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

In the Matter of

5 MARIA MEKEEL

7 Project No. 16-9001
32 Bingham Road, Marlboro
8 Section 108.4; Block 8; Lots 22.11 & 22.12

PUBLIC HEARING
SKETCH - LOT LINE CHANGE

Date: March 7, 2016
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
1650 Route 9W
Milton, NY 12547

6 BOARD MEMBERS: CHRIS BRAND, Chairman
7 JOEL TRUNCALI
8 BEN TRAPANI
9 CINDY LANZETTA
0 JOSEPH LOFARO
1 MANNY CAUCHI

ALSO PRESENT: VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: CARMEN MESSINA

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

2 CHAIRMAN BRAND: It's 7:30, I'd like to
3 call the meeting to order. Join me in the Pledge
4 of Allegiance to the flag.

5 (Pledge of Allegiance.)

6 MR. TRUNCALI: Agenda, Town of
7 Marlborough Planning Board, March 7, 2016.
8 Regular meeting 7:30 p.m. Approval of
9 stenographic minutes for 2/1/16. Maria Mekeel,
10 sketch, lot line change, public hearing;
11 Southeast Atlantic Holdings, discussion, site
12 plan. There will be no attorney, or engineer, or
13 -- there is a Stenographer here tonight.

14 CHAIRMAN BRAND: I think she's only
15 here for that, not the discussion.

16 MR. TRUNCALI: Okay. Next deadline
17 Friday, March 11th. Next scheduled meeting:
18 Monday, March 21st.

19 CHAIRMAN BRAND: We've all been
20 e-mailed the minutes for 2/1/16. Do I have a
21 motion to approve those minutes?

22 MS. LANZETTA: I'll make a motion to
23 approve those minutes.

24 CHAIRMAN BRAND: A second?

25 MR. TRAPANI: I'll second.

2 CHAIRMAN BRAND: All those in favor?

3 MR. TRUNCALI: Aye.

4 MR. TRAPANI: Aye.

5 MS. LANZETTA: Aye.

6 MR. LOFARO: Aye.

7 MR. CAUCHI: Aye.

8 CHAIRMAN BRAND: Aye.

9 Any opposed?

10 (No response.)

11 CHAIRMAN BRAND: Okay. That passes.

12 Before we get started I wanted to
13 announce that since our last meeting Manny and I
14 met with the Marlborough Economic Development
15 Committee on February 9th. We were invited, as
16 were all of you guys, and I apologize for getting
17 that mailing out a little bit later than it
18 should have gone out. I thought I did e-mail it.
19 We had some good conversations, so hopefully
20 we'll be able to work together with them in the
21 future.

22 First up, Maria Mekeel. It's a sketch.

23 "Legal notice, lot line revision
24 application. Please take notice that a public
25 hearing will be held by the Marlborough Planning

2 Board pursuant to SEQRA, the State Environmental
3 Quality Review Act, and the Town of Marlborough
4 Town Code 134-33 on Monday, March 7, 2016 for the
5 following application: Maria Mekeel, at the Town
6 Hall, 21 Milton Turnpike at 7:30 p.m. or as soon
7 thereafter as may be heard. The applicant is
8 seeking approval of a lot line revision for lands
9 located at 32 Bingham Road, Marlboro, New York,
10 Section 108.4, Block 8, Lot 22.11 and 22.12. Any
11 interested parties either for or against this
12 proposal will have an opportunity to be heard at
13 this time."

14 How are you?

15 MR. MESSINA: Hi. How are you?

16 CHAIRMAN BRAND: Good. Do you have the
17 mailings?

18 MR. MESSINA: I do. Five out and four
19 in.

20 CHAIRMAN BRAND: It should also be
21 noted, before you get started, that our attorney
22 and engineer will not be here tonight due to the
23 brevity of the agenda. That's it.

24 MR. MESSINA: Okay. This project is a
25 lot line consolidation that's located on Bingham

2 Road, Town of Marlborough. The applicant is
3 seeking to join two lots together. The lots
4 involved are lots number 1 and 2 of filed map
5 number 08-211. Lot 1 is 4.6 acres, it has an
6 existing two-family house, and lot number 2 is a
7 vacant lot that has 2 acres. Combined they would
8 be 6.6 acres.

9 CHAIRMAN BRAND: This is a public
10 hearing. Does anyone from the public have any
11 comment?

12 (No response.)

13 CHAIRMAN BRAND: No. Does anyone on
14 the Board have any comments, questions?

15 (No response.)

