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

In the Matter of

5 SOUTHEAST ATLANTIC HOLDINGS

7 (Milton Hardware)
1837 Route 9W, Marlboro
Section 103.1; Block 4; Lot 3

SKETCH - SITE PLAN

14 BOARD MEMBERS: CHRIS BRAND, Chairman
15 JOEL TRUNCALI
16 BEN TRAPANI
17 CINDY LANZETTA
18 JOSEPH LOFARO
19 MANNY CAUCHI
20 STEVE CLARKE

18 ALSO PRESENT: RONALD BLASS, ESQ.
19 PATRICK HINES
VIRGINIA FLYNN

21 APPLICANT'S REPRESENTATIVE: JEFFREY DALADINO

1 SOUTHEAST ATLANTIC HOLDINGS 2

2 CHAIRMAN BRAND: Please rise for
3 the Pledge of Allegiance.

4 (Pledge of Allegiance.)

5 MR. TRUNCALI: Agenda, Town of
6 Marlborough Planning Board, June 20, 2016.
7 Regular meeting 7:30 p.m. Approval of
8 stenographic minutes for 5/16. Southeast Land
9 Holdings, sketch, site plan; Dey, sketch, lot
10 line revision; Nexcar, discussion, without
11 attorney, engineer and stenographer. Next
12 deadline: Friday, June 24th. Next scheduled
13 meeting: July 5th.

14 CHAIRMAN BRAND: Southeast Atlantic
15 Holdings, is there anyone here for that tonight?

16 MS. FLYNN: I'm calling him now to see
17 where he is.

18 (Time noted: 7:32 p.m.)

19 (Time resumed: 7:35 p.m.)

20 CHAIRMAN BRAND: We're ready for
21 Southeast Atlantic Holdings.

22 Our engineer had a lot to say, so I'm
23 going -- did you get a copy of that as well?

24 MR. PALADINO: The comment list? No.

25 MR. HINES: I can hand him one now.

2 The first comment is that we received
3 the Part 2 of the Environmental Assessment Form.
4 We did not receive the Part 1, the basic
5 information. We'll need Part 1 submitted. Part
6 2 is actually filled out by the Board as lead
7 agency subsequent to receiving Part 1.

8 The plan needs to be prepared by a
9 licensed design professional and should be
10 submitted based on the site plan checklist, the
11 information that you have on the site plan
12 checklist. Right now it's a two-dimensional
13 plan. I think it was prepared by the vendor for
14 the buildings, not by a New York State licensed
15 professional.

16 I detailed what we're looking for, the
17 grading, stormwater management, water and sewer
18 utilities, parking, lighting, truck access.

19 The project fronts on Route 9W and must
20 be submitted to DOT and County Planning.

21 It is located next to the town park. I
22 think there's a grade difference between the two.
23 I don't know that it will impact it much but we
24 want to see the grading, existing topography and
25 how that's going to look there. The existing

2 building is right up against the driveway. You
3 start getting into the park area, and some of the
4 top lot area is right in that. We'd like to take
5 a look at that.

6 I did note that because of the location
7 next to the park, whether the Board wanted the
8 full Environmental Assessment Form or just the
9 short form. I'll leave that up to the Board.

10 Basically we need a designed plan
11 showing what's going to happen, how it's going to
12 occur. DOT is going to request it as well.
13 County Planning is going to request it as well.
14 Right now we have a two-dimensional sketch
15 showing the building layout but none of the other
16 details.

17 I assume the buildings are going to be
18 dry storage?

19 MR. PALADINO: Correct.

20 MR. HINES: It doesn't impact the water
21 and sewer but the other grading and stormwater
22 and other site development details will be
23 needed.

24 CHAIRMAN BRAND: Do you know, Pat, does
25 the DOT and County prefer the full Environmental

2 Assessment Form?

3 MR. HINES: You're going to make --
4
5 actually, you can't make a lead agency motion
6 because you don't have the paperwork in front of
7 you. You, as lead agency, would make that
8 determination. It's not a huge project, it's dry
9 storage, but it is on 9W, it is next to the park.
10 Different hierarchies require -- you know, next
11 to a park it reduces the 10 acres down to 2.5
12 where it could be a potentially significant
13 environmental impact. I don't have a grading
plan to show what's going to occur there.

14 MR. PALADINO: Can you repeat that
15 again? The acreage, I apologize.

16 MR. HINES: Under the State
17 Environmental Quality Review Act, the SEQRA
18 regulations, they have various types of actions.
19 They have a Type 1 action which is an action
20 which generally would require an Environmental
21 Impact Statement, and they have a list of
22 threshold items that identify what a Type 1
23 action is. They have Type 2 actions, items that
24 are also on the list that don't need any SEQRA
25 review. Everything else falls under Unlisted

2 action. One of the categories is if it's next to
3 parkland it takes that disturbance limit from 10
4 acres down to 2.5 where the Board could consider
5 -- it would become a Type 1 action and require
6 additional levels of environmental review, that
7 being a long form E.A.F. and a coordinated
8 review. That's just additional information. I
9 don't know if you're at 2.5 acres. It doesn't
10 look like it based on the footprint, but I
11 haven't seen the grading plan to support that
12 footprint.

13 CHAIRMAN BRAND: That's just the new
14 construction, not the entire parcel?

15 MR. HINES: The amount of disturbance.

16 CHAIRMAN BRAND: Okay.

17 MR. TRUNCALI: You're not changing the
18 grade? Grading new parking lots?

19 MR. PALADINO: No. Correct. Correct.
20 It's on grade. Basically, of course, we have to
21 get grade for foundation purposes. Up and above
22 that; no, nothing else will be disturbed. It's
23 existing open space that's there now.

24 MR. CLARKE: As far as runoff, the site
25 is either blacktop or shale. I don't think it's

2 going to have a significant impact on it. It
3 will just come from a higher elevation, that's
4 all.

5 MR. HINES: It depends on the grade.

6 MR. PALADINO: What is the phase 1 --
7 excuse me -- Part 1 is it? Part 1 that I didn't
8 submit? I apologize for not doing that. What is
9 that part of the application?

10 MS. LANZETTA: That's the first part of
11 the E.A.F.

12 MR. HINES: The first part of the
13 Environmental Assessment Form.

14 MS. LANZETTA: You actually filled out
15 the part that we're supposed to fill out.

16 MR. HINES: The best way to do is it
17 fill them out online. One year and nine months
18 ago the DEC put it on the website. You can fill
19 it out on their website. It automatically fills
20 in the data fields for things that are in the DEC
21 database. If you go online under long or short
22 form E.A.F. and plug in the address, it will fill
23 out the majority of that form for you, if there's
24 a hazardous waste site nearby, threatened or
25 endangered species. A lot of questions answer

2 themselves based on the geographic location you
3 put in.

4 MR. BLASS: Could I ask you the
5 estimated area of disturbance size?

6 MR. PALADINO: The building itself is
7 roughly 6,450 square feet.

8 MR. BLASS: Less than an acre of
9 disturbance? More than an acre of disturbance?

10 MR. PALADINO: When you consider both
11 buildings and the blacktop area, I would say it's
12 pretty close.

13 CHAIRMAN BRAND: What's the size of the
14 building?

15 MR. PALADINO: It's 54 by 120, the main
16 building. The second structure is strictly what
17 we call a cantilever building. It's just a roof
18 structure with two pillars, steel structure, for
19 lumber purposes. It has racking on it. It's an
20 open faced building. It's not an enclosed
21 building.

22 MR. BLASS: Do you think it's going to
23 be greater than or less than 2.5 acres of
24 disturbance?

25 MR. PALADINO: Less than 2.5. No

2 question.

3 MR. BLASS: Significantly less than
4 2.5?

5 MR. PALADINO: Yes, significantly less
6 than 2.5.

7 MR. BLASS: So the use of the long or
8 short Environmental Assessment Form is optional.

9 MS. LANZETTA: This is what I would
10 suggest is that they do the short E.A.F. and we
11 look to the professionals as it's drawn up and
12 the stormwater impact and what not. Also, when
13 we schedule the public hearing, get any input
14 from the public. If something significant shows
15 up, then we can always ask for additional
16 information. It sounds like for right now the
17 short E.A.F. would cover most of the information
18 that we need.

19 MR. CLARKE: Jeff, what kind of natural
20 screening is between you and the park side?
21 There's some trees along there?

22 MR. PALADINO: Yeah. You have some
23 natural wooded boundary between us and the park.

24 MR. CLARKE: So that takes the visual
25 from the park.

2 MR. PALADINO: Plus the topography, the
3 natural slope.

4 MR. TRUNCALI: You're down gradient
5 from the park.

6 MR. PALADINO: No question. No
7 question. I think our roof line would be below
8 or pretty close to grade to where maybe the road
9 line is of where the park is. I would say that
10 would be pretty close as a guesstimate.

11 MR. CLARKE: Most of the park is
12 actually to the west.

13 MR. PALADINO: Correct.

14 CHAIRMAN BRAND: What's directly behind
15 that? That's not the park.

16 MR. PALADINO: Behind meaning to the
17 west or north?

18 MR. HINES: His lot continues. His lot
19 goes back probably 1,000 feet.

20 MR. PALADINO: What direction?

21 CHAIRMAN BRAND: West.

22 MR. PALADINO: West, northwest? You
23 have the Radelli house that's an abandoned house.
24 Some of you may be familiar. That's been there
25 for, I'll guesstimate ten years. Roughly eight,

2 ten years. That's never been finished. That's
3 in the northwest corridor. If that's the
4 question you're asking. I apologize. Further
5 west is the park property.

6 CHAIRMAN BRAND: When you go in the
7 driveway, if you kept going straight, there's
8 nothing back there?

9 MR. PALADINO: I apologize?

10 CHAIRMAN BRAND: In through the
11 driveway into your parking lot, if you pull up,
12 if you were to just keep going straight back,
13 there's nothing back there?

14 MR. HINES: There's an abandoned house
15 back there.

16 MR. PALADINO: Just that abandoned
17 Radelli house. Other than that, I don't think
18 there's any other structures, no.

19 MS. LANZETTA: Basically you've got to
20 get a surveyor or an engineer and then go through
21 the checklist to make sure that that person makes
22 sure that all of these points that are listed
23 here show up on the map, and do the short E.A.F.
24 and come back.

25 MR. PALADINO: If I present that, that

2 would be available for July, and then we would be
3 able to maybe potentially schedule a public
4 hearing then?

5 MS. LANZETTA: Potentially. And also
6 that would give us an opportunity to send it to
7 County. County looks at all the projects the
8 first Wednesday of each month.

9 MR. TRUNCALI: Normally we only have
10 public hearings on the first meeting of the
11 month. We're going to cancel the July 5th
12 meeting so it will be July 18th which will give
13 you some more time to get everything together.

14 MS. LANZETTA: He can't be on that
15 public hearing because we haven't even seen the
16 map.

17 MR. TRUNCALI: That's right.

18 MR. PALADINO: It's not an issue. I'll
19 be very frank with you. We'll probably pull the
20 application at this point in time. We're not
21 going to be prepared for building construction
22 and what not in the timely fashion that we're
23 looking for. It may be pulled for a period of
24 time or longer. I won't waste your time at this
25 point under consideration.

2 CHAIRMAN BRAND: If you came on the
3 19th --

4 MR. PALADINO: I won't be here. I'll
5 be out of the country, actually, to be honest
6 with you.

7 MR. CLARKE: Why don't you have your
8 engineer come. He'll have the plans here.

11 MR. CLARKE: Okay.

12 MR. PALADINO: -- and come at a later
13 date at some point in time. I understand.

14 CHAIRMAN BRAND: Anything else?

15 MR. PALADINO: No. Thank you. Thank
16 you for your time.

17 CHAIRMAN BRAND: No problem. Thanks.

18 The only other thing on the agenda
19 was Nexcar and I don't believe they're here.

20 A motion to adjourn?

21 MS. LANZETTA: Did we make a decision
22 so we're all set for no meeting --

2 MS. FLYNN: Yes.

3 MS. LANZETTA: We're going to
4 reschedule everybody that's presently on --5 MS. FLYNN: Ron is going to call AT&T.
6 I'll cancel it through the newspaper and
7 reschedule it.

8 MS. LANZETTA: Okay.

9 MS. FLYNN: I have it for them to go in
10 on the 22nd.11 MR. HINES: We have an extra Wednesday
12 this month.13 CHAIRMAN BRAND: Perfect. Any other
14 questions, comments?15 MS. LANZETTA: Do you want to just make
16 sure for the record about your time that you got
17 for the education.

18 MR. CAUCHI: Okay.

19 CHAIRMAN BRAND: I have that. We just
20 need the total time. It's just an hour-
21 and-a-half; is that right?

22 MR. CAUCHI: Yup.

23 CHAIRMAN BRAND: Just for the record,
24 Manny Cauchi has completed an hour-and-a-half
25 worth of in-service credit time.

2

Anything else?

3

(No response.)

4

CHAIRMAN BRAND: Motion to adjourn?

5

MR. TRUNCALI: I'll make that motion.

6

CHAIRMAN BRAND: Is there a second?

7

MR. CAUCHI: I'll second it.

8

CHAIRMAN BRAND: All in favor?

9

MR. CLARKE: Aye.

10

MR. TRAPANI: Aye.

11

MS. LANZETTA: Aye.

12

MR. TRUNCALI: Aye.

13

MR. CAUCHI: Aye.

14

MR. LOFARO: Aye.

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CHAIRMAN BRAND: Aye.

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Motion carried.

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(Time noted: 7:47 p.m.)

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2 STATE OF NEW YORK : COUNTY OF ULSTER
3 TOWN OF MARLBOROUGH PLANNING BOARD
4 ----- X
5 In the Matter of
6

5 DEY
6

7 383 Plattekill Road, Marlboro
8 Section 108.3; Block 4; Lots 14.52 & 14.53
9 ----- X

10 SKETCH - LOT LINE REVISION

11 Date: June 20, 2016
12 Time: 7:32 p.m.
13 Place: Town of Marlborough
14 Town Hall
15 21 Milton Turnpike
16 Milton, NY 12547

17 BOARD MEMBERS: CHRIS BRAND, Chairman
18 JOEL TRUNCALI
19 BEN TRAPANI
20 CINDY LANZETTA
21 JOSEPH LOFARO
22 MANNY CAUCHI
23 STEVE CLARKE

24 ALSO PRESENT: RONALD BLASS, ESQ.
25 PATRICK HINES
26 VIRGINIA FLYNN

27 APPLICANT'S REPRESENTATIVE: KENNETH LYPLE
28

29 ----- X
30 MICHELLE L. CONERO
31 10 Westview Drive
32 Wallkill, New York 12589
33 (845)895-3018

2 CHAIRMAN BRAND: Should we go right to
3 Dey? I'll do that.

4 Dey. Is that Mr. Dey?

5 MR. LYTLE: Good evening. I'm Ken
6 Lytle representing William Dey.

7 He has two lots on Plattekill Road.
8 He's looking to consolidate them into one lot. I
9 prepared the maps for that submission for the
10 project.

11 CHAIRMAN BRAND: Pat?

12 MR. HINES: We don't have anything.
13 He's just consolidating two lots to make one 11-
14 acre lot.

15 The County does require a plan stamped
16 by the Planning Board in order to consolidate
17 them. That's why they're here, it's part of the
18 process.

19 I have a comment for Ron as to whether
20 or not it needs a public hearing?

21 MR. BLASS: I think our custom has been
22 to have a public hearing on lot consolidation.

23 CHAIRMAN BRAND: I didn't hear what you
24 said. I'm sorry.

25 MR. BLASS: The custom is to have a

2 public hearing.

3 CHAIRMAN BRAND: Okay. Anything from
4 the Board?

5 MR. TRAPANI: No.

6 CHAIRMAN BRAND: We'll schedule a
7 public hearing. I believe the next public
8 hearing will be July 19th.

9 MS. FLYNN: The 18th.

10 CHAIRMAN BRAND: 18th. I'm sorry.

11 MR. LYTLE: Okay. I think that's it.

12 CHAIRMAN BRAND: Good enough. Thanks.

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14 (Time noted: 7:35 p.m.)

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

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

certify:

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

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

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 5th day of July 2016.

18

19

Michele Conero

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MICHELLE CONERO

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