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

----- X

In the Matter of

DANSKAMMER HOUSE

Project No. 17-1013
5 West Street, Marlboro
Section 108.12; Block 3; Lot 14

----- X

PUBLIC HEARING
SITE PLAN

Date: August 21, 2017
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: ANDREW WILLINGHAM

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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DANSKAMMER HOUSE

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CHAIRMAN BRAND: I'd like to call the meeting to order with the Pledge of Allegiance to the flag of our country.

(Pledge of Allegiance.)

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, August 21, 2017. Regular meeting 7:30 p.m. Approval of stenographic minutes for 7/17. Danskammer House, site plan, public hearing; Cipriano & Conifer, final, lot line; Verizon Wireless, final, site plan; Eighty Six Washington, preliminary, site plan; Hudson Valley Tree House, preliminary, site plan; Miller and Coppola, sketch, lot line; Highland Pet Center, sketch, amended site plan. Next deadline: Friday, August 25th. Next scheduled meeting: Tuesday, September 5th.

CHAIRMAN BRAND: First on the agenda is Danskammer House, site plan.

The public hearing was adjourned at our last meeting. I would like to have a motion to reopen the public hearing.

MR. TRUNCALI: I'll make that motion.

MR. TRAPANI: I'll second.

CHAIRMAN BRAND: All those in favor?

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MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

This is a public hearing for the Danskammer bed & breakfast. Any members from the public that are here to speak either for or against it, please stand and state your name. You can do so at this time. Anyone?

(No response.)

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

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

CHAIRMAN BRAND: Is there a second?

MR. LOFARO: Second.

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

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MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: Excellent. We did receive a SEQRA negative declaration, a notice of determination of non-significance. We've all been e-mailed that and had an opportunity to review it.

Jen, would you please poll the Board for the negative declaration, notice of determination of non-significance.

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Cauchi?

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MR. CAUCHI: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

CHAIRMAN BRAND: Next, we also had a resolution of approval sent to us regarding the applicants, Linda and Ken Cool, for the Danskammer bed and breakfast, 5 West Street. Everyone has had an opportunity to review that. Is there any discussion?

(No response.)

CHAIRMAN BRAND: Jen, would you poll the Board for the resolution of approval for the Danskammer House bed & breakfast.

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Cauchi?

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DANSKAMMER HOUSE

MR. CAUCHI: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

CHAIRMAN BRAND: So moved.

That's all we have for Danskammer.

Thank you.

MR. WILLINGHAM: Thank you.

(Time noted: 7:37 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of September 2017.

Michelle Conero

MICHELLE CONERO

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

----- X

In the Matter of

CIPRIANO & CONIFER

Project No. 17-1020
Wygant Road, Marlboro
Section 108.2; Block 9; Lots 22.310 & 16.118

----- X

FINAL - LOT LINE CHANGE

Date: August 21, 2017
Time: 7:37 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: CARMEN MESSINA

----- X

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CHAIRMAN BRAND: Next up, Cipriano and Conifer, Wygant Road, Marlboro, final, lot line.

Would you like to just give us a quick overview?

MR. MESSINA: Yes. For the record, Carmen Messina, surveyor for the project.

This is a lot line change between Cipriano and Conifer. As zoned on the map, lot 1 is going to receive an area that includes most of the pond. Lot number 2 is giving up that area to them.

Lot number 1, the original area is 1.5 acres and now will be 2 acres. Lot number 2 which was originally 2.6 will now be 2.0.

CHAIRMAN BRAND: Pat, did you have any outstanding comments?

MR. HINES: We were looking for some information on some easements regarding access to Reservoir Road. Ron Blass and I spoke before the meeting. I think Ron is okay with the access. Lot 2 will continue to have access to Reservoir Road via an easement. It has a 25.56 strip remaining after the lot line change. They show the access to Wygant Road. The lot line change

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doesn't affect lot 2's access and it does transfer ownership of the pond. With that, we don't have any further comments.

CHAIRMAN BRAND: Anything outstanding, Ron?

MR. BLASS: No. This is a continuation of an existing condition with an adjustment of the lot lines. This was approved quite some time ago by the Planning Board.

