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

In the Matter of

5 GELA GROUP/SYLVIA PREZZIOSI

10 PUBLIC HEARING
FINAL - LOT LINE REVISION

19 ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.
20 VIRGINIA FLYNN

21 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

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

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

5 (Pledge of Allegiance.)

6 MR. TRUNCALI: "Agenda, Town of
7 Marlborough Planning Board, June 6, 2016.
8 Regular meeting 7:30 p.m. Approval of
9 stenographic minutes for 5/2/16. Gela
10 Group/Sylvia Prezziosi, final, lot line
11 revision, public hearing; Michael Maniatis,
12 sketch, lot line revision, public hearing;
13 Ralph Partington, sketch, subdivision; Trapani
14 Farms, sketch, subdivision; Southeast Atlantic
15 Holdings, discussion, site plan, without
16 attorney, engineer or stenographer; Roger
17 Handly, discussion, lot line revision, without
18 attorney, engineer, stenographer. Next
19 deadline: Friday, June 10th. Next scheduled
20 meeting: Monday, June 20th."

21 CHAIRMAN BRAND: The minutes of the
22 regular meeting for May 2nd were sent out.
23 Has everyone had time to review those? I'd
24 like to have a motion to approve the
25 stenographic minutes for May 2nd, please.

2 MS. LANZETTA: I'll make a motion to
3 approve the minutes.

4 CHAIRMAN BRAND: Is there a second?

5 MR. TRUNCALI: I'll second.

6 CHAIRMAN BRAND: All those in favor?

7 MR. TRAPANI: Aye.

8 MS. LANZETTA: Aye.

9 MR. TRUNCALI: Aye.

10 MR. CAUCHI: Aye.

11 MR. LOFARO: Aye.

12 CHAIRMAN BRAND: Aye.

13 Opposed?

14 (No response.)

15 CHAIRMAN BRAND: Passed.

16 First up is Gela Group/Sylvia
17 Prezziosi.

18 MR. CAUCHI: I need to exempt
19 myself.

20 CHAIRMAN BRAND: Sure.

21 (Mr. Cauchi was excused.)

22 MS. BROOKS: We sent out ten --

23 CHAIRMAN BRAND: He has to read the.
24 Notice.

25 MR. TRUNCALI: "Legal notice, lot line

2 Revision application. Please take notice a
3 public hearing will be held by the Marlborough
4 Planning Board pursuant to the State
5 Environmental Quality Review Act and the Town
6 of Marlborough Town Code 134-33 on Monday,
7 June 6, 2016 for the following application:
8 Gela Group, at the Town Hall, 21 Milton
9 Turnpike, Milton, New York at 7:30 p.m. or as
10 soon thereafter as may be heard. The
11 applicant is seeking approval of a lot line
12 revision for lands located at 1970 Route 9W,
13 Marlborough, New York, 12542, Section 103.1;
14 Block 2; Lots 65 and 66. Any interested
15 parties either for or against this proposal
16 will have an opportunity to be heard at this
17 time. Chris Brand, Chairman, Town of
18 Marlborough Planning Board."

19 MS. BROOKS: We sent out ten
20 certified return receipt letters and received
21 eight back. We have the tracking information
22 for the other two.

23 CHAIRMAN BRAND: Great. Thank you.
24 Is there anyone from the public here
25 to speak either for or against this lot line

2 revision?

3 MS. RECCHIA: I just wanted to say
4 that I think it's a wonderful idea he's
5 building on that piece of property. I just
6 wish him well.7 CHAIRMAN BRAND: Please state your
8 name for the stenographer.9 MS. RECCHIA: Susan Recchia,
10 R-E-C-C-H-I-A. I'm right across the street,
11 1947.

