

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

In the Matter of

BOARD BUSINESS

- CONTINUING EDUCATION - FRED CALLO
- CONTINUING EDUCATION - JOHN LaMELA

BOARD BUSINESS

Date: January 5, 2026  
Time: 7:00 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

BOARD MEMBERS: STEVE JENNISON, CHAIRPERSON  
FRED CALLO  
CINDY LANZETTA  
JOE LOFARO  
JOHN LaMELA  
NICOLAS BOZZO

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

Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

-BOARD BUSINESS-

1                   CHAIRMAN JENNISON: Good evening and welcome.  
2                   If we could all stand for the Pledge of Allegiance.

3                   (Pledge of Allegiance.)

4                   CHAIRMAN JENNISON: Agenda, Town of  
5                   Marlborough Planning Board, January 5, 2026, regular  
6                   meeting, 7:00 p.m.

7                   We're approving the minutes for December 15,  
8                   2026. We have New Application Review for 40 Western  
9                   Avenue, sketch of a site plan, and Lofaro Timber  
10                  Harvest for a sketch of a site plan. I would like to  
11                  add for Special Topics, Jen and I had some discussions  
12                  and meetings on what's a completed application and when  
13                  does it go on the agenda. Then I'd also like to have a  
14                  short discussion and get member input about video  
15                  recording our future Planning Board meetings. I think  
16                  it's long overdue that we do that. So we'll talk about  
17                  that.

18                  So, with that, if I could get a motion to  
19                  accept the amendments on the agenda.

20                  MS. LANZETTA: I make that motion to accept  
21                  those amendments.

22                  CHAIRMAN JENNISON: Thanks, Cindy. Second?

23                  MR. LOFARO: I second.

24                  CHAIRMAN JENNISON: Second by Joe. All in  
25                  favor?

-BOARD BUSINESS-

1 (Whereupon all members answered "aye" in  
2 unison.)

3 CHAIRMAN JENNISON: Opposed?

4 (No response.)

5 CHAIRMAN JENNISON: Okay. Wonderful. Could  
6 I get a motion to approve the minutes of December 15,  
7 2026 [sic]?

8 MR. CALLO: I make that motion.

9 CHAIRMAN JENNISON: We've got a motion from  
10 Fred. Is there a second?

11 MR. LaMELA: I'll second.

12 CHAIRMAN JENNISON: Second from John. All in  
13 favor?

14 (Whereupon all members answered "aye" in  
15 unison.)

16 CHAIRMAN JENNISON: Opposed?

17 (No response.)

18 CHAIRMAN JENNISON: Motion carried.  
19 Announcements. Fred, you have some announcements.

20 MR. CALLO: Yes. I have two hours of  
21 training. I completed the course in Zoning, Basics for  
22 Environment, Officials and Board Members, two hours.

23 CHAIRMAN JENNISON: Okay. Thank you. And,  
24 John, you had a couple of training hours?

25 MR. LaMELA: Yes. I received four hours of

-BOARD BUSINESS-

1 training. The first was Innovations and Best Practices  
2 for Planning and Zoning. The second was Preparing  
3 Update for Growth. The third is Climate Resilience  
4 Planning in the Mid-Hudson Region. And the fourth is  
5 Working with Developers to Foster Investment in the  
6 Community. All totaling four hours.

7 CHAIRMAN JENNISON: Wonderful. You wanted to  
8 get them out of the way.

9 MR. LaMELA: Yeah, while I had the time.

10 CHAIRMAN JENNISON: All right. So I'd also  
11 like to recognize and welcome Nick Bozzo to the Board.  
12 Congratulations.

13 MR. BOZZO: Thank you guys.

14 CHAIRMAN JENNISON: You're welcome. Then the  
15 Town Board decided this year, with all of the boards,  
16 to have a deputy appointed. So Fred Callo has been  
17 appointed the deputy for our Planning Board. So  
18 welcome. I'm sure that'll show up in your paycheck.

19 MR. CALLO: Oh, yeah.

20 CHAIRMAN JENNISON: Then also Fred has also  
21 volunteered to be the alternate for the Ulster County  
22 Planning Board, and Cindy will take you under her  
23 wings.

24 MR. CALLO: We're actually going to attend a  
25 meeting together on Wednesday.

-BOARD BUSINESS-

1 CHAIRMAN JENNISON: Wonderful. Outstanding.

2 Time noted: 7:03 p.m.

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

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6 Certified to be a true and accurate transcript.