I have a proposed negative declaration for the Board and a conditional resolution of approval conditioned on cleaning up a few errors on the map and the application before the Chairman signs the map.

CHAIRMAN BRAND: Okay. That being said, we have the SEQRA negative declaration and notice of determination of non-significance for Cipriano and Conifer. Do I have a motion to make -- actually; Jen, would you poll the Board.

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

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MR. TRAPANI: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

CHAIRMAN BRAND: We also have a resolution of approval for the Planning Board that we all received. It does include the conditions that Ron spoke to earlier.

MR. MESSINA: What conditions were those, Ron?

MR. BLASS: There is no consent on file by Conifer Corp for the lot line readjustment. It owns one of the two lots, Conifer Corp.

MR. MESSINA: Conifer Corp?

MR. BLASS: Is the owner of one of the two affected lots and they are not a co-applicant yet. You want to get a consent from Conifer Corp to the lot line alteration.

MR. MESSINA: This lot line we're

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talking about right now?

MR. BLASS: Yes. Lot 1 -- lot 2 I believe is owned by Conifer Corp.

MR. MESSINA: That's correct.

MR. BLASS: I don't see anything from Conifer Corp in support of the application yet. So you would want to get their consent.

MR. MESSINA: I think we have on file the -- there is a consent. I represent them.

MR. HINES: It's not here.

MR. BLASS: If you could just get a letter from Conifer Corp that they consent to the lot alteration.

MR. HINES: Is Roger Hanley Conifer Corporation?

MR. MESSINA: Yes.

MR. HINES: It has him as an individual.

MR. MESSINA: Okay. The corporation. Okay. I understand.

MR. BLASS: There's an inconsistency of a tax map number on the map and the application. I need a revision date on the revised map. I couldn't find one.

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MR. MESSINA: Okay.

MR. BLASS: And the location of Jake Henry Drive on the revised map. That's the address of one of the parcels I believe.

MR. MESSINA: Yeah. That's the strip. Okay.

MR. BLASS: Is that the easement?

MR. MESSINA: Yes.

MR. BLASS: So that should be put on the map.

MR. MESSINA: Okay.

MR. BLASS: With those modifications, I think the Chairman would be fine -- clear to sign the map.

CHAIRMAN BRAND: Jen, would you poll the Board.

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: MEmber Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

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MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: Okay.

MR. MESSINA: Thank you.

(Time noted: 7:42 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of September 2017.

Michelle Conero

MICHELLE CONERO

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

----- X

In the Matter of

VERIZON WIRELESS
Absolutely Automotive

Project No. 17-1006
1024 Route 9W, Marlboro
Section 108.4; Block 5; Lot 24

----- X

FINAL - SITE PLAN

Date: August 21, 2017
Time: 7:42 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: SCOTT OLSON

----- X

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CHAIRMAN BRAND: Next up, Verizon Wireless, 1024 Route 9W, Marlboro, final, the property of Absolutely Automotive.

Most of the members of the Board are well aware of this particular project. We did receive SEQRA -- I'm sorry, SHPPPO stating it didn't have any impact on historical resources of the Gomez Mill House.

That being said, I'd like to have a motion to approve the E.A.F. part 2 form which was completed. Do I have a motion to do so?

MS. LANZETTA: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. CAUCHI: I'll second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor, say aye.

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

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CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: We do have a -- I'd like to have a motion -- sorry. We have a motion for a SEQRA negative declaration, notice of determination of non-significance which all Board Members have received.

Jen, would you please poll the Board on the negative declaration, notice of determination of non-significance.

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Clarke?

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MR. CLARKE: Yes.

CHAIRMAN BRAND: So moved.

We also received the resolution for the application of Succo Partnership, wireless node 5 at 1024 U.S. Route 9W. Do I have a motion to accept that resolution?

MR. LOFARO: I'll make a motion to accept the resolution.

MR. CAUCHI: I'll second.

CHAIRMAN BRAND: Jen, would you poll the Board.

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

MS. FLYNN: Member Clarke?