12 CHAIRMAN BRAND: Thank you.

13 Yes. Can you state your name first?

14 MR. BENI: My name is Sal Beni, I
15 live at 1939 Route 9W.16 What is going on over there? What
17 are they going to be putting up?18 MS. BROOKS: If you'd like to come
19 up and take look at the map. The application
20 before Board this evening is actually a lot
21 line revision, because when the property was
22 sold to Gela Group by Sylvia Prezziosi, she
23 was unclear where the lot line was. She
24 thought that she was selling all of the
25 commercial buildings at the intersection of 9W

2 and Mahoney Road, and actually the lot line
3 goes through one of those buildings. This is
4 a lot line revision to rectify that problem
5 and have all of the commercial buildings be on
6 one lot, and then the two residential
7 properties to the south of that will be sold to
8 a separate purchaser.

9 MR. BENI: Are you going to be
10 putting up a commercial building?

11 MS. BROOKS: I'm not aware of any
12 commercial plans at this point in time. This
13 is just for the lot line revision. Any other
14 action that takes place there would need to
15 come back before this Planning Board for any
16 construction.

17 MR. BENI: All right.

18 CHAIRMAN BRAND: State your name for
19 the stenographer.

20 MR. GAROFALO: James Garofalo, 3
21 Young Avenue. Could you tell us what the
22 current zoning is on the parcels?

23 MS. BROOKS: Yes. The current
24 zoning in this area is HD, which is highway
25 development, two-acre zoning.

2 MR. GAROFALO: On both?

3 MS. BROOKS: The entire strip, yes.

4 MR. GAROFALO: Thank you.

5 CHAIRMAN BRAND: Any other public
6 comment?

7 MS. RECCHIA: Actually, I do have a
8 question. Through hearsay I heard that the
9 glass person bought the first part and they
10 split the building in half on that corner. Is
11 that true?

12 MS. BROOKS: This is the owner right
13 now, Mr. Cauchi from Basec Glass. What he
14 bought -- what he intended to purchase was
15 both of the commercial buildings. When you're
16 looking at it from 9W you actually don't
17 realize there are two separate commercial
18 buildings there --

19 MS. RECCHIA: You can't see it's
20 two.

21 MS. BROOKS: -- because they put up
22 that facade between them. Actually, what Mr.
23 Cauchi purchased back in 2014 was one-
24 and-a-half of the buildings because Ms.
25 Prezziosi thought the line was in one location.

2 When we actually surveyed it we discovered that
3 the lot line was going through the most
4 southerly commercial building. When we get
5 done with this; yes, Mr. Cauchi will own both
6 of those attached commercial buildings.

7 MS. RECCHIA: So he's buying his
8 property.

9 MS. BROOKS: Right. He's buying the
10 rest of his property, yes.

11 MS. RECCHIA: I thought you were
12 doing solar there. You know, the solar
13 factory.

14 MR. CAUCHI: Yes, we do solar.

15 MS. RECCHIA: You made the addition
16 on the other side of your other building.

17 MR. CAUCHI: It's my daughter and
18 her husband. They're into the solar panels.
19 They're just putting up signs as
20 advertisement.

21 MS. RECCHIA: I know one of the
22 signs is on my property so I put it in the
23 back. Just the glass door place and bring it
24 in there? You had some signs on the property
25 there.

2 MR. CAUCHI: Yes.

3 MS. RECCHIA: I don't know which door
4 to go in to bring the sign back. It flew over
5 into my driveway.

6 MR. CAUCHI: I'm sorry.

7 MS. RECCHIA: No problem.

8 MS. BROOKS: That glass door, yes.

9 MR. CAUCHI: Thank you. Thank you.

10 CHAIRMAN BRAND: Any other public
11 comments? Mr. Garofalo.

12 MR. GAROFALO: James Garofalo again. I
13 just want to make it clear to the record that
14 he has stepped down from the rest of the Board
15 into the audience. Just make that part of the
16 record.

17 CHAIRMAN BRAND: Anything else?

18 (No response.)

19 MS. BROOKS: The only issue that we had
20 outstanding from last month was with regard to
21 the setbacks of the existing structure to
22 Mahoney Road. I met with the building
23 inspector and received a determination from
24 him. Because of the abnormality of the lot,
25 the lot line and the building line are not

2 parallel with one another. There's a
3 provision in the code that you can take the
4 average. So at this point I believe that we
5 are in compliance with all of our setback
6 requirements.

7 CHAIRMAN BRAND: Our engineer wasn't
8 able to make the meeting tonight but he did
9 send us some recommendations. He recommended a
10 a negative declaration for the project if
11 there were no substantial comments received at
12 the public hearing.

13 Is there anything else from the public?

14 MS. RECCHIA: I do have a remark. I
15 just want to say I don't know how it might,
16 you know, affect what they are doing but it
17 would be wonderful to have a red light right
18 there. I just wanted to make that note. On
19 that four corners. In the past, years ago,
20 there were several accidents there because of
21 the zooming and people trying to get out. It's
22 my opinion in case they need to, you know -- it
23 would be a good idea to put a red light there.

24 CHAIRMAN BRAND: That would come from
25 the State DOT. Thank you for the recommendation.

2 MS. RECCHIA: Thank you.

3 CHAIRMAN BRAND: Anything else?

4 (No response.)

5 CHAIRMAN BRAND: Can I have a motion to
6 close the public hearing?

7 MR. TRAPANI: I'll make that motion, to
8 close the public hearing.

9 CHAIRMAN BRAND: Is there a second?

10 MR. LOFARO: I'll second.

11 CHAIRMAN BRAND: All those in favor?

12 MR. TRAPANI: Aye.

13 MS. LANZETTA: Aye.

14 MR. TRUNCALI: Aye.

15 MR. LOFARO: Aye.

16 CHAIRMAN BRAND: Aye.

17 Any opposed?

18 (No response.)

19 CHAIRMAN BRAND: Is there a motion for
20 a negative declaration?

21 MS. LANZETTA: I'll make the motion
22 that we recommend -- that there are no adverse
23 environmental impacts, that we find for a
24 negative declaration on this lot line change.

25 CHAIRMAN BRAND: Is there a second?

2 MR. LOFARO: I'll second it.

3 CHAIRMAN BRAND: All those in favor,
4 say aye.

5 MR. TRAPANI: Aye.

6 MS. LANZETTA: Aye.

7 MR. TRUNCALI: Aye.

8 MR. LOFARO: Aye.

9 CHAIRMAN BRAND: Aye.

10 Any opposed?

11 (No response.)

12 CHAIRMAN BRAND: It passes.

13 I believe we can move on to preliminary
14 and possibly final approval in one motion
15 maybe.16 MS. LANZETTA: I know Ron is not here,
17 so I can't ask the question that I had last
18 time.19 Just to cover our bases, until we get
20 clarification from Ron, if we decide to do our
21 final recommendation for this project, that we
22 also waive the public hearing on the final plat.23 CHAIRMAN BRAND: Okay. Is that a
24 motion to that effect?

25 MS. LANZETTA: I think we have to okay

2 the preliminary?

3 CHAIRMAN BRAND: I was hoping to do it
4 in one shot.5 MS. LANZETTA: Do the preliminary and
6 wave the --

7 CHAIRMAN BRAND: Public hearing.

8 MS. LANZETTA: -- public hearing on the
9 final and go ahead with final.10 CHAIRMAN BRAND: Is there a second to
11 that motion?

12 MR. TRAPANI: I'll second.

13 CHAIRMAN BRAND: All those in favor,
14 say aye.

15 MR. TRAPANI: Aye.

16 MS. LANZETTA: Aye.

17 MR. TRUNCALI: Aye.

18 MR. LOFARO: Aye.

19 CHAIRMAN BRAND: Aye.

20 Any opposed?

21 (No response.)

22 CHAIRMAN BRAND: That passes.

23 MS. BROOKS: Thank you very much.

24 (Time noted: 7:44 p.m.)

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

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

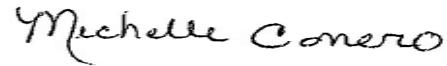
10 That hereinbefore set forth is a
11 true record of the proceedings.

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 21st day of June 2016.

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MICHELLE CONERO

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

In the Matter of

5 MICHAEL MANIATIS

PUBLIC HEARING
SKETCH - LOT LINE REVISION

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

19 ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.
20 VIRGINIA LYNN

21 ADDITIONAL REPRESENTATIVE: MICHAEL MANATIG

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

CHAIRMAN BRAND: Next on the agenda

2 is Michael Maniatis.

3 MR. TRUNCALI: "Legal notice, lot line
4 revision application. Please take notice a
5 public hearing will be held by the Marlborough
6 Planning Board pursuant to the State
7 Environmental Quality Review Act and the Town of
8 Marlborough Town Code 134-33 on Monday, June 6,
9 2016 for the following application: Michael and
10 Mary Ellen Maniatis, at the Town Hall, 21 Milton
11 Turnpike, Milton, New York at 7:30 p.m. or as
12 soon thereafter as may be heard. The applicant
13 is seeking approval of a lot line revision for
14 lands located at 127 Church Street, Section
15 103.1; Block 2; Lots 29, 30 and 31. Any interest
16 parties either for or against this proposal will
17 have an opportunity to be heard at this time.
18 Chris Brand, Chairman, Town of Marlborough
19 Planning Board."

20 CHAIRMAN BRAND: Again, our engineer is
21 not here but he did get a letter from the
22 superintendent of highways which cleared up one
23 issue.

24 The location of the septic tank and
25 leach field have been depicted on the lot.

2 He recommends a negative declaration
3 based on that information.

6 MR. GAROFALO: James Garofalo. I would
7 ask the applicant to give a brief description of
8 what's being done for the public. Thank you.

9 MR. MANIATIS: I live on Church Street.
0 We bought the property next door and we want to
1 annex the property to our current property.

12 If you want, I can show you the map
13 here and you can get an idea of what it looks
14 like. This is where I live. This is the
15 property that we're talking about. This map
16 shows the property line, not there but -- this
17 piece of property here was divided with a line
18 right here. So we would like to remove the line
19 and add this property.

20 MR. GAROFALO: Thank you.

21 CHAIRMAN BRAND: You're very welcome.

22 Anyone else?

23 (No response.)

24 CHAIRMAN BRAND: Okay. I'd like to
25 have a motion to close the public hearing.

2 MR. TRAPANI: I'll make that motion, to
3 close the public hearing.

4 CHAIRMAN BRAND: Thank you. Is there a
5 second?

6 MR. TRUNCALI: I'll second it.

7 CHAIRMAN BRAND: All those in favor,
8 say aye.

9 MR. TRAPANI: Aye.

10 MS. LANZETTA: Aye.

11 MR. TRUNCALI: Aye.

12 MR. CAUCHI: Aye.

13 MR. LOFARO: Aye.

14 CHAIRMAN BRAND: Aye.

15 Any opposed?

16 (No response.)

17 CHAIRMAN BRAND: The public hearing is
18 closed.

19 Do I have a motion for a negative
20 declaration on this lot line revision?

21 MS. LANZETTA: I would say that there's
22 no negative environmental impact at this lot line
23 revision and therefore I think we can find a
24 negative declaration.

25 CHAIRMAN BRAND: Great. Is there a

2 second?

3 MR. CAUCHI: I'll second.

4 CHAIRMAN BRAND: All those in favor,
5 say aye.

6 MR. TRAPANI: Aye.

7 MS. LANZETTA: Aye.

8 MR. TRUNCALI: Aye.

9 MR. CAUCHI: Aye.

10 MR. LOFARO: Aye.

11 CHAIRMAN BRAND: Aye.

12 Any opposed?

13 (No response.)

14 CHAIRMAN BRAND: I guess as we did last
15 time, we could provide a motion for preliminary
16 approval, final approval and wave the public
17 hearing all in one motion.

