

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

In the Matter of

- BOARD BUSINESS

BOARD BUSINESS

Date: August 4, 2025
Time: 7:00 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: CINDY LANZETTA, ACTING CHAIRPERSON
FRED CALLO
STEVE JENNISON
BOB TRONCILLITO
JOHN LaMELA

ALSO PRESENT: PATRICK HINES
HANNAH ATKINSON, ESQ.
JEN FLYNN

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BOARD BUSINESS

1 MS. LANZETTA: We're going to begin our
2 meeting. If you'll stand for the Pledge of Allegiance,
3 please.

4 (Pledge of Allegiance.)

5 MS. LANZETTA: This is the Town of Marlborough
6 Planning Board meeting. On the agenda we will have the
7 approval of the minutes, Announcements, Communications, a
8 Public Hearing for Barger Properties, two-lot
9 subdivision. Ongoing Application Review, Jerrico
10 Holdings. New Application Review for Maple Branch Manor.
11 That's going to be a short-term rental. And Katrina
12 Nason, which is a four-lot subdivision.

13 MS. FLYNN: It changed to a two-lot. Sorry.

14 MS. LANZETTA: Okay. Under Special Topics
15 Discussion, I am going to amend the agenda to include a
16 discussion on the SEQR review process, and then we will
17 adjourn. The next deadline is Friday, August 8th, and
18 the next scheduled meeting is Monday, August 18th.

19 MR. JENNISON: I make a motion to accept the
20 minutes.

21 MR. TRONCILLITO: I'll second it.

22 MS. LANZETTA: All in favor?

23 (All members indicated aye.)

24 MS. LANZETTA: Any opposed?

25 (No response.)

BOARD BUSINESS

1 MS. LANZETTA: Those minutes are done.

2 Time noted: 7:01 p.m.

3

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

5

6 Certified to be a true and accurate transcript.

7

8

Stacie Sullivan

9

Stacie Sullivan, CSR

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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

2 -----X
In the Matter of

3 BARGER PROPERTIES 2 LOT SD

4 Project No. 25-1001
5 55 Cross Road, Marlboro
6 Section 108.4; Block 1; Lot 12
-----X

7 PUBLIC HEARING - SUBDIVISION

8 Date: August 4, 2025
9 Time: 7:02 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

12 BOARD MEMBERS: CINDY LANZETTA, ACTING CHAIRPERSON
13 FRED CALLO
STEVE JENNISON
14 BOB TRONCILLITO
JOHN LaMELA
15

16 ALSO PRESENT: PAT HINES

17 HANNAH ATKINSON, ESQ.

18 JEN FLYNN
19

20 APPLICANT'S REPRESENTATIVE: KEN LYTLE
21
22
23
24
-----X

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BARGER PROPERTIES 2 LOT SD - PUBLIC HEARING SD

1 MS. LANZETTA: We are going to begin with the
2 public hearing for Barger Properties.

3 Please take notice a public hearing will be
4 held by the Marlborough Planning Board pursuant to the
5 Town of Marlborough Town Code 134-9(C) on Monday,
6 August 4th, 2025. Any interested parties either for or
7 against this proposal will have an opportunity to be
8 heard at this time.

9 And did you send out your notices?

10 MR. LYTTLE: Yes. Twenty-seven out, 19 back. I
11 just delivered them.

12 MS. FLYNN: Twenty-seven went out.

13 MS. LANZETTA: So 27 went out. And how many
14 were returned?

15 MS. FLYNN: Nineteen.

16 MS. LANZETTA: Thank you. So is there anyone
17 here who would like to speak on this application?

18 (No response.)

19 MR. JENNISON: I move to close the public
20 hearing.

21 MR. CALLO: I second.

22 MS. LANZETTA: All in favor?

23 (All members indicated aye.)

24 MS. LANZETTA: All opposed?

25 (No response.)

BARGER PROPERTIES 2 LOT SD - PUBLIC HEARING SD

1 MS. LANZETTA: All right. So we had talked to
2 the legal counsel, and barring anything from the public
3 hearing, that we would have a resolution in place. And
4 so I will go over those resolutions that were prepared
5 and that the Board has had an opportunity to see.

6 MR. LYTTLE: Okay.

7 MS. LANZETTA: The first one is for the SEQR,
8 and so I would like to read the last portion of the SEQR
9 after we've gone through the SEQR process. Be it
10 resolved that the Town of Marlborough Planning Board has
11 examined the reasonably related long-term, short-term,
12 direct, indirect and cumulative impacts, including other
13 possible simultaneous actions and subsequent actions
14 which may be reasonably anticipated to result from the
15 action, and has determined that the action will not have
16 any significant adverse impact on the environment, and,
17 therefore, a Draft Environmental Impact Statement need
18 not be prepared.

19 And would you poll the Board on that?

20 MS. FLYNN: Chairman Brand.

21 (Absent.)

22 MS. FLYNN: Member Lanzetta.

23 MS. LANZETTA: Yes.

24 MS. FLYNN: Member Lofaro.

25 (Absent.)

BARGER PROPERTIES 2 LOT SD - PUBLIC HEARING SD

1 MS. FLYNN: Member Callo.

2 MR. CALLO: Yes.

3 MS. FLYNN: Member Jennison.

4 MR. JENNISON: Yes.

5 MS. FLYNN: Member LaMela.

6 MR. LaMELA: Yes.

7 MS. FLYNN: Member Troncillito.

8 MR. TRONCILLITO: Yes.

9 MS. LANZETTA: Okay. So then we have the
10 Resolution of Approval for the Marlborough Planning
11 Board, and I'm going to read the following portion:

12 Now, therefore be it resolved that the Planning
13 Board of the Town of Marlborough approves the proposed
14 two-lot subdivision and authorizes the Chairman of the
15 Planning Board to carry out appropriate completion of the
16 two-lot subdivision process upon the following
17 conditions: A, payment of all municipal fees and
18 consultant expenses of the Planning Board. B, payment of
19 recreation fees in accordance with 134-30 of the Town
20 Code. And, C, approval from the Water Superintendent for
21 the municipal water connection.

22 MR. JENNISON: Which we have. We received
23 that.

24 MS. FLYNN: It just came.

25 MR. JENNISON: So I think that should be

BARGER PROPERTIES 2 LOT SD - PUBLIC HEARING SD

1 removed.

2 MR. HINES: Well, the letter doesn't say it's
3 required.

4 MS. LANZETTA: Well, it doesn't hurt to have it
5 in there. So will you please poll the Board?

6 MS. FLYNN: Member Lanzetta.

7 MS. LANZETTA: Yes.

8 MS. FLYNN: Member Callo.

9 MR. CALLO: Yes.

10 MS. FLYNN: Member Jennison.

11 MR. JENNISON: Yes.

12 MS. FLYNN: Member LaMela.

13 MR. LaMELA: Yes.

14 MS. FLYNN: Member Troncillito.

15 MR. TRONCILLITO: Yes.

16 MS. LANZETTA: Whereas, the Planning Board has
17 reviewed a subdivision application known as Barger
18 Properties with respect to real property located at 55
19 Cross Road in the Town of Marlborough. And it is hereby
20 resolved that the Planning Board makes the following
21 fines pursuant to Section 277(4) of the Town Law: The
22 approved subdivision known as Barger Properties resulted
23 in one lot for a total of \$2,000 in recreation fees.

24 And will you poll the Board on this resolution,
25 please?

BARGER PROPERTIES 2 LOT SD - PUBLIC HEARING SD

1 MR. JENNISON: I'll make the motion.

2 MS. LANZETTA: So Member Jennison offered the
3 following resolution and was seconded by Member --

4 MR. TRONCILLITO: I'll second it.

5 MS. LANZETTA: -- Troncillito. Now will you
6 please poll the Board.

7 MS. FLYNN: Member Callo.

8 MR. CALLO: Yes.

9 MS. FLYNN: Member LaMela.

10 MR. LaMELA: Yes.

11 MS. FLYNN: Member Jennison.

12 MR. JENNISON: Yes.

13 MS. FLYNN: Member Lanzetta.

14 MS. LANZETTA: Yes.

15 MS. FLYNN: Member Troncillito.

16 MR. TRONCILLITO: Yes.

17 MR. LYTLE: Great. Thank you.

18 Time noted: 7:07 p.m.

19

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

21

22 Certified to be a true and accurate transcript.

23

24

Stacie Sullivan

25

Stacie Sullivan, CSR

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

3 In the Matter of

4 JERRICO HOLDINGS

5 Project No. 25-1005
6 32 Western Avenue, Marlboro
7 Section 108.12; Block 2; Lot 41

8 SKETCH - SITE PLAN

9 Date: August 4, 2025
10 Time: 7:07 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

15 BOARD MEMBERS: CINDY LANZETTA, ACTING CHAIRPERSON
16 FRED CALLO
17 STEVE JENNISON
18 BOB TRONCILLITO
19 JOHN LaMELA

20 ALSO PRESENT: PAT HINES

21 HANNAH ATKINSON, ESQ.

22 JEN FLYNN

23
24 -----X
25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

JERRICO HOLDINGS - SKETCH SITE PLAN

1 MS. LANZETTA: The second item is the Jerrico
2 Holdings. Pat, would you like to mention your comments,
3 please.

4 MR. HINES: Yes. We did circulate a Notice of
5 Intent for Lead Agency. After further discussion with
6 Hannah, we've determined that it is a Type II action
7 under SEQR.

8 MS. ATKINSON: I believe we typed it at the
9 last meeting.

10 MR. HINES: I missed that.

11 The project has been circulated to Ulster
12 County Planning. I think we're waiting to hear back from
13 them.

14 This is a special use, but they received a
15 Zoning approval for having the apartment underneath the
16 commercial, which is contrary to your ordinance that says
17 the apartment should be above.

18 Ulster County Department of Public Works
19 comments should be received.

20 Again, we talked that Ulster County Planning is
21 out.

22 Any input from the emergency services.

23 And then all our previous comments from July,
24 which wasn't a lot, but it was to show water and sewer
25 and the bulk table needs to be completed. We had a

JERRICO HOLDINGS - SKETCH SITE PLAN

1 couple of minor topics.

2 MS. LANZETTA: Thank you, Pat. We had them
3 here last time at the last meeting. And I will tell you
4 that we are still waiting for the comments from Ulster
5 County Planning, but I was told by the planners for
6 Ulster County that they are going to be recommending no
7 County impact on it. Of course we will wait for the
8 Board to vote about that, but we had hoped to be able to
9 schedule a public hearing. We'll have to forward these
10 comments to the applicant. They're not here today, but
11 we will forward these comments.

12 Do we have any questions from the Board?

13 (No response.)

14 MR. HINES: The applicant would have received
15 them from my office.

16 MS. LANZETTA: Okay. No questions. Then can I
17 have a motion to move forward with scheduling a public
18 hearing?

19 MR. JENNISON: I make the motion.

20 MR. CALLO: I second it.

21 MR. JENNISON: There's enough time between now
22 and the 18th to get it posted?

23 MS. LANZETTA: Would they be able to do it for
24 the 18th? Is there sufficient time?

25 MS. FLYNN: Yes, because we did it ahead of

JERRICO HOLDINGS - SKETCH SITE PLAN

1 time. We didn't do it at that last meeting because we
2 needed something that was already done. So he has the
3 letter. He's sent it out. It's in the paper. It's all
4 done.

5 MR. JENNISON: Okay.

6 MS. LANZETTA: So I guess we will be having a
7 public hearing. So much for that.

8 Time noted: 7:09 p.m.

9

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

11

12 Certified to be a true and accurate transcript.

13

14

Stacie Sullivan

15

Stacie Sullivan, CSR

16

17

18

19

20

21

22

23

24

25

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

In the Matter of

MAPLE BRANCH MANOR STR

Project No. 25-1006
23 Woodcrest Lane, Milton
Section 103.3; Block 3; Lot 22

SKETCH - SITE PLAN

Date: August 4, 2025
Time: 7:10 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: CINDY LANZETTA, ACTING CHAIRPERSON
FRED CALLO
STEVE JENNISON
BOB TRONCILLITO
JOHN LaMELA

ALSO PRESENT: PAT HINES
HANNAH ATKINSON, ESQ.
JEN FLYNN

APPLICANT'S REPRESENTATIVE: CONSTANCE RAY

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 MS. LANZETTA: Let's move on to the next
2 application, which is Maple Branch Manor, short-term
3 rental, if you would like to come forward.

4 Pat, would you like to go over your comments on
5 this.

6 MR. HINES: Yes. Our first one is just stating
7 what it is, that they're proposing to utilize the
8 structure identified as the "Old Marlboro Hotel" as a
9 short-term rental. They've identified that they own the
10 adjoining property as well as the short-term rental site
11 in compliance with those regulations. And I note that we
12 did receive a letter from Code Enforcement stating the
13 same after my comment went out.

14 A site plan that meets the Town requirements
15 should be submitted. They did submit a survey. If the
16 Board finds that appropriate, that's fine.

17 We did receive the gatekeeper letter today from
18 Tommy Corcoran.

19 The survey should be updated to show adequate
20 parking for each of the rooms. We have kind of a sketch
21 showing where the parking is. I think it would be better
22 for the Board to meet the requirements of the site plan
23 to show parking in compliance with the Town Code.

24 Comments from the jurisdictional fire
25 department should be solicited.

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 The Board should determine whether this should
2 go to a preliminary conference or not.

3 Tommy did address in his letter my Comment 7
4 that states: An individual owner must be a resident.
5 Registration by a corporation, a limited liability
6 company or other business entity specifically owned by
7 persons who have interest in more than one. Tommy
8 Corcoran has done the research and tells us that no other
9 one of these is owned by any entity in the LLC that owns
10 that.

11 It's a special use. It requires a public
12 hearing.

13 It is a Type II action.

14 And the project is within 500 feet of the State
15 highway and will need referral to the County.

16 MS. LANZETTA: Does anyone from the Board have
17 a question?

18 MR. TRONCILLITO: I think it's beautiful. Very
19 impressed.

20 MS. RAY: Thank you.

21 MR. CALLO: I was visiting a friend of mine on
22 Woodcrest Lane, and I walked over to just the front of
23 their place. And I was amazed. The owners came out and
24 gave me a tour of the inside. Lucky for me. I just love
25 when people in the town restore old historical buildings

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 instead of just knocking things down. So kudos to you
2 guys, and thank you for fixing up something that's been
3 there for many, many years and needed some love and TLC.

4 MS. RAY: Can I ask a question? I didn't
5 understand a thing he said. So are you going to tell me
6 what I need to do beyond what I've already done?

7 MS. LANZETTA: Yes.

8 MS. RAY: Good.

9 MS. LANZETTA: What are the Board's thoughts on
10 having a preliminary conference with the applicants?

11 MR. TRONCILLITO: I don't see why it's needed.

12 MR. JENNISON: Has the Fire Department been
13 down? Has the Chief been down from Milton to see the
14 place?

15 MS. RAY: I have installed the alarm system and
16 the sprinkler system, and on the 21st, they come together
17 and they marry it, and then we attach to the Fire
18 Department.

19 MR. JENNISON: Right, but has the Chief come
20 down?

21 MS. RAY: Not yet. I wanted to him to come
22 after they attached to the Fire Department. Or can he go
23 ahead and come now?

24 MR. JENNISON: How many gallon sprinkler system
25 did you put in the basement?

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 MS. RAY: How many what?

2 MR. JENNISON: How many gallon tank is that?

3 MS. RAY: I don't know exactly how many
4 gallons. A lot. But it's supposed to run for 45 minutes
5 if it kicks on.

6 MR. JENNISON: So they sprinklered the whole
7 house.

8 MS. RAY: Yes, we sprinklered the whole house.

9 MR. JENNISON: I would encourage you to have
10 the Chief down.

11 MS. RAY: Yeah. He said he wanted to come.

12 MR. JENNISON: I'm okay with not doing the
13 preliminary. I've been fortunate enough to watch this
14 project for the last year and a half.

15 MS. RAY: He's my neighbor.

16 MR. JENNISON: I'll tell you what. If
17 everybody did it like you guys, it's beautiful.
18 Absolutely beautiful.

19 MS. LANZETTA: So the Board is in agreement
20 that we don't have to do a preliminary conference at this
21 time or at all.

22 MR. JENNISON: I think the referral to Ulster
23 County and then scheduling a public hearing is fine with
24 me.

25 MR. CALLO: Yes.

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 MR. TRONCILLITO: Yes.

2 MS. ATKINSON: You can certainly formally type
3 it. I don't know if the Board has done that in the past,
4 but I think it's good procedure to go ahead and formally
5 type it even if it's Type II and then proceed with the
6 referrals.

7 MS. LANZETTA: Okay. So I will make that
8 motion, that this project is a Type II action under SEQR.

9 MR. JENNISON: I'll second it.

10 MR. TRONCILLITO: Yes.

11 MS. LANZETTA: Everyone in agreement?

12 (All members indicated aye.)

13 MS. LANZETTA: We've typed it. I would like to
14 make a motion that we forward it to Ulster County
15 Planning.

16 MR. JENNISON: I'll second that.

17 MS. LANZETTA: Everyone in agreement?

18 MR. CALLO: Yes.

19 MR. LaMELA: Yes.

20 MR. TRONCILLITO: Yes.

21 MS. LANZETTA: Lastly, I will make a motion
22 that we schedule a public hearing. Would we be able to
23 do that on the 18th, or would we have to wait? When is
24 the next date?

25 MS. FLYNN: The next one would be

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 September 15th, because the 1st is Labor Day, and we will
2 be upstairs on the 2nd, and there's no public hearing
3 upstairs.

4 MS. ATKINSON: The 30 days wouldn't have run
5 either, so I think that's appropriate.

6 MS. FLYNN: September 15th.

7 MS. LANZETTA: That will give time for Ulster
8 County to take a look at it as well. So I make that
9 motion to schedule it for September 15th.

10 MR. JENNISON: I'll second it.

11 MS. LANZETTA: Anybody disagree?

12 (No response.)

13 MS. LANZETTA: So you will come back -- you
14 will meet with Jennifer. She'll explain to you how
15 you'll send out the proper notices for the public
16 hearing. She'll tell you what your next steps are. In
17 the meantime, you have the information from the engineer,
18 and if you have any questions with that, perhaps Jennifer
19 can help you with that or direct you where you need to
20 go.

21 MS. RAY: You're Jennifer?

22 MS. FLYNN: I'm Jen.

23 MR. JENNISON: Do you understand what just
24 happened?

25 MS. RAY: Kind of.

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 MR. JENNISON: So we scheduled a public hearing
2 and a referral to Ulster County. Ulster County meets on
3 the first Wednesday of the month.