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MR. CLARKE: Yes.

CHAIRMAN BRAND: So moved. I believe
you're all set.

MR. OLSON: Thank you very much.

(Time noted: 7:45 p.m.)

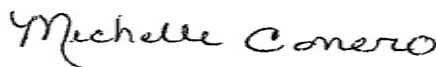
C E R T I F I C A T I O N

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of September 2017.



MICHELLE CONERO

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

----- X
In the Matter of

EIGHTY SIX WASHINGTON

Project No. 17-1015
1613 Route 9W, Milton
Section 103.3; Block 4; Lot 19

----- X

PRELIMINARY - SITE PLAN

Date: August 21, 2017
Time: 7:45 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: FRANK BOVA
NICHOLAS BOVA

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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CHAIRMAN BRAND: Next up, Eighty Six Washington, preliminary, site plan, 1613 Route 9W, Milton.

Would you like to give us a quick overview?

MR. FRANK BOVA: We have some changes. We resubmitted the application, we submitted the drawings. We took off the building, the structure in the back, just to speed up the process of approval.

I don't know if Mr. Hines had any --

MR. HINES: We have some procedural issues. The project is before the Board for the BC overlay district. We did receive correspondence that the Town Board has approved the project to come before the Board in the BC overlay district.

The project has been modified to remove all proposed construction to the rear of the parcel. Previously they had a new building, parking lot, other improvements. Now they are before the Board just for a contractor's office of approximately 2,400 square feet and the garage/warehouse space for 3,900 square feet of

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storage in support of their business.

There are Conex boxes or overseas containers on the site. Those will have to be addressed.

Procedurally the project needs to be submitted to DOT under the lead agency review and because the project fronts on Route 9W. The project also needs to go to County Planning for the 239 review because it's located on 9W.

I think at this point the project could be circulated to the other agencies. It's just a re-occupancy of the change of use structure on Route 9W. No new construction is proposed.

CHAIRMAN BRAND: Ron, do you have anything?

MR. BLASS: No.

CHAIRMAN BRAND: Anything from the Board?

MS. LANZETTA: Did we declare ourselves lead agents?

MR. HINES: I think you should do that tonight, lead agency and circulate to the DOT as an involved agency and County Planning as an interested agency. That submission also needs to

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be made.

MS. LANZETTA: The sooner you submit it the better because the County Planning Board meets on the first Wednesday of every month. If you can submit it as soon as possible, we might be able to get it on the next agenda.

Also, you might contact the County Planning Department and see if they can be of any assistance to you with DOT.

MR. FRANK BOVA: I already reached out and spoke to -- I didn't speak to him because he's on vacation, Dave Corrigan. I guess he's the gentleman that handles this area. Actually he gave me a permit to -- application to fill out. I'm in the process of doing that.

Also I have to do something with Ulster County in Kingston?

MS. LANZETTA: Well, Ulster County will be reviewing this, the Planning Department up there. It seems like you've already made your contacts, so that's good.

MR. FRANK BOVA: With the DOT I did.

MR. HINES: The Planning Board will coordinate with the County.

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MR. FRANK BOVA: You guys will. Okay.

CHAIRMAN BRAND: Do I have a motion to have the Planning Board be the lead agency for this application?

MR. TRUNCALI: I'll make a motion for the Planning Board intent to be lead agency.

CHAIRMAN BRAND: Is there a second?

MR. LOFARO: Second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: Okay. So we'll wait to hear back from those other agencies and then we'll schedule a public hearing when we hear back.

MR. FRANK BOVA: Thank you.

CHAIRMAN BRAND: Thank you.

Jen, can we schedule them for a public hearing for the first meeting in September?

MS. FLYNN: For the first meeting in September?

CHAIRMAN BRAND: Hold on a second. We'll put you on the agenda for the first meeting in September. Hopefully everything will be back. If not, we'll just push it back.

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MR. FRANK BOVA: Okay.

MR. HINES: The first meeting conflicted with Labor Day I believe. We have to fix that date.

CHAIRMAN BRAND: Tuesday the 5th.

MS. FLYNN: It's the 5th. September 5, that Tuesday after is when we have our meeting.

CHAIRMAN BRAND: Let's go for the second one just to give everybody ample time.

MS. FLYNN: The second one in September?

CHAIRMAN BRAND: Yeah. What's the date there? Do you have that?

MR. HINES: The 18th.

CHAIRMAN BRAND: September 18th.
Thanks, Pat.

(Time noted: 7:50 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of September 2017.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

HUDSON VALLEY TREE HOUSE

Project No. 17-1019
80 Gobblers Knob, Marlboro
Section 108.3; Block 2; Lot 64

----- X

PRELIMINARY - SITE PLAN

Date: August 21, 2017
Time: 7:50 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: LAUREN BAGLIO

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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CHAIRMAN BRAND: Next up, Hudson Valley Tree House, preliminary, site plan.

I know you were here last time. Unfortunately I wasn't. Give us a quick rundown.

MS. BAGLIO: The last time the topics we went over were re-documenting the ratio of guest space to personal space and finding any documentation that states there is no use for commercial for -- the road for commercial use. Then parking was brought to my attention, to just show a better diagram of the spaces allotted on our property, and just document saying how many we're supposed to have per guest. Should I run through those things?

CHAIRMAN BRAND: Okay. Pat?

MR. HINES: The applicant has submitted additional supporting documentation. We had a discussion at the last meeting to identify that the project utilizes less than fifty percent of the structure in compliance with Town Code 155-1, the definition of a bed and breakfast.

In addition, the applicant has provided documentation that they are the resident owner of the structure, which is also a requirement of the

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code.

Parking spaces have been identified as a total of eight including two within the garage. The code enforcement officer has identified that two additional spaces would be required. They show parking for eight rather than the four total that would be required including the garage spaces. So that has been resolved.

Copies of agreements have been provided. There's various road, I guess access rather than maintenance agreements. Those have been provided which we requested and Ron's office will be reviewing.

A public hearing is required.

I'm not sure if this needs to be submitted to County Planning. I'm not sure of the location in proximity to any of the County parks, County roads. I don't think it does but I don't know.

MR. BLASS: We'll just send it up anyway. I'll do a form for that.

Is it within 500 feet of the County road?

MS. BAGLIO: It's not. No, it's not.

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MR. HINES: I don't have a location map.

MR. BLASS: I'll take a look at the referral requirements tomorrow. If it needs to be referred, I'll give Jen a form.

MR. HINES: I didn't have a good location map. If it needs to go it should go.

MS. LANZETTA: I have a question. Home occupations, is that considered like when somebody comes to us with a home occupation and they need a special -- it's a special use in their zoning district, are they required to go through the entire like full-blown site plan process?

MR. BLASS: Yes. Special permit plus site plan.

MS. LANZETTA: So then they're required to have the survey and all of those kinds of things?

MR. BLASS: Unless the Planning Board waives the application requirements, which you may want to do in a situation like this.

MS. LANZETTA: I was just looking through our Town requirements and they require

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quite a lot of stuff.

MR. BLASS: It's pretty heavy. I think the applicant should go through the code and make up a list of requested waivers from application requirements for the Board to consider.

MS. LANZETTA: Like Mazzstock did?

MR. BLASS: Exactly.

MS. BAGLIO: I'm lost. One more time. I have to -- could you repeat what you said?

MR. HINES: The Town Code has a checklist on the application. Many of the items on the checklist you haven't provided. The checklist corresponds with the information that's required in the zoning. On your application, which I think you have, there's things like two-foot contours, a survey map. You provided a lot of the other information besides that. If you go through this checklist which you submitted, the Planning Board application, just the items that you don't have submit in a long form. A site plan map. The majority of the items you do not have on there. The zoning bulk table. You'd be looking for relief from numerous items in the site plan checklist, some of which are not

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applicable and you would not need. In regards to fill and such. It's sheet 1 of 4 of the application.

MS. BAGLIO: When I got that checklist I wasn't really sure which things I needed and which things I didn't. I went to the office and I was like does anybody know exactly which ones are mine and which ones aren't. I couldn't get a straight answer.

MR. HINES: The code would require all those but the Planning Board has the ability to waive them depending on the intensity of use. That checklist is the same checklist as if you were building a very large project versus a home occupation.

MS. BAGLIO: I didn't know which part I needed.

MR. HINES: It sounds like the Board is going to grant you some relief.

CHAIRMAN BRAND: Would you recommend waiving the survey? Why would we recommend waiving the survey for the site plan?

MR. HINES: It has to do with the expense of generating the whole survey for the

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intensity of use of using the two bedrooms. It's certainly up to the Board if you want to waive or not. We did receive an old survey of the site that was enclosed. It's an 8 1/2 by 11. It's in my file and she did submit that awhile back. It's not an updated, detailed floor plan or site plan.

CHAIRMAN BRAND: I did receive some of the documentation that you sent. How many guests do you have -- are you planning?

MS. BAGLIO: Four, six max. Four or six max. Basically we have three rooms, two are adjoining and one is separate. If somebody rents one we block out the other because people want their privacy and they don't necessarily want to be close to other guests. It could range from four to six. It's predominantly four.

CHAIRMAN BRAND: It's year around?

MS. BAGLIO: I don't know yet. I mean we just started. I'm guessing in the winter it might be too much for people to come up in the snow. I'm hoping it does. It might just be a spring, summer, fall thing.

CHAIRMAN BRAND: Okay.

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MR. HINES: The survey they did submit, if you remember at the last meeting we discussed. It was actually done by my office in the late 1980s. They do have a copy of the survey showing the location of the house and such but it's not detailed, updated. It depends on the level of information the Board feels it needs to take a look at this. There's been numerous photos and house layouts and house plans submitted in support.

MS. BAGLIO: Is that survey okay? Do surveys change?

MR. HINES: Surveys change.

MS. BAGLIO: I didn't know if it was the plot of your land, just seeing where your land lines are.

CHAIRMAN BRAND: Most site plans, we just have a detailed survey. Drawings that show where you are parking cars, egress, ingress, everything that is particular to that specific site, not just the map.

MS. BAGLIO: Not just the outline of the property?

CHAIRMAN BRAND: Correct.

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MS. BAGLIO: I did submit an overview of my driveway, the parking area. That would be the only thing that was not on the survey. So that would take care of that information.

CHAIRMAN BRAND: Okay. Anything else from the Board?

MR. CLARKE: I'm assuming that the house originally had all the correct setbacks and it's within the code.

MR. BLASS: I think the zoning administrator has signed off on this.

CHAIRMAN BRAND: So at this time we could schedule a public hearing? Is that where we go with this?

MR. HINES: As long as the Board is comfortable with the information you have. I don't want you to get to a public hearing --

CHAIRMAN BRAND: Personally I think I'd like to see a detailed site plan of what's happening there. I apologize to you, I wasn't at the last meeting. I don't really know what was discussed at that meeting.

MS. LANZETTA: Site plan or survey?

CHAIRMAN BRAND: Like this. An actual

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survey, site plan showing the cars.

MS. LANZETTA: As required by the site plan regulations?

CHAIRMAN BRAND: Correct.

MS. LANZETTA: By a professional?

MR. CAUCHI: There is a sketch in the packet, Chris, that shows how cars would be parked. She does have a survey map. It's just a matter of connecting the dots, turning the page. I understand you want to see it all in one snapshot but we get the picture. At least I do personally.

CHAIRMAN BRAND: It's up to the Board. If you guys are comfortable with that, that's all right.

MR. CAUCHI: I think it's satisfactory.

CHAIRMAN BRAND: Joe?

MR. LOFARO: I agree. I think it's okay, what we have here.

CHAIRMAN BRAND: Joel?

MR. TRUNCALI: I think it's a lot of expense.

CHAIRMAN BRAND: Steve, Cindy?

MR. TRAPANI: If somebody else comes in

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afterwards and tries to -- has the same thing,
are we going to allow them to do the same thing?
That's the only thing I'm concerned about.

CHAIRMAN BRAND: Our last bed and
breakfast went through a lot to get their
approval.

Steve?

MR. CLARKE: I'd like the site plan but
it's a couple thousand bucks to put some lines on
a piece of paper. I don't know it's going to
change anything. I agree with you, we make
everybody else do a site plan.

CHAIRMAN BRAND: Cindy?

MS. LANZETTA: I'm conflicted. I'd
like to go with -- go back and look at the
information that I have in the files but --

MR. BLASS: If you don't have a site
plan, you know, owners change over time and the
use tends to change as the owners change. One of
the benefits of a site plan is to lock in the
development and the use for future owners because
things change. I think that the content of the
-- I don't think you need topography on the site
plan but you might want to map out the access

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2 route, the driveway, parking pertaining to the
3 use, that sort of thing. It shouldn't be -- I
4 would think that a reduced scope site plan should
5 cost maybe half of what a full site plan would
6 cost. You know, in the absence of the design
7 professional, future boards or future
8 administrators may be piecing together
9 information and trying to enforce something that
10 is not definite and clear. That's the benefit of
11 having a site plan.

12 MR. CLARKE: That's a nice compromise.

13 MR. BLASS: Pardon?

14 MR. CLARKE: That's a nice compromise.

15 MR. BLASS: Some sort of design
16 professional with less content than is typically
17 required. You could waive topography.

18 CHAIRMAN BRAND: Yeah.

19 MS. LANZETTA: Yeah, I agree with you.
20 That's not necessarily important.

21 CHAIRMAN BRAND: So I think that's what
22 I would like to see is a more detailed site plan.
23 Four of us said that.

24 MS. LANZETTA: Yes. I'm for the site
25 plan. Yeah.

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CHAIRMAN BRAND: If you could have that for a public hearing, that would be fantastic.

MS. BAGLIO: Okay. Is it not a survey, a site plan? So an engineer, a professional engineer can do it, it wouldn't have to be like --

MS. LANZETTA: Can I ask Patti Brooks? You're in the audience. I don't know if you want to answer this but is it possible for somebody like -- somebody like a surveyor to do a site plan without extensive surveying, resurveying?

MS. BAGLIO: A professional engineer?

MS. LANZETTA: It can be a surveyor.

MS. BROOKS: It depends what you want to have shown on the map. The only thing that you would require a surveyor for is if you require setback distances from existing structures to a boundary line. The only person who can do that is a land surveyor. Any design professional would be able to locate all the improvements on the site, do a deep lot, because it doesn't sound like you care so much about where the boundaries are. It looks like you have plenty of room there. And be able to layout

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geometrically where all the features are. It could be a surveyor or an engineer as long as you're not requiring --

CHAIRMAN BRAND: I asked the question previously I think to Pat. If it's existing, it's there and it's met the setbacks, then this Town doesn't require additional modifications or anything else?

MR. HINES: When applications come before this Board and there is preexisting nonconforming uses, as long as the preexisting nonconformity is not becoming worse this Board does not refer to the ZBA. As long as it's not making it more deficient, there's no referral to the ZBA. Some of the boards I represent have another take on that. This Board has consistently held as long as it's not changing preexisting nonconformity it doesn't get submitted.

CHAIRMAN BRAND: All right.

MR. HINES: That brings up the plan I have shows a house that's conforming. Not to say exactly where it's shown on the subdivision map.

CHAIRMAN BRAND: So are you

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relatively --

MS. BAGLIO: Site plan but not survey?

CHAIRMAN BRAND: You don't need the
topography --

MS. BAGLIO: Okay.

CHAIRMAN BRAND: -- I guess.

MR. HINES: You could have whatever
design professional you choose. Give me a call
and I can walk you through it.

MS. BAGLIO: Thank you.

CHAIRMAN BRAND: We can schedule a
public hearing for --

MS. FLYNN: The 18th.

CHAIRMAN BRAND: -- the 18th.

MS. FLYNN: With the other one.

CHAIRMAN BRAND: Sure. September 18th.

MS. BAGLIO: Okay.

CHAIRMAN BRAND: Thank you.

MS. BAGLIO: Thank you very much.

(Time noted: 8:05 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of September 2017.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

MILLER & COPPOLA

Project No. 17-1022
111 & 107 Mahoney Road, Marlboro
Section 103.1; Block 1; Lots 39 & 41

----- X

SKETCH - LOT LINE

Date: August 21, 2017
Time: 8:05 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: PATTI BROOKS

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

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CHAIRMAN BRAND: Miller and Coppola, lot line revision. Is anyone here for Miller and Coppola lot line?

MS. BROOKS: Good evening. The application before the Board is a lot line revision between two parcels of land located on the southerly side of Mahoney Road. One of the lots is 3.5 acres and they're proposing to convey approximately 2,081 square feet to the adjoining landowner on the east to remedy some pre-existing encroachment. We're still going to be nonconforming in our side yard setback but we're going to be taking the setback and making it much better than it is right now and putting the shed solely on the lands of Coppola. The receiving lot is 1.31 acres and will be 1.36 acres.

CHAIRMAN BRAND: Pat, do you want to go over your comments?

MR. HINES: Sure. Your last comment will lead into it. This has some pre-existing nonconformities. It's a proposed lot line change which makes the pre-existing nonconformities less nonconforming. The side yard setback issue, it has a less of a nonconformity. It has 31.9 feet.

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I guess 28.5 for the deck.

There's a shed that exists currently on the property line. This will move the line to 4.3 feet off the property line. It should continue to exist in the front yard setback where it is today.

We do have a note from Tom Corcoran submitting that the plan as drawn, he feels it's acceptable.

It does have pre-existing nonconformities. They will not be made worse and in some cases they're less nonconforming.

This is a candidate for the streamlined lot line change process transferring 2,081 square feet of land to an adjoining neighbor.

CHAIRMAN BRAND: Ron?

MR. BLASS: No public hearing will be required.

I think the Board has two choices. One, you could do an oral neg dec and approval tonight and I could provide the resolution to you tomorrow or we can put it off until the next meeting and I can get you the resolution in advance.

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MS. LANZETTA: Haven't we been going with the resolution? I mean this isn't something that's holding anybody up.

MR. BLASS: You've been getting them in advance.

MS. LANZETTA: What?

MR. BLASS: You've been getting the resolutions in advance.

MS. LANZETTA: I'm just saying we would want to wait until the next meeting for the resolution. I mean --

MR. BLASS: Yeah.

MS. LANZETTA: -- I would prefer that because that's what we've been kind of trying to set a precedence for and we're not holding anybody up.

MS. BROOKS: Not at all.

MS. LANZETTA: This is not the end of the world if they have to wait another couple weeks.

MS. BROOKS: Consistency is important.

MR. HINES: The intent is to provide additional side yard.

MS. BROOKS: Yes.

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CHAIRMAN BRAND: So is the Board okay with that?

MR. LOFARO: I agree.

CHAIRMAN BRAND: Okay. So I'll have a motion for a negative declaration.

MR. TRAPANI: I'll make that motion.

MR. BLASS: I'll give you a negative dec and approval.

CHAIRMAN BRAND: We'll push this to the next meeting for those things.

MS. BROOKS: Just one meeting in September?

CHAIRMAN BRAND: I believe we're having one on the --

MS. FLYNN: Are we going to do the 5th or just do it all on the 18th?

CHAIRMAN BRAND: Let's move it to the 18th.

MS. BROOKS: It doesn't matter to me. I want to make sure I make a good record of it.

CHAIRMAN BRAND: Let's stick with that. September 18th.

MS. BROOKS: Thank you.

So I'm clear, there are not two

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meetings in September, there will only be one meeting in September on the 18th?

CHAIRMAN BRAND: I think that decision has been made. You'll be here on the 18th.

MS. BROOKS: I was just wondering for an application to submit on Friday for --

CHAIRMAN BRAND: Is there anything on the agenda? Probably we'll just have the 18th.

MS. BROOKS: That's fine.

(Time noted: 8:12 p.m.)

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

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

That hereinbefore set forth is a
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I further certify that I am not
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STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD

----- X

In the Matter of

HIGHLAND PET CENTER

Project No. 17-1014
131 Bailey's Gap Road, Highland
Section 95.4; Block 1; Lot 18.2

----- X

SKETCH - AMENDED SITE PLAN

Date: August 21, 2017
Time: 8:12 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: VINCENT RIZZA

----- X

MICHELLE L. CONERO
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CHAIRMAN BRAND: Last up, Highland Pet Center, sketch, site plan.

Let's go to Pat first. I think we're pretty comfortable with what's going on here. Pat, your comments?

MR. HINES: The applicants have a couple of outstanding comments from the last meeting. The building inspector's referral should be made part of the file.

The narrative report -- I looked back, the old approval had apartments. Are there apartments in the building?

MR. RIZZA: No.

MR. HINES: The original approval in 2010 had apartments. That's not there. I was tying that into parking calculations. They're not there. They're no longer there.

You gave a very detailed narrative but the application doesn't state how many parking spaces are on the site. The surveyor and/or engineer should show a parking calculation chart and should depict where those parking spots are.

Our previous comment identified sanitary waste and wash down water from the

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proposed kennel. The applicant's representative has stated that they had those features in their last kennel but don't use them now. I guess they're manually cleaning the kennels.

MR. RIZZA: Yes.

MR. HINES: This new structure will not have floor drains associated with it and therefore no additional sanitary waste.

Site lighting. We do need site lighting added to the plans. There was a detail of a cut sheet for a pole mounted light as well as wall type fixtures. Just the location of those is not depicted.

We had requested a revised E.A.F. utilizing the DEC online form. The E.A.F. that was submitted was the old E.A.F. There was a four-page short form. The DEC has a short form that's two pages longer. Your engineer can do that for you, quick math.

It does need to go to County Planning. I think we're going to need the lighting details, at a minimum, and the parking lot or they're going to come back with a comment saying where is your parking lot, where is your lighting. We'll

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eventually need a public hearing as well.

CHAIRMAN BRAND: Ron, do you have anything?

MR. BLASS: No.

CHAIRMAN BRAND: Anything from the Board?

MS. LANZETTA: I'll second what Pat said. You're going to need the lighting details and parking details for County, otherwise it's just going to hold you up.

MR. RIZZA: Just a question. Is there a reason why it has to go in front of County?

MR. HINES: It's on the municipal boundary. Anything within 500 feet of a municipal boundary. This is zero feet from a municipal boundary. It by statute needs to go to County Planning.

MR. RIZZA: Okay.

CHAIRMAN BRAND: Did you have any other questions?

MR. RIZZA: No.

CHAIRMAN BRAND: So I guess we will put you on the agenda for the 18th as well. If everything is in order we'll schedule a public

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hearing following that and refer it to County and make sure everything is in order at the 18th meeting.

MS. RIZZA: The public hearing will be on the 18th?

CHAIRMAN BRAND: No. We'll review and see that you made all the necessary changes and additions, and then we can send it to County, and then we can schedule a public hearing.

MS. RIZZA: Okay.

CHAIRMAN BRAND: All right. Pat, the last time we met there was a question as to the Google map versus the drawing on the map. Has that issue been resolved?

MR. HINES: Yeah. They submitted a survey plan by Medenbach & Eggers that shows the planimetrically, no topography. Planimetrically what was on the Google map. The surveyor's map has been placed in the package. We have details. The cover sheet you have now depicts the existing conditions on the site. The lighting details and locations of poles and parking lots were removed.

CHAIRMAN BRAND: They'll add those to the new map.

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MR. HINES: Yes. They need to be added to the new map, where the light poles are proposed as well as delineate the parking. It looks like there's adequate parking on the site based on the narrative. We just need to show where those are, and we need some form of parking calculation.

It looks like there's a grooming business on the site, which certainly seems acceptable, cohesive to the use that's proposed. All those uses should be depicted and parking calculations shown. I have copies of the comments. I tried to get them to Lou Dubois.

CHAIRMAN BRAND: Thank you.

(Time noted: 8:20 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of September 2017.

Michelle Conero

MICHELLE CONERO