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

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In the Matter of

BAYSIDE MIXED USE

Project No. 17-1024  
18 Birdsall Avenue, Marlboro  
Section 109.1; Block 4; Lot 29

----- X

PUBLIC HEARING - SUBDIVISION

Date: June 4, 2018  
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: JUSTIN DATES

----- X

MICHELLE L. CONERO  
PMB #276  
56 North Plank Road, Suite 1  
Newburgh, New York 12550  
(845)541-4163

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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, June 4, 2018. Regular meeting 7:30 p.m. Bayside Mixed Use, public hearing, subdivision; Pascale/Taddeo, sketch, lot line. Next deadline: Friday, June 8th. Next scheduled meeting: Monday, June 18th.

CHAIRMAN BRAND: I would like to start off with the Bayside public hearing.

Do you have the mailings?

MR. DATES: Yes.

CHAIRMAN BRAND: How many did you send out, how many came back?

MR. DATES: We sent out 104, we had 72 returned, 2 undeliverable.

CHAIRMAN BRAND: Just give those to the secretary.

Two things before we get started. Number one, for the record I did receive an e-mail from Brian Maher who is -- works for the U.S. Senator, Bill Larkin's office. He said he's

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been made aware of the historical and military significance of the Heff building located on the Bayside property. The senator is willing to work with all parties involved, including the developer. He said I'd be happy to host a meeting at the district office to discuss the topic.

So you've been given a copy of that as well?

MR. DATES: Yes, I have.

CHAIRMAN BRAND: Excellent.

MR. TRUNCALI: "Legal notice, subdivision application. Please take notice a public hearing will be held by the Marlborough Planning Board pursuant to Chapter 134 of the Marlborough Town Code on Monday, June 4th, for the following application: Bayside Mixed Use, at the Town Hall, 21 Milton Turnpike, Milton, New York at 7:30 p.m. or as soon thereafter as may be heard. The applicant is seeking approval of a three-lot subdivision located at 18 Birdsall Avenue, Section 109.1, Block 4, Lot 29. Any interested parties either for or against this proposal will have an opportunity to be heard at

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this time. Chris Brand, Chairman, Town of Marlborough Planning Board."

CHAIRMAN BRAND: This is a public hearing. Any interested parties either for or against will have an opportunity to speak. I would just like to remind those in the public that the site plan for this project has already been approved. This public hearing is strictly for the subdivision itself for the three lots.

MS. GIUNTA: When was that approved for the site development, because I looked through all of your minutes for all the meetings that are posted online and there's nothing even discussed of this, that it was approved?

CHAIRMAN BRAND: I'd have to go back into my notes.

MR. BLASS: May 7th.

MS. GIUNTA: None of your May minutes are online, and that wouldn't be fair to the public that we couldn't even see the conversations that you even had.

CHAIRMAN BRAND: Okay. I don't know about the website. They should be online as far as I'm concerned. I don't know.

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MS. GIUNTA: It wasn't on there as of  
3:30 this afternoon.

CHAIRMAN BRAND: Okay. I'll check into  
that.

THE REPORTER: Can I have your name,  
please?

MS. GIUNTA: Joanne Giunta,  
G-I-U-N-T-A.

THE REPORTER: Thank you.

CHAIRMAN BRAND: Mr. Dates, do you want  
to give us a quick overview?

MR. DATES: Sure. What we're here for  
is a public hearing for a three-lot subdivision  
of the Bayside project. Is the mic working?  
Should I use the mic?

CHAIRMAN BRAND: Sure.

MR. DATES: As I said, we're here for  
the Bayside project. It's a three-lot  
subdivision. The current parcel is about 25  
acres in size. The applicant, as part of the  
development, will be subdividing it into three  
separate lots.

Just to orient everyone, north is up  
the page, 9W is on the right here, and then the

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middle school is on the bottom of the page here.

So the three lots consist of -- along 9W there's a commercial parcel about 2.3 acres in size, there's another -- this kind of magenta lot here is about 1.2 acres in size. There's no proposed development on that lot. It will retain the current owner's ownership. Then the largest lot in the rear here, the green one, that will house the proposed residential development, and that's the 104 apartment units within the 5 buildings there. And then lastly, we are proposing for offer of dedication a Town road to come up into the site about 750 feet or so. So there would be an associated right-of-way so long as the Town accepts dedication of that.

CHAIRMAN BRAND: Excellent. This is a public hearing. If you have any questions or comments you'd like to ask, now is your time. Please just stand. If you'd like to come up to the podium you may, but please be sure to state your name for the Stenographer. Anyone?

Mr. Garofalo.

MR. GAROFALO: James Garofalo, 3 Young Avenue. I just wanted to make some points that I

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had made in the prior meeting, one of which is I believe that this should go before the ZBA because of the zoning issue, and ideally that should have been taken care of earlier. I do understand the ZBA probably would approve it but I think as a procedural matter that it should go before the ZBA.

The second item is I certainly would like to see a cul-de-sac at the end of that road, which is not being shown now. Hopefully that will eventually be put in. That would certainly require similar lot line changes. Thank you.

CHAIRMAN BRAND: Can I ask what you're referring to as far as the ZBA and the zoning?

MR. GAROFALO: This building, the 12,000 square feet, any building over 10,000 square feet has to have a loading area. There's a distance requirement for two locations, one is distance from a school. Remember that Young Avenue is actually owned by the school district and it's also, depending on how you measure it, within the distance to the middle school. The second thing is the distance from a public intersection, which probably would be both North

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Young as well as the new intersection. I put this -- in my written material I referred to the exact section in the code. If they made the building smaller than 10,000 square feet, both of those requirements would disappear. But considering that this is 12,000 square feet, it falls under that area, and I believe it should be referred to the ZBA even though historically with Chestnut Petroleum the same issue came up with the distance from a public street and the ZBA did approve that change. Procedurally I believe even if -- it seems like they might adopt it, it should go to them. This is a double case. Thank you.

CHAIRMAN BRAND: Thank you, Mr.

Garofalo.

Anyone else?

MR. HERBST: Peter Herbst, I live on Prospect Lane. Why do we keep referring to this as 18 Birdsall Avenue?

CHAIRMAN BRAND: Mr. Dates?

MR. HERBST: I mean I live right up there.

MR. DATES: That is the current



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address for this parcel. It actually has a deeded access from Birdsall Avenue through the school to gain access to the existing house that's there. It does not have a Route 9W or even a Purdy Avenue address.

MR. HERBST: You have access off of Birdsall Avenue to that?

MR. DATES: That's correct. Yup.

MR. HERBST: Buses go in there now; right?

MR. DATES: The school. The school uses it.

MR. HERBST: Is there going to be another entrance to the school?

MR. DATES: No, sir.

MR. HERBST: No?

MR. DATES: The current address is off of Birdsall because we have a deeded access to get to that house. That's it.

MR. HERBST: Okay. What's the address of the school? Route 9W? You don't know?

CHAIRMAN BRAND: I don't know.

MR. DATES: I'm not sure.

MR. HERBST: It just kind of makes me

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wonder. There's nothing on Birdsall Avenue per se, is there?

MR. DATES: No. I mean the County records, this is the address for the site.

MR. HERBST: Okay. Good. Thank you.

CHAIRMAN BRAND: Anything else?

MS. GIUNTