: Yes.

4 MR. POLIZZI: Okay. I can contact him.

5 MR. HINES: I think that needs ZBA approval.
6 They're losing their protection by doing the lot line change.
7 We've sent other people to the ZBA for a very similar thing.

8 CHAIRMAN BRAND: Yeah. It's preexisting the
9 way it is, but by you changing it, then you would need a
10 variance from the ZBA to say, yes, it's okay, before you're
11 able to move the lot line.

12 MR. POLIZZI: Even though this is 50 years old?

13 MR. HINES: Yep.

14 CHAIRMAN BRAND: Because you're changing the
15 geometry of the lot.

16 MR. POLIZZI: The back line, not the front lot.

17 CHAIRMAN BRAND: Any line. You're changing the
18 line.

19 MR. POLIZZI: Okay. I'm playing stupid here
20 because I don't understand what you guys want me to do. I
21 thought it was preexisting; it was no big deal. So I
22 understand, all I gotta do is get from the porch to my
23 property line out front; is that correct?

24 MR. HINES: If you give my comments to
25 Mr. James, he'll know what I'm looking for. There's what's

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1 called a bulk table up here (indicating). They're only
2 showing what is required. Next to that there should be Lot 1
3 existing, Lot 1 proposed, Lot 2 existing, Lot 2 proposed, with
4 all these dimensions. Because right now you're showing a
5 measurement, and I don't even have this in front of me, from
6 the back of the trailer to what is currently the front lot
7 line of 240 feet. But you're changing that. So that rear
8 yard setback is different. It needs to be depicted in what we
9 call a bulk table.

10 MR. POLIZZI: Okay. So once I get that, so I
11 can understand you correctly, once I get those maps, where do
12 I go? Just present them to you guys again? What needs to be
13 done?

14 MR. HINES: Yes. You would come back here, and
15 I believe this Board will then refer you to the ZBA.

16 MR. POLIZZI: Okay. So do I have to go before
17 ZBA or whatever?

18 CHAIRMAN BRAND: You would have to come back
19 here first, and then, once all of that is corrected and you
20 come back and there's no other issues with the map the way it
21 is, then we could refer to the ZBA, and then they can look at
22 it and decide whether or not to grant you the variance or not.

23 MR. POLIZZI: Okay. Let me play the devil's
24 advocate here. What if they don't issue me a variance? I'm
25 getting ready to sell the property.

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1 CHAIRMAN BRAND: If they don't grant you a
2 variance?

3 MR. POLIZZI: My only question is this -- and I
4 will do whatever you guys want. When I bought it, it wasn't a
5 problem. the guy originally who sold it -- Hunter sold it to
6 Mr. Troncillito. There wasn't a problem. I purchased it from
7 Mr. Troncillito. There wasn't a problem. Now I'm getting
8 ready to sell it and there's an issue.

9 MR. HINES: Because you're changing the lot
10 geometry.

11 MR. POLIZZI: Okay. Now I understand. Okay.
12 All right. I'll get that taken care of for you tomorrow.

13 MS. CLEMENTE: You lose the non-conformity
14 when -- the preexisting non-conformity, you lose that when you
15 change geometry.

16 MR. POLIZZI: Okay. Understood now. I will
17 get that for you guys for your next meeting, I guess.

18 CHAIRMAN BRAND: Sure.

19 MR. POLIZZI: When would that be, please?

20 MS. FLYNN: January 2nd. It's on a Tuesday.
21 Can I just say something --

22 CHAIRMAN BRAND: Of course.

23 MS. FLYNN: -- since I'm Zoning also? They
24 have until the last -- actually, next week to get an
25 application in for Zoning for January. Otherwise, they would

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1 wait until February. So that's up to you guys, if they can
2 start the process for Zoning. I don't know.

3 MR. POLIZZI: I'll do whatever you guys want me
4 to do. I don't want to hinder the sale of the property.
5 That's my only reason.

6 MS. LANZETTA: I think it's obvious that
7 they're going to have to go to the ZBA. I don't know why they
8 have to come back with a different bulk table for us to give
9 them that referral.

10 MS. CLEMENTE: You can do the referral. It
11 would just be the difference of numbers as to what they're
12 going to the ZBA for. They're going to the ZBA for the same
13 thing. It's just a difference --

14 CHAIRMAN BRAND: They could bring the corrected
15 map to the ZBA.

16 MS. CLEMENTE: Yes.

17 MR. GAROFALO: I think the ZBA is going to want
18 to have the bulk table.

19 MS. CLEMENTE: Yes. They would have to bring
20 the corrected map to the ZBA.

21 MR. MILLER: How many copies of the map do you
22 need?

23 MS. FLYNN: For the ZBA, at least six, but
24 there's an application online that has to be filled out also
25 with two checks and everything for that.

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1 CHAIRMAN BRAND: Can I just ask you a
2 procedural question? So you're in the process of selling this
3 right now?

4 MR. POLIZZI: Well, I went to contract on it,
5 yes, and I wanted this property line changed because we have
6 been talking for over a year.

7 CHAIRMAN BRAND: Are you buying it?

8 MR. MILLER: No. We're the one right behind
9 it. We just wanted to extend our front yard a little.

10 CHAIRMAN BRAND: So when you're selling it, the
11 deed for the property would have the old lot line; correct?

12 MS. CLEMENTE: Yes.

13 CHAIRMAN BRAND: How is that going to work?

14 MS. CLEMENTE: Well, it would have to all be
15 changed, and it would be conditional upon the sale, the
16 changing of the lot line and the -- it wouldn't really have
17 anything to do with you all. It would have to do with the
18 sale, the changing of the deed, and making sure everything
19 aligns with the new maps.

20 CHAIRMAN BRAND: When is your closing?

21 MR. POLIZZI: I don't know yet. I talked to
22 the lawyer this week. They were hoping for January 5th, but
23 he said that's not gonna happen. It's probably gonna be the
24 end of January, the beginning of February before we'll get
25 ready to go to contract. But I will jump on this thing first

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1 thing tomorrow. I just hope it just doesn't hinder. I don't
2 need these people walking away from me from this and I did
3 these guys a favor in giving them the property.

4 MS. CLEMENTE: You wouldn't be able to
5 completely -- I don't want to say you wouldn't --

6 MR. POLIZZI: But I can't close on a property
7 until all the paperwork is --

8 MS. CLEMENTE: Yes.

9 MR. POLIZZI: I totally get it.

10 CHAIRMAN BRAND: This would have to all be
11 completed before you sell it. Then the new deed would be
12 registered assigned with the new lot lines, not the existing
13 lot lines.

14 MS. CLEMENTE: Yes. After all of this done,
15 the new lot lines and everything will be reflected in a new
16 deed which will be filed with the County and all that jazz.

17 MR. GAROFALO: There's two other things I want
18 to point out.

19 MR. HINES: I mean, that's the other option
20 here. If you -- you could -- I'm just talking out loud here.
21 Your new buyer could become -- rather than NEP Properties,
22 your new buyer could become a party to this.

23 MR. POLIZZI: What is that now?

24 MR. HINES: I'm just expressing another way
25 around this; that your new buyer, rather than NEP Properties,

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1 could become party to this lot line change as long as they're
2 onboard with what's happening.

3 MR. MILLER: The new people.

4 MR. POLIZZI: They are --

5 MR. HINES: Sell it as it looks now, but
6 continue on with --

7 MR. POLIZZI: I'm not going to go down that
8 road because I've deducted more than I should have on that.
9 Now, if I go to them and tell them more money, they'll walk
10 away. I'll take care of it all, and Chris and I will work it
11 out. That's all. I'll get the maps that you want as quick as
12 I can. And then --

13 MR. HINES: Mr. James can give my office a call
14 if he has any questions. We've met.

15 CHAIRMAN BRAND: Mr. Garofalo, do you have
16 something else?

17 MR. GAROFALO: Yes. I have two other things.
18 One -- two other items. One is the above ground pool. I
19 don't know if that is characterized as a structure in the
20 front yard or not. And the other one is the block fire pit,
21 and the low block wall.

22 MR. MILLER: The fire pit is just a couple of
23 blocks. It's not even cemented in or anything.

24 CHAIRMAN BRAND: Pat, is the pool a concern?

25 MR. HINES: I don't know the answer to that

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1 offhand. I'm going to talk to Tommy about how this trailer
2 got converted to a house.

3 CHAIRMAN BRAND: Mr. Garofalo, is there a third
4 thing?

5 MR. GAROFALO: The other one was the block fire
6 pit, which is on the property line. And I know that, again,
7 when you deal with accessory structures, the distance from the
8 property line, you can put it -- like for every foot away, it
9 can be a foot high. So I'm not sure if running a line right
10 through that is going to be an issue.

11 MR. HINES: I think he said that's going to go
12 away.

13 MR. MILLER: Yeah. It's one block high.

14 CHAIRMAN BRAND: Take that out and don't put it
15 on the map next time.

16 MR. MILLER: Okay. It will be gone this
17 weekend.

18 CHAIRMAN BRAND: Can I have a motion to refer
19 this to the ZBA?

20 MR. TRONCILLITO: Yeah, I'll make that motion.

21 MR. GAROFALO: I'll second it.

22 CHAIRMAN BRAND: Any discussion or objection?

23 (No response.)

24 CHAIRMAN BRAND: So we'll refer this to the
25 ZBA, and hopefully you can get this taken care of.

S. THOMAS - SKETCH LOT LINE

1 MR. MILLER: Thank you.

2 MR. POLIZZI: Can I have him contact your
3 office?

4 MR. HINES: Yes. He probably received these
5 comments today. He probably has them, so he can call me.

6 MR. POLIZZI: Okay.

7 CHAIRMAN BRAND: That's it.

8 MS. FLYNN: Sharon, you filled out the thing
9 for someone to represent you if you guys wanted someone to
10 represent yourselves later down the road, and you had it
11 notarized, but you didn't put somebody's name in there. So if
12 you do choose to do that, you have to have it re-notarized,
13 that paper.

14 MS. THOMAS: Okay. But if we don't have anyone
15 here to represent --

16 MR. HINES: If you're here, you're fine.

17 MS. FLYNN: Yes. If you had Feeney or somebody
18 come in for you, you have to sign that paper and have it
19 notarized again.

20 MR. MILLER: That's fine.

21 MS. THOMAS: I have to have the zoning
22 application to print out?

23 MS. FLYNN: It's online.

24 MR. MILLER: It's just called zoning
25 application?

S. THOMAS - SKETCH LOT LINE

1 MS. FLYNN: It's under the Building Department.

2 MR. MILLER: Okay. All right.

3 CHAIRMAN BRAND: Thank you.

4 Time noted: 7:53 p.m.

5

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

7

8 I, STACIE SULLIVAN, a shorthand reporter and Notary
9 Public within and for the State of New York, do hereby
10 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 am
17 in no way interested in the outcome of this matter.

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

19

Stacie Sullivan

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Stacie Sullivan, CSR

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