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8 Stacie Sullivan  
9 Stacie Sullivan, CSR

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

2 -----X  
In the Matter of

3 40 WESTERN AVENUE

4 Project No. 26-2000  
5 40 Western Avenue, Marlboro  
6 Section 108.12; Block 2; Lot 45  
-----X

7 SKETCH - SITE PLAN

8 Date: January 5, 2026  
9 Time: 7:04 p.m.  
10 Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
11 Milton, New York 12547

12 BOARD MEMBERS: STEVE JENNISON, CHAIRPERSON  
13 FRED CALLO  
CINDY LANZETTA  
14 JOE LOFARO  
JOHN LaMELA  
15 NICOLAS BOZZO

16 ALSO PRESENT: PAT HINES  
17 HANNAH ATKINSON, ESQ.  
18 JEN FLYNN  
19

20 APPLICANT'S REPRESENTATIVE: KEN LYTTLE  
21  
22  
23  
24

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

*40 WESTERN AVENUE - SKETCH SITE PLAN*

1                   CHAIRMAN JENNISON: All right. With that,  
2 let's move right into 40 Western Avenue. Good evening.  
3 How are you?

4                   MR. LYTLE: Good. Yourself?

5                   CHAIRMAN JENNISON: Just state your name, if  
6 you would.

7                   MR. LYTLE: Ken Lytle, representing 40  
8 Western Avenue, LLC.

9                   CHAIRMAN JENNISON: Wonderful. Welcome. Why  
10 don't you talk about your project, please.

11                  MR. LYTLE: So it's an existing building.  
12 It's around 3300 square feet for two floors. And the  
13 whole site is approximately 10,000 square feet. It's  
14 currently being used by his wife as a salon upstairs,  
15 with a caretaker's apartment on the property. And he's  
16 looking to finish off the basement and use that for  
17 himself as a small office. He does roofing and siding,  
18 so he's looking to have somebody, you know, stop by and  
19 see some samples, those types of things, and move on.  
20 We're here actually to hang two shingles on the site.  
21 Tom, the building inspector, said we need to come for  
22 the whole site plan for that reason.

23                  CHAIRMAN JENNISON: Okay. Thank you.

24                  Pat, do you want to go through your comments?

25                  MR. HINES: Sure. I'd like to get a picture,

*40 WESTERN AVENUE - SKETCH SITE PLAN*

1 a breakdown, of what is in the building. I didn't  
2 know -- nowhere did I see in the application there was  
3 a caretaker apartment on the site already. So we'll  
4 get a handle on that.

5 It's a Type II action. It's a reuse of a  
6 commercial building and an existing structure.

7 A narrative should be identified. We just  
8 heard the narrative, but we should see that written.

9 We did not receive what I call a gatekeeper  
10 letter from the Building Department. So I think that  
11 should be submitted there to maybe clarify some of  
12 those uses.

13 It's located on a County highway, so  
14 submission to County Public Works and County Planning  
15 will be required.

16 Submission to the jurisdictional fire  
17 department should be undertaken. Again, it's an  
18 existing building. I don't know if they have many  
19 concerns, but we like to keep them in the loop.

20 Existing building plans should identify the  
21 square footage for each of the uses on the site.

22 The requirement for accessible parking.  
23 There's 11 parking spaces required. I think one of  
24 them needs to be accessible with that number of parking  
25 spaces. It is located in the Hamlet Parking District,



40 WESTERN AVENUE - SKETCH SITE PLAN

1       so credit for five on-street parking spaces is  
2       available, although it hasn't been taken in the site  
3       plan.

4               And then confirmation from the Water and  
5       Sewer Department that the building is connected to  
6       public utilities should be provided.

7               CHAIRMAN JENNISON: Any comments from the  
8       Board?

9               (No response.)

10              CHAIRMAN JENNISON: So where are we going  
11       from here?

12              MR. HINES: I think Mr. Lytle should address  
13       these comments and make another submission.

14              CHAIRMAN JENNISON: Okay.

15              MR. HINES: Once we get that more detailed  
16       information, we'll send it to County.

17              CHAIRMAN JENNISON: Sounds good. There was  
18       never a site plan done on this; correct?

19              MR. HINES: There has never been a site plan,  
20       so it's not an amended site plan. This is the site  
21       plan.

22              CHAIRMAN JENNISON: I mean, I went to dinner  
23       there many times.

24              MR. HINES: I had a field review on the site  
25       myself.

40 WESTERN AVENUE - SKETCH SITE PLAN

1 CHAIRMAN JENNISON: Just never been in the  
2 basement. Thank you.

3 MR. LYTLE: No problem. Thank you so much.

4 Time noted: 7:06 p.m.

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

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8 Certified to be a true and accurate transcript.

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10 Stacie Sullivan

11 Stacie Sullivan, CSR

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

3 -----X  
 4 In the Matter of

5 LOFARO TIMBER HARVEST

6 Project No. 26-2001  
 7 Route 44/55, Highland  
 8 Section 95.2; Block 2; Lot 18  
 9 Section 95.3; Block 1; Lot 25  
 10 Section 95.3; Block 1; Lot 19  
 11 -----X

12 SKETCH - SITE PLAN

13 Date: January 5, 2026  
 14 Time: 7:07 p.m.  
 15 Place: Town of Marlborough  
 16 Town Hall  
 17 21 Milton Turnpike  
 18 Milton, New York 12547

19 BOARD MEMBERS: STEVE JENNISON, CHAIRPERSON  
 20 FRED CALLO  
 21 CINDY LANZETTA  
 22 JOE LOFARO  
 23 JOHN LaMELA  
 24 NICOLAS BOZZO

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

28 APPLICANT'S REPRESENTATIVE: CHRISTOPHER PRENTIS

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

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1                   MR. PRENTIS: Good evening. My name is  
2 Christopher Prentis, certified forester, Lower Hudson  
3 Forestry Services, presenting for Lofaro Timber  
4 Harvest.

5                   What we are proposing is a commercial  
6 selective timber harvest on three undeveloped tax  
7 parcels on State Route 44/55. The three parcels total  
8 131.9 acres, of which approximately 105 acres are  
9 slated for harvesting. There's a total of 1513 sawn  
10 timber and 82 firewood trees that were marked with blue  
11 paint by a certified forester, and it comes out to  
12 about roughly 15 trees per acre which are being  
13 removed.

14                  The property was harvested in 2014, and then  
15 this would be the follow-up harvest to release the  
16 regeneration that was triggered from that 2014 harvest.  
17 We don't plan on doing any excavating, stumping,  
18 clearing, grading, anything of that nature.

19                  The trees will be utilized down to  
20 approximately a ten-inch top. The tops will be lopped  
21 to approximately three feet off the ground to aid in  
22 the decomposition process.

23                  There's no DEC regulated wetlands, streams,  
24 federal wetlands on the property. The property is not  
25 within a critical environmental area, nor are there any

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 rare, threatened, endangered species on or adjacent to  
2 the site.

3 Topography varies from rolling to flat to  
4 portions of it are fairly steep. So our erosion  
5 control plan is to follow New York State forestry best  
6 management practices, installing erosion control  
7 devices, such as water bars where specified depending  
8 on slope and also depending on the forester's  
9 discretion.

10 2014, we used a pre-existing landing that was  
11 DOT approved. That entrance and landing is still  
12 there. The owner has been putting gravel into it  
13 periodically, so it's well maintained. Very accessible  
14 for truck access. You know, we will probably have to  
15 put some extra crushed stone in to prevent debris from  
16 being tracked out onto the state road.

17 It's expected to take anywhere between eight  
18 and 12 weeks to complete depending on weather. You  
19 know, during wet periods, there wouldn't be much work  
20 there, but dry or frozen periods would be ideal.

21 And I think, you know, there were some  
22 questions from Pat in terms of, you know, that the  
23 trees were marked, like I say, with blue paint at  
24 breast height and one at the stump. All marked by a  
25 certified forester. You know, we understand the Town

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 Code for work hours and days, you know, and then the  
2 time frame, like I say, anywhere between eight to 12  
3 weeks should be sufficient.

4 CHAIRMAN JENNISON: Okay. Go ahead, Fred.

5 MR. CALLO: My first time hearing, and for a  
6 lot of us, of the forestry thing. How many men are on  
7 the job site? What kind of equipment is brought in?  
8 You mentioned -- you said eight to 12 weeks. Are these  
9 local people? Are these people like a crew that just  
10 travels around the nation and does this type of work?  
11 Do they live in campers? What time of year do you guys  
12 start?

13 MR. PRENTIS: Well, to answer your first  
14 part, the crew is from Sullivan County, so fairly  
15 local. And they don't stay in campers or motels or  
16 anything like that on site. They go home each day.  
17 You know, the crew that's going to do it, I think  
18 there's four individuals. So there's two that will be  
19 operating skidders, which are essentially kind of large  
20 farm tractors built for the woods. Then there's a  
21 gentleman who is doing the cutting. Some of it we cut  
22 by hand. Some of it we cut mechanically. And then  
23 there's another person that does the loading of the  
24 trucks.

25 MR. CALLO: Where is all this logging shipped

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 to? After it leaves you guys, where does it go?

2 MR. PRENTIS: Well, a mill bought this  
3 timber, so most of it will be sawed in Davenport, New  
4 York, which is north Catskills. High-end material does  
5 get shipped around the world: China, Japan, Vietnam.  
6 So it's a pretty worldwide industry.

7 MR. CALLO: Interesting. Thank you.

8 MR. PRENTIS: Yep.

9 MS. LANZETTA: And could you just answer when  
10 would you plan on beginning and possibly ending this?

11 MR. PRENTIS: You know, since there's no  
12 seasonal restrictions, I guess it's open. Currently  
13 the purchaser's plan is to do it sometime late spring,  
14 early summer, but, you know, depending on market  
15 conditions and weather, that could change. But right  
16 now, currently, the plan is sometime, you know, April,  
17 May, in that range.

18 MR. LOFARO: There's no wildlife issues, bats  
19 or something?

20 MR. HINES: No, there aren't. Some sites,  
21 that's a challenge, but this site doesn't have that.  
22 Based on the EAF submitted, there are no time-of-year  
23 restrictions. If you go a little further south, you  
24 would.

25 CHAIRMAN JENNISON: Anybody else?

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 (No response.)

2 CHAIRMAN JENNISON: Pat, do you want to go  
3 through your comments?

4 MR. HINES: Sure. Mr. Prentis hit on a bunch  
5 of them on the way.

6 My first one just states what the project is,  
7 105-acre harvest on 131.9. Fifteen trees per acre is  
8 about average. Ten to 15 trees is an average timber  
9 harvest for this area and in New York.

10 Access is from a State highway. The  
11 previous, 2014, I have an email in the file from 2013  
12 from the then DOT permit person that just kind of wrote  
13 an email saying this is acceptable. In 2026, we're  
14 going to want to have a letter from DOT, and we'll  
15 circulate this once we get the long form EAF we're  
16 going to discuss later.

17 This is being reviewed under Chapter 141 -  
18 Trees under your Code, which is specific to timber  
19 harvesting and clearing of trees.

20 The application does comply with the various  
21 requirements of 141-5. We note the work hours in that  
22 section are 7:00 a.m. to 7:00 p.m. No Saturdays. No  
23 Sundays. No holidays.

24 We're suggesting performance security be  
25 provided. If DOT requires performance security for the



*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 roadway, we will leave that to them. And then a \$1,000  
2 inspection fee for the Town to do inspections during  
3 and after.

4 Timber harvesting is specifically exempt from  
5 your MS4 Stormwater Code as silvicultural activities.

6 We discussed the time frame of eight to 12  
7 weeks.

8 There's a section of the Code regarding trees  
9 within 50 feet of a property line. I don't know if you  
10 marked any within that close to the property line.

11 MR. PRENTIS: Generally not, simply because,  
12 typically, I don't like to mark stuff right near  
13 property lines, especially if there's a dispute. So  
14 generally 40 to 50 feet is kind of the buffer that we  
15 leave along property lines.

16 MR. HINES: Your Code says that if trees are  
17 felled within 50 feet and lands on an adjacent  
18 property, it must be immediately removed. That's  
19 unique. Most codes say you can't cut trees within 50  
20 feet, but yours is a little more permissive.

21 It is subject to a public hearing.

22 And I think we should -- I think, in  
23 discussing with Hannah, we should get a long form EAF,  
24 circulate Lead Agency to DOT, and at that point we'd be  
25 in a position to schedule a public hearing. But I

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 think the information is all here that we need, but  
2 procedurally I think we need to do that.

3 CHAIRMAN JENNISON: Okay.

4 MS. LANZETTA: I just have one question. How  
5 does this interact with the ridgeline protection and  
6 steep slope laws?

7 MR. HINES: I'm not sure it's above the 700  
8 elevation. It's -- it's not at the -- well, part of it  
9 is. But that's more geared toward development. The  
10 timber harvesting really doesn't have that impact of  
11 view shed. It's selective harvesting.

12 MS. LANZETTA: Do you think that you should  
13 go out and just do an inspection --

14 MR. HINES: I can do that.

15 MS. LANZETTA: -- and make sure that certain  
16 amounts of -- that the marked trees are not too many  
17 that it would begin to affect the ridgeline?

18 MR. HINES: I can, but, again, this is a  
19 follow-up harvest from 2014. So I guess those trees  
20 that were left now are probably 15 to 20 feet higher  
21 than they were before.

22 MR. PRENTIS: Yeah. And just because of the  
23 topography too, it's -- you're not going to be able to  
24 see it from either Bailey's Gap or 44/55 because of the  
25 rolling topography. You know, from a distance I think

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1       it would be very difficult to even tell after the  
2       project was done that it was harvested.

3               MR. HINES: I can take a look. Always up for  
4       a walk in the woods.

5               MS. LANZETTA: You've made the suggestion  
6       that we put in additional monies for inspections to be  
7       done. So that would fall under that.

8               MR. HINES: Yeah, more of that is -- I mean,  
9       they have the application here, but more of that is for  
10      afterwards, to make sure that the erosion -- the water  
11      bars that were mentioned, that the haul roads are in  
12      good shape as they're leaving, that the trees are  
13      lopped down to the three-foot height so they aren't  
14      unsightly.

15              Within three to four years of a timber  
16      harvest, you wouldn't know what happened if it's done  
17      in the way Mr. Prentis does. I'm familiar with Mr.  
18      Prentis's work. He's worked in many municipalities,  
19      and we've never had an issue with any of the work he's  
20      done. I'm actually familiar with Green Logging as  
21      well, the ones that are doing it. They're pretty  
22      active in the area in timber harvesting.

23              It was Green's; right?

24              MR. PRENTIS: Yes.

25              MS. LANZETTA: Well, I think since we do have

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1           that on the books, it might be good to just take a look  
2           at the areas that fall within that protection area.

3                   MR. HINES: I can do that. Again, there's no  
4           stumping, so there's minimal disturbance. It's the  
5           haul loads and the landing on there that's already  
6           gravel. But I'll take a look at it.

7                   CHAIRMAN JENNISON: Okay. So we should  
8           declare Lead Agency?

9                   MS. ATKINSON: Well, actually, before we move  
10          forward with that, Chairman Lofaro, could you just say  
11          for the record what -- your relation to these Lofaros  
12          and whether there's a potential conflict there or not.

13                   MR. LOFARO: They're second cousins. I don't  
14          feel there's a potential issue. That's why I didn't  
15          recuse myself.

16                   MS. ATKINSON: No financial? Anything?

17                   MR. LOFARO: No.

18                   MS. ATKINSON: Thank you, just for the  
19          record.

20                   Then as far as SEQR, the only --  
21          procedurally, the only type of application that  
22          requires SEQR to be completed before there's a public  
23          hearing is for subdivisions, but some guidance that I  
24          got from the Department of State suggested that it may  
25          be advisable for boards to go ahead and work through

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1       SEQR. And in this case I think it's going to be a Type  
2       I action because it affects -- it's nonresidential, and  
3       it affects more than ten acres of physical alteration.  
4       So that means that we'll get a long form from the  
5       applicant, and then we'll proceed through, if the Board  
6       agrees with this procedure, the Part 2 and the Part 3,  
7       and then having the public hearing. But, of course, we  
8       can go ahead and circulate for Lead Agency as we move  
9       through that.

10               And then same with the Planning. Isn't this  
11       County Planning?

12               MR. HINES: It does not go to County  
13       Planning, but it does need to go to DOT for access. I  
14       don't believe it's an action that requires County  
15       planning approval. It's not a site plan subdivision.  
16       It's approval under a different chapter of your Code,  
17       141.

18               MS. ATKINSON: Okay. So then, yes, I think  
19       you can say -- you should vote that this is a Type I  
20       action and then declare Lead Agency and circulate that  
21       to interested, involved agencies.

22               CHAIRMAN JENNISON: Okay. So if we have a  
23       Type I action, can I have a motion to declare a Type I  
24       action?

25               MR. HINES: To declare a Type I action and

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 circulate for Lead Agency.

2 MR. LOFARO: I'll make that motion.

3 CHAIRMAN JENNISON: Okay, Joe. Cindy,  
4 second?

5 MS. LANZETTA: I'll second that.

6 CHAIRMAN JENNISON: All those in favor?

7 MR. HINES: That included authorizing me to  
8 circulate Lead Agency?

9 MS. LANZETTA: Yes, please.

10 CHAIRMAN JENNISON: Yes. All those in favor?  
11 (Whereupon all members answered "aye" in  
12 unison.)

13 CHAIRMAN JENNISON: Opposed?

14 (No response.)

15 CHAIRMAN JENNISON: Motion carried.

16 MR. LOFARO: I make a motion that we're Lead  
17 Agency, we take over Lead Agency.

18 MS. LANZETTA: We did that.

19 CHAIRMAN JENNISON: We did do that. What  
20 else? Anything else on this?

21 MR. HINES: That's all we can do tonight.

22 CHAIRMAN JENNISON: So we're not going to  
23 do -- we're not going to set a public hearing date.  
24 We're going to do the long form.

25 MS. ATKINSON: We're going to get the long

*LOFARO TIMBER HARVEST - SKETCH SITE PLAN*

1 form, Part 1.

2 CHAIRMAN JENNISON: Part 1 is done. It is  
3 completed.

4 MR. HINES: We have a short form. We're  
5 going to update that with a long form.

6 CHAIRMAN JENNISON: Okay.

7 MR. HINES: Type I actions by definition  
8 require a long form.

9 CHAIRMAN JENNISON: Correct. Okay. Anything  
10 else?

11 (No response.)

12 CHAIRMAN JENNISON: Thank you.

13 MR. PRENTIS: Thank you. So I just submit  
14 that to be --

15 MR. HINES: Yeah, you'll submit that to me.

16 MR. PRENTIS: And then be on the next agenda  
17 in February?

18 CHAIRMAN JENNISON: I couldn't hear you.

19 MR. PRENTIS: Then we'd be on the next agenda  
20 in February?

21 CHAIRMAN JENNISON: Could be.

22 MR. PRENTIS: Okay. Thank you.

23 CHAIRMAN JENNISON: The deadline to submit  
24 that will be January 23rd to be on the next agenda.

25 MR. HINES: We won't have 30 days. So if we

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1       hear back from the DOT, it's possible. But if we  
2       don't -- DOT is the only other involved agency.  
3       Otherwise, it would be on the 16th.

4               MS. FLYNN: No. It would be March 2nd.

5               MR. HINES: There's no meeting on the 16th?

6               MS. FLYNN: No.

7               MR. HINES: Could we be so bold as to  
8       schedule the public hearing for March?

9               MS. ATKINSON: Well, this comes back to  
10       whether you want to proceed with SEQR. This is not  
11       required. If you want to complete SEQR first -- this  
12       is the Department of State guidance, that they prefer  
13       that. And that means moving all the way through the  
14       Part 2 and the Part 3 EAFs before having a public  
15       hearing, just so that everyone who comes to the public  
16       hearing can respond to whatever environmental findings  
17       you make. But that's only required for subdivisions.  
18       So whatever procedure you prefer to follow, we can set  
19       the public hearing on the site plan prior to completing  
20       SEQR.

21              CHAIRMAN JENNISON: Pat.

22              MR. HINES: Yes. Just to keep it moving, I  
23       would suggest we should set the public hearing now. We  
24       can get the mailings out. We'll certainly hear back  
25       from all the agencies by then.



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1 CHAIRMAN JENNISON: I agree with that. So  
2 we'll set the public hearing for March 2nd.

3 MS. FLYNN: Okay.

4 CHAIRMAN JENNISON: Can I have a motion?

5 MR. LOFARO: I'll make the motion.

6 MR. CALLO: Second.

7 CHAIRMAN JENNISON: Seconded by Fred. All in  
8 favor?

9 (Whereupon all members answered "aye" in  
10 unison.)

11 CHAIRMAN JENNISON: Opposed?

12 (No response.)

13 CHAIRMAN JENNISON: Motion carried. Now  
14 we're good.

15 Time noted: 7:23 p.m.

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

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18 Certified to be a true and accurate transcript.

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Stacie Sullivan

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Stacie Sullivan, CSR

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