16 CHAIRMAN BRAND: It should be noted we
17 got an e-mail from the engineer and he had no
18 comments. He thought everything was in order
19 with the project as well.

20 MS. LANZETTA: How many public notices
21 went out?

22 MR. MESSINA: Five.

23 MR. TRUNCALI: It's not a populated
24 area. I got one.

25 MR. TRAPANI: Did you send it back?

2 MR. MESSINA: He did.

3 CHAIRMAN BRAND: Any other questions or
4 comments from the Board?

5 (No response.)

6 CHAIRMAN BRAND: No.

7 Nothing else from the public?

8 (No response.)

9 CHAIRMAN BRAND: All right. I'd like
10 to have a motion to close the public hearing.11 MR. LOFARO: I'll make the motion to
12 close the public hearing.

13 CHAIRMAN BRAND: Is there a second?

14 MR. CAUCHI: I'll second it.

15 CHAIRMAN BRAND: All those in favor?

16 MR. TRUNCALI: Aye.

17 MR. TRAPANI: Aye.

18 MS. LANZETTA: Aye.

19 MR. LOFARO: Aye.

20 MR. CAUCHI: Aye.

21 CHAIRMAN BRAND: Aye. Approved.

22 Do I have a motion for a negative
23 declaration?24 MR. TRAPANI: I'll make a motion that
25 we have a negative dec on this application.

2 CHAIRMAN BRAND: The negative
3 declaration, is there a second?

4 MR. TRUNCALI: I'll second it.

5 CHAIRMAN BRAND: All those in favor?

6 MR. TRUNCALI: Aye.

7 MR. TRAPANI: Aye.

8 MS. LANZETTA: Aye.

9 MR. LOFARO: Aye.

10 MR. CAUCHI: Aye.

11 CHAIRMAN BRAND: Aye.

12 Any opposed?

13 (No response.)

14 CHAIRMAN BRAND: Okay. I think we can
15 move to a preliminary approval. Do I have that
16 motion?

17 MR. TRUNCALI: I'll make a motion for
18 preliminary approval.

19 MR. LOFARO: Second.

20 CHAIRMAN BRAND: All those in favor?

21 MR. TRUNCALI: Aye.

22 MR. TRAPANI: Aye.

23 MS. LANZETTA: Aye.

24 MR. LOFARO: Aye.

25 MR. CAUCHI: Aye.

2 CHAIRMAN BRAND: Aye.

3 Any opposed?

4 (No response.)

5 CHAIRMAN BRAND: All right. Final
6 approval?7 MS. LANZETTA: I would like to make a
8 motion to waive the public hearing on the final.
9 It says here what the process is. It says we are
10 allowed to waive the public hearing on the final.
11 I would like to make that motion to waive the
12 public hearing on the final approval.

13 CHAIRMAN BRAND: Is there a second?

14 MR. TRUNCALI: I'll second it.

15 CHAIRMAN BRAND: All those in favor?

16 MR. TRUNCALI: Aye.

17 MR. TRAPANI: Aye.

18 MS. LANZETTA: Aye.

19 MR. LOFARO: Aye.

20 MR. CAUCHI: Aye.

21 CHAIRMAN BRAND: Aye.

22 Any opposed?

23 (No response.)

24 CHAIRMAN BRAND: All right. That
25 passes.

2 So then we can just go to final
3 approval. Do I have a motion for final approval?

4 MR. TRUNCALI: I'll make a motion for
5 final approval.

6 CHAIRMAN BRAND: A second?

7 MR. LOFARO: I'll second it.

8 CHAIRMAN BRAND: All those in favor?

9 MR. TRUNCALI: Aye.

10 MR. TRAPANI: Aye.

11 MS. LANZETTA: Aye.

12 MR. LOFARO: Aye.

13 MR. CAUCHI: Aye.

14 CHAIRMAN BRAND: Aye.

15 Any opposed?

16 (No response.)

17 CHAIRMAN BRAND: I believe you're all
18 set.

19 MR. MESSINA: Thank you.

20 MR. LOFARO: I completed training in
21 January.

22 MS. LANZETTA: How many hours?

23 MR. LOFARO: Two hours.

24 (Time noted: 7:36 p.m.)

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3 CERTIFICATION

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

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

15 IN WITNESS WHEREOF, I have hereunto
16 set my hand this 23rd day of March 2016.

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Michelle Conero

MICHELLE CONERO