4 MS. LANZETTA: You're moving forward.

5 MS. RAY: Do I need to be there?

6 MS. LANZETTA: Not in Ulster County, no. Just
7 for the public hearing.

8 MS. RAY: Okay. I have one more question.
9 You're concerned about my parking, and I have the
10 requisite number of parking spaces, but the asphalt guy
11 doesn't want to repave my driveway stuff until it's
12 cooler. So do you want me to mark where they're going to
13 be and then tear them up and mark them again, or do you
14 just want me to just wait --

15 MR. HINES: We'll make that a condition of
16 approval.

17 MS. RAY: Say it again.

18 MR. HINES: That can be considered a condition
19 of approval by the Board. And, quite frankly, by
20 September 15th, you should be in that cooler weather.

21 MS. RAY: Okay. Great.

22 MS. LANZETTA: So you'll have to do it in the
23 future once you get your approval -- in order to get your
24 approval.

25 MS. RAY: Of course.

MAPLE BRANCH MANOR STR - SKETCH SITE PLAN

1 Time noted: 7:17 p.m.

2

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

4

5 Certified to be a true and accurate transcript.

6

7

Stacie Sullivan

8

Stacie Sullivan, CSR

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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

2 -----X
In the Matter of

3 KATRINA NASON

4 Project No. 25-1003
5 99 Peach Lane, Milton
6 Section 95.4; Block 3; Lot 13.210
-----X

7 SKETCH - SUBDIVISION

8 Date: August 4, 2025
9 Time: 7:18 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

12 BOARD MEMBERS: CINDY LANZETTA, ACTING CHAIRPERSON
13 FRED CALLO
STEVE JENNISON
14 BOB TRONCILLITO
JOHN LaMELA
15

16 ALSO PRESENT: PAT HINES

17 HANNAH ATKINSON, ESQ.

18 JEN FLYNN
19

20 APPLICANT'S REPRESENTATIVE: CHRISTOPHER TERRIZZI
21
22
23

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

KATRINA NASON - SKETCH SUBDIVISION

1 MS. LANZETTA: So the last item on our agenda
2 is Katrina Nason, which has now been changed to a two-lot
3 subdivision.

4 Pat, would you please read your comments?

5 MR. HINES: Sure. The first comment is that
6 the project has been now proposed as a two-lot
7 subdivision. The applicants appear to wish to continue
8 the environmental review for the four-lot subdivision,
9 providing more of a phased approach for the project.
10 They're leaving it open at this time for the four lots to
11 be established on a private roadway. We're suggesting
12 that private roadway -- if you jump down to my Comment
13 5 -- that that private roadway be considered at this time
14 rather than doing a common driveway and reverting to a
15 private roadway in the future. It will be easier in the
16 future if that private roadway is formed at this time
17 with provisions for a future subdivision.

18 Oftentimes, if you don't form those correctly
19 and don't make provisions for future subdivisions,
20 someone that owns one of the lots can block the future
21 subdivision.

22 And I don't know if Chris wants to jump in here
23 at any point and explain his rationale.

24 MR. TERRIZZI: No. Go ahead.

25 MR. HINES: Typically, all lots own to the

KATRINA NASON - SKETCH SUBDIVISION

1 center line of the private roadway. So the one lot would
2 own a piece of the private roadway. That is the way
3 we've done that in the past.

4 The wetlands have been flagged on the site. I
5 don't know if they are now DEC wetlands under the
6 January 2025 regulation changes, and that would depend if
7 that is an urban area, quote, unquote, based on DEC
8 mapping.

9 We're jumping down to Comment 6. Highway
10 Department comments on the roadway location should be
11 received.

12 Portions of the roadway must be paved at this
13 time from the Town road.

14 Rims and inverts for any of the pipes should be
15 shown.

16 Health Department approval for the septic
17 systems will be required.

18 Note 2, which has the agricultural setback,
19 there's other sections of that Code, including screening
20 and buffering, which should be addressed on the plans.
21 It has the setback, but also requires additional
22 screening and buffering be provided.

23 The project is an unlisted action under SEQRA,
24 and the Planning Board may wish to type it as that,
25 including your intent for Lead Agency at this time.

KATRINA NASON - SKETCH SUBDIVISION

1 MS. LANZETTA: Okay. Hannah, do you have
2 anything?

3 MS. ATKINSON: The only thing that I would say
4 is what Pat just said. If we're considering the two-lot
5 subdivision but in anticipation of a further subdivision
6 in the future, I think all of that should be reviewed for
7 the purposes of SEQR so as to avoid segmentation.

8 MS. LANZETTA: So if we are looking at it
9 basically as a four-lot subdivision, phased -- a phased
10 subdivision, it would still remain an unlisted?

11 MR. HINES: It's still a minor subdivision.

12 MS. LANZETTA: Okay. Any questions from the
13 Board?

14 (No response.)

15 MS. LANZETTA: Would you like to address --

16 MR. TERRIZZI: Yes. As far as the road goes,
17 you're saying that would have to be constructed now, at
18 this point?

19 MR. HINES: I believe so, yes. Because it
20 could be -- yeah, I think it should be constructed now.
21 Because if it's a private driveway, when you go to build
22 the private road, you're going to disrupt each of the
23 other lots as you're building that. Right now you're
24 proposing I think a 12-foot wide roadway, where the
25 private road would be 18 to 20 feet wide.

KATRINA NASON - SKETCH SUBDIVISION

1 MR. TERRIZZI: Right. Okay. Let me chew on
2 that with the owner.

3 MR. HINES: Yeah. I think the intent of the
4 Board last time was not necessarily to reduce the lot
5 count, but provide for the private roadway at this time
6 for accessing of the four lots. I mean, you certainly
7 have a right to phase it, but --

8 MR. TERRIZZI: Yeah. That's what -- I'm trying
9 to avoid building the road now. That was the intent of
10 the drawing.

11 MR. JENNISON: I can't hear you at all.

12 MR. TERRIZZI: I'm sorry. The intent of the
13 drawing was to avoid the road now and just to try to do
14 the common driveway at this point and build it out later
15 on. That was the intent. If that doesn't work out,
16 then --

17 MR. JENNISON: And your reasoning for that is?

18 MR. TERRIZZI: It's really funding, I guess, to
19 be honest.

20 MR. JENNISON: But if we're looking at it as if
21 you're phasing the four lots, why not do it now?

22 MR. TERRIZZI: Funding. Okay. I follow what
23 you're saying.

24 My only other question would be on the
25 screening and buffering. I'm not proposing any

KATRINA NASON - SKETCH SUBDIVISION

1 development anywhere near the property lines. The lot's
2 heavily wooded. Does that still require screening?

3 MR. HINES: Typically you show the Board what's
4 there, the vegetation to be preserved, and they have
5 allowed that in the past. I think maintenance of the
6 existing vegetation serves too. The whole idea of this
7 ordinance is to limit the noise from agricultural
8 overspray which they experience from the fruit trees.

9 MR. TERRIZZI: Okay. I understand.

10 MS. LANZETTA: So you would put in there that
11 the vegetation would not be removed, or it would have to
12 be replaced with screening.

13 MR. TERRIZZI: Okay.

14 MS. LANZETTA: Now, the length of this, does it
15 require a turnout?

16 MR. TERRIZZI: It would, yes.

17 MR. HINES: So if it's constructed as a private
18 road, then it will be wide enough and only need the
19 cul-de-sac at the end. The driveway would require -- the
20 less than 20-foot wide driveway would require a turnout.

21 MS. LANZETTA: But once it becomes a private
22 road, they don't have --

23 MR. HINES: Right. It will be wide enough to
24 meet the Fire Code at that point.

25 MS. LANZETTA: Okay. That's what I wasn't sure

KATRINA NASON - SKETCH SUBDIVISION

1 about. Did you want to say something?