18 MR. TRAPANI: I'll make that motion.

19 CHAIRMAN BRAND: Is there a second?

20 MR. TRUNCALI: I'll second it.

21 CHAIRMAN BRAND: All those in favor,
22 say aye.

23 MR. TRAPANI: Aye.

24 MS. LANZETTA: Aye.

25 MR. TRUNCALI: Aye.

2 MR. CAUCHI: Aye.

3 MR. LOFARO: Aye.

4 CHAIRMAN BRAND: Aye.

5 Any opposed?

6 (No response.)

7 CHAIRMAN BRAND: All right. Thank you.

8 MR. MANIATIS: Thank you.

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10 (Time noted: 7:48 p.m.)

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

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7 I, MICHELLE CONERO, a Notary Public
8 for and within the State of New York, do hereby
9 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 21st day of June 2016.

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Michelle Conero

MICHELLE CONERO

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

In the Matter of

4

5 RALPH PARTINGTON

10 SKETCH - SUBDIVISION

11 Date: June 6, 2016
12 Time: 7:48 p.m.
13 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

19 ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.
VIRGINIA LYNN

21 APPLICANT'S REPRESENTATIVE: STEVEN MARKLE

2 CHAIRMAN BRAND: Next up, Mr.
3 Partington.

4 MR. MARKLE: I get so nervous when I
5 come up here, guys.

6 You guys have all the copies of the
7 maps. The engineer dropped them off at the Town.
8 I don't have a copy myself.

9 MS. LANZETTA: You can have that in
10 case somebody wants to come up and look.

11 CHAIRMAN BRAND: This is a sketch of a
12 subdivision.

13 MR. MARKLE: Yes.

14 CHAIRMAN BRAND: We did receive
15 information from the engineer regarding this. As
16 well, the code enforcement officer provided a
17 letter regarding preexisting conditions on the
18 lot, that they're not creating zoning setback
19 issues.

20 The maps have been revised depicting
21 private roadways and rights-of-way in the
22 opposite locations that had previously been
23 depicted, identifying the private roadway serving
24 the lots. A twenty-foot wide right-of-way serves
25 parcels to the north.

2 So it seems like you cleaned up the
3 road issue that we had.

4 MR. MARKLE: Yes. The road issue, the
5 easement for the utility lines with the private
6 lane where it is now. Now the front of the house
7 is actually the front of the house, the sides are
8 all correct. I think that was it.

9 CHAIRMAN BRAND: Were you able to
10 acquire the deeds -- a copy of the deeds?

11 MR. MARKLE: I did digitally. I
12 thought now Partington Lane goes where it's
13 supposed to, this way instead of this way, I
14 thought it was no longer an issue. The only
15 connecting property is Dave Smith's in the back.

16 MS. LANZETTA: I do have a question
17 about the private road. I would like to see what
18 kind of an agreement there is in the deed or if
19 there are any legal documents for the sharing of
20 that road, how that's being shared by the
21 adjacent property owners.

22 MR. MARKLE: Okay. Just Partington
23 Lane or all the driveways?

24 CHAIRMAN BRAND: All of the right-of-
25 ways I would think.

2 MS. LANZETTA: Yeah. Particularly the
3 private road.

4 MR. MARKLE: Okay. Yeah. It just says
5 he has the right to go through, a regular right-
6 of-way. There's nothing specific. He has no
7 maintenance agreement or anything like that.

8 MS. LANZETTA: So if he wants to do
9 anything on that road he doesn't have to get any
10 okay from the adjacent property owner, there's
11 no --

12 MR. MARKLE: Just from me. That's it.

13 MS. LANZETTA: David Smith?

14 MR. MARKLE: Right. He would have to
15 get permission from me.

16 MS. LANZETTA: You're David Smith?

17 MR. MARKLE: No, no, no. I'm Steven
18 Markle. We own the driveway. He has the right
19 to go through to his property. That's it. He
20 doesn't have the right to do anything to the
21 land.

22 MS. LANZETTA: This services David
23 Smith as well.

24 MR. MARKLE: That's what I'm saying.

25 MS. LANZETTA: You guys don't have any

2 kind of agreement or --

3 MR. MARKLE: Nope. Believe me, I wish
4 we did because I get stuck paying for it.

5 MS. LANZETTA: That might be something
6 that we might want to take a look at.

7 MR. MARKLE: Right. I mean if we can
8 make him legally do something, that's great. I
9 don't know if we can.

10 MS. LANZETTA: If we had the deeds we
11 would have a better idea of what is in existence
12 now as far as the right-of-ways.

13 MR. MARKLE: Okay.

14 CHAIRMAN BRAND: I believe the attorney
15 and the engineer both recommended that as well
16 last time. If there wasn't something in place,
17 to get something in place.

18 MR. LOFARO: That's for your benefit.

19 MR. MARKLE: Yeah.

20 MR. LOFARO: He should be doing
21 maintenance on the driveway as well. So you
22 should really look into that.

23 MR. MARKLE: Right. As far as I know
24 there's no legal way to enforce that. I've
25 researched it. Like I said, I'm the one stuck

2 paying for everything, and they fly up and down
3 the driveway and do whatever they want. But they
4 have a right-of-way.

5 MS. LANZETTA: Do you find that to be
6 typically true, if there's only a right-of-way
7 there's no way of putting together an agreement
8 or --

9 MS. ANDERSON: If they already -- you
10 could do it if you were subdividing property and
11 creating a common driveway between people.
12 That's an opportunity to create maintenance
13 agreements and that kind of thing. If it's a
14 situation where somebody has had a right-of-way
15 for a long period of time already, you can't
16 force that person to then have an agreement.
17 They already have the right-of-way.

18 If I'm understanding the situation
19 correctly, they have a right-of-way over your
20 property?

21 MR. MARKLE: Yeah. It's existing. A
22 woman used to own the whole property. My
23 grandparents bought this section and she lived in
24 the back. When she sold that they had the
25 right-of-way through the property. We're talking

2 it's old. It just says they have that twenty-
3 foot easement or right-of-way right where it's
4 marked on the map. Nothing I can do about it.

5 CHAIRMAN BRAND: Where is that document
6 that says that?

7 MR. MARKLE: It's on the deed. Yeah.

8 Yup. So I have digital copies of all the deeds.
9 I didn't submit them because I thought at this
10 point it wasn't --

11 MS. LANZETTA: If you can forward those
12 to Jen and she could send them to us.

13 MR. MARKLE: Absolutely. No problem.

14 CHAIRMAN BRAND: Anything else from the
15 Board?

16 (No response.)

17 CHAIRMAN BRAND: I think we need to
18 schedule a public hearing for this. That would
19 be -- what's the next date, Jen? July 5th?

20 MS. FLYNN: July 5th, Tuesday.

21 MR. TRAPANI: July 4th is Monday, so it
22 would have to be on the next day.

23 CHAIRMAN BRAND: We can go ahead and
24 schedule that for July 5th for a public hearing.
25 I would try to get as much of the information

2 from the deeds regarding the rights-of-way.

3 MR. MARKLE: Like I said, I have a
4 digital copy of all the deeds. I will forward
5 them. I didn't send them because I didn't think
6 you needed them at this point.

7 Thank you.

8 Do you need this copy back?

9 MS. LANZETTA: I'll take it unless you
10 need it.

11 MR. MARKLE: Then I can forget it next
12 time. Thank you.

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14 (Time noted: 7:53 p.m.)

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

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7 I, MICHELLE CONERO, a Notary Public
8 for and within the State of New York, do hereby
9 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 21st day of June 2016.

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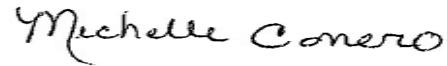
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MICHELLE CONERO

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

----- X

4 In the Matter of

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6 TRAPANI FARMS

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Project No. 16-9006
818 Lattintown Road, Milton
Section 102.4; Block 1; Lot 28

----- X

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10 SKETCH - SUBDIVISION

11

Date: June 6, 2016
12 Time: 7:53 p.m.
13 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
14 Milton, NY 12547

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BOARD MEMBERS: CHRIS BRAND, Chairman
JOEL TRUNCALI
BEN TRAPANI (Recused)
17 CINDY LANZETTA
JOSEPH LOFARO
18 MANNY CAUCHI

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ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.
VIRGINIA FLYNN

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APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

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

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3 CHAIRMAN BRAND: Next up, Trapani
Farms, sketch.

4

5 MR. TRAPANI: I'll have to excuse
myself.

6 (Mr. Trapani was excused.)

7

8 MS. BROOKS: We are proposing a two-lot
9 subdivision of 34.87 acres of land located on the
easterly side of Lattintown Road between Mulberry
10 Lane and Lattintown and Old Indian Road. We're
11 creating a 1.15 acre residential lot for the land
12 owner's sister and husband. A residential home
13 is proposed to be constructed.

14

15 We have shown the agricultural setbacks
as required.

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17 This property was farmed many years
ago. It was a Nardone parcel and then it was
18 approved for, I believe, a seventeen-lot
subdivision which was never built out. Trapani
19 Farms bought the entire property and is again
20 using it as an active farm and farm market. So
21 there is no other development proposed other than
22 a sibling dwelling.

24

25 CHAIRMAN BRAND: Is this right behind
the farm market?

2 MS. BROOKS: The farm market is right
3 around where it says lot 2.

4 CHAIRMAN BRAND: Okay.

5 MS. BROOKS: This is at the south end,
6 right at the back of the Lattintown Baptist
7 Church.

8 CHAIRMAN BRAND: Yup.

9 MS. LANZETTA: You said that that's a
10 75 foot setback --

11 MS. BROOKS: Yes.

12 MS. LANZETTA: -- depicted there?

13 MS. BROOKS: Yes. With the exception
14 of along the Lattintown Baptist Church because
15 it's only the ag properties.

16 MS. LANZETTA: The only other thing I
17 would remind you is there has to be some kind of
18 a berm or plantings there along those two borders
19 as well, according to the code.

20 MS. BROOKS: I didn't recall that. I
21 will definitely --

22 MS. LANZETTA: Yeah.

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

25 MS. LANZETTA: Again, just what Pat

2 had.

3 MS. BROOKS: Do we have comments from
4 Pat?

5 MS. LANZETTA: Yes.

6 MS. BROOKS: The applicant has already
7 met with the Ulster County Department of Public
8 Works. The guardrail does need to be relocated.
9 The County has agreed to that. We prepared a
10 separate map and application to send to them to
11 get the actual permit.

12 The twelve-inch pipe that he's talking
13 about, that again we're working with the County
14 Highway Department on.

15 Peak Engineering is working on the
16 Ulster County Health Department approval.

17 I think that's --

18 CHAIRMAN BRAND: I think our next thing
19 is we'll schedule this for a public hearing. Do
20 you think we'll have this back before the public
21 hearing?

22 MS. BROOKS: Do you know how the Board
23 of Health permit is coming? I know I will have
24 DPW by then.

25 CHAIRMAN BRAND: Tentative?

2 MS. BROOKS: I guess what I would ask
3 the Board to do is to tentatively schedule the
4 public hearing. If I have everything in place I
5 can let Jen know. If I don't believe I'll be
6 ready for that date, I also can let her know.

7 CHAIRMAN BRAND: Great. Thank you.

8 Anything else?

9 (No response.)

10 MS. BROOKS: Thank you.

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12 (Time noted: 7:58 p.m.)

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

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7 I, MICHELLE CONERO, a Notary Public
8 for and within the State of New York, do hereby
9 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 21st day of June 2016.

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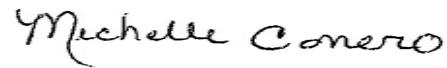
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MICHELLE CONERO