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

- - - - - X

In the Matter of

MARIA MEKEEL

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

- - - - - X

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

BOARD MEMBERS: CHRIS BRAND, Chairman
JOEL TRUNCALI
BEN TRAPANI
CINDY LANZETTA
JOSEPH LOFARO
MANNY CAUCHI

ALSO PRESENT: VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: CARMEN MESSINA

- - - - - X

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

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MARIA MEKEEL

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

(Pledge of Allegiance.)

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

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

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

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

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

CHAIRMAN BRAND: A second?

MR. TRAPANI: I'll second.

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MARIA MEKEEL

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CHAIRMAN BRAND: All those in favor?

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MR. TRUNCALI: Aye.

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MR. TRAPANI: Aye.

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MS. LANZETTA: Aye.

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MR. LOFARO: Aye.

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MR. CAUCHI: Aye.

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CHAIRMAN BRAND: Aye.

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Any opposed?

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(No response.)

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CHAIRMAN BRAND: Okay. That passes.

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Before we get started I wanted to

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announce that since our last meeting Manny and I

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met with the Marlborough Economic Development

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Committee on February 9th. We were invited, as

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were all of you guys, and I apologize for getting

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that mailing out a little bit later than it

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should have gone out. I thought I did e-mail it.

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We had some good conversations, so hopefully

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we'll be able to work together with them in the

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future.

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

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"Legal notice, lot line revision

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application. Please take notice that a public

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hearing will be held by the Marlborough Planning

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

How are you?

MR. MESSINA: Hi. How are you?

CHAIRMAN BRAND: Good. Do you have the mailings?

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

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

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

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

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

(No response.)

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

(No response.)

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

MS. LANZETTA: How many public notices went out?

MR. MESSINA: Five.

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

MR. TRAPANI: Did you send it back?

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MR. MESSINA: He did.

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

(No response.)

CHAIRMAN BRAND: No.

Nothing else from the public?

(No response.)

CHAIRMAN BRAND: All right. I'd like
to have a motion to close the public hearing.

MR. LOFARO: I'll make the motion to
close the public hearing.

CHAIRMAN BRAND: Is there a second?

MR. CAUCHI: I'll second it.

CHAIRMAN BRAND: All those in favor?

MR. TRUNCALI: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. LOFARO: Aye.

MR. CAUCHI: Aye.

CHAIRMAN BRAND: Aye. Approved.

Do I have a motion for a negative
declaration?

MR. TRAPANI: I'll make a motion that
we have a negative dec on this application.

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

MR. TRUNCALI: I'll second it.

CHAIRMAN BRAND: All those in favor?

MR. TRUNCALI: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. LOFARO: Aye.

MR. CAUCHI: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

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

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

MR. LOFARO: Second.

CHAIRMAN BRAND: All those in favor?

MR. TRUNCALI: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. LOFARO: Aye.

MR. CAUCHI: Aye.

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CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: All right. Final approval?

MS. LANZETTA: I would like to make a motion to waive the public hearing on the final. It says here what the process is. It says we are allowed to waive the public hearing on the final. I would like to make that motion to waive the public hearing on the final approval.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second it.

CHAIRMAN BRAND: All those in favor?

MR. TRUNCALI: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. LOFARO: Aye.

MR. CAUCHI: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: All right. That passes.

1 MARIA MEKEEL 9

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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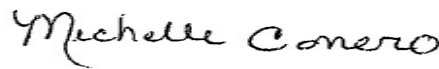
C E R T I F I C A T I O N

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

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding 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 23rd day of March 2016.



MICHELLE CONERO