2 MR. CALLO: Yeah. I want to bring up that we
3 received a couple of letters to the Planning Board about
4 your neighbor on Peach Lane there, about flooding on the
5 property that's being caused. I hope that's something
6 that you're working with your neighbors there and helping
7 them out. Something about the culvert pipe and that kind
8 of stuff. So I hope whatever you're going to do is going
9 to remedy their problems. It's not good to have your
10 water problems running onto someone else's property.

11 MR. TERRIZZI: Of course.

12 MR. CALLO: I just want to make sure you're
13 taking care of any problems and working with your
14 neighbors that are going to show up at the public hearing
15 and delay your project some more. So we want to make
16 sure you work with them to satisfy any problems they
17 might be having.

18 MS. LANZETTA: With a stormwater plan, would
19 that help to alleviate any flooding?

20 MR. HINES: Yeah. If this project -- which it
21 very well may -- constructs a private road, it will
22 require a Stormwater Pollution Prevention Plan.

23 The letters allege that some work wasn't done
24 at the previous subdivision, so we'll take a look at that
25 as well.

KATRINA NASON - SKETCH SUBDIVISION

1 Do you have copies of the letters?

2 MR. TERRIZZI: I do, yes.

3 MR. HINES: If the project disturbs greater
4 than one acre, it will need a Stormwater Pollution
5 Prevention Plan.

6 MS. LANZETTA: So the Board would like to see
7 that private roadway in place as part of the project.

8 MR. TERRIZZI: Okay.

9 MS. LANZETTA: And then, in that case, I don't
10 know if you're going to want to go back to the four. In
11 that case, how do we move forward? We go back to the
12 original application?

13 MS. ATKINSON: I suppose you could submit all
14 of your same stuff again. Are there other changes that
15 need to be made on that?

16 MR. TERRIZZI: Well, the owner may just drop
17 this back to a two-lot and forget about any future
18 provisions. That's probably what's going to happen.

19 MS. ATKINSON: To forget about the future four
20 lots?

21 MR. TERRIZZI: The future four-lot, yeah.

22 MS. ATKINSON: In which case then the Board
23 needs to decide whether that's legitimate. I mean, you
24 can say that of course, but if there's going to be a
25 four-lot subdivision in the future, then you still need

KATRINA NASON - SKETCH SUBDIVISION

1 to be conscientious of that and potentially review that
2 for environmental impacts.

3 MS. LANZETTA: Well, they would have to wait
4 three years to come back for the two additional lots, and
5 then at that time we would require them to put in a full
6 private road. So you're only postponing it for possibly
7 three years. If they're sincere about wanting four lots,
8 now would be the time to do it, because it's just going
9 to get more expensive.

10 MS. FLYNN: Does this application need to have
11 like a preliminary meeting or no?

12 MS. LANZETTA: Not for -- I think that's just
13 for site plans.

14 MS. FLYNN: I know it said four or more or
15 depending on the difficulty of the application, so I was
16 just asking.

17 MS. LANZETTA: I think you're going to have to
18 change it to have the turnouts now. So that's going to
19 be a change. You know, it's -- under our present law,
20 it's up to you, but you know what you will be in for if
21 you come back for any additional subdivisions. And the
22 wetland provisions might be even more stringent by then.

23 MR. TERRIZZI: Right. Understood. Okay. I
24 will discuss this with the owner and see which way she
25 wants to go.

KATRINA NASON - SKETCH SUBDIVISION

1 MR. JENNISON: All right. So we're not doing
2 anything. We're just holding?

3 MS. LANZETTA: Yes.

4 MR. TERRIZZI: Thank you.

5 Time noted: 7:29 p.m.

6

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

8

Certified to be a true and accurate transcript.

9

10

Stacie Sullivan

11

Stacie Sullivan, CSR

12

13

14

15

16

17

18

19

20

21

22

23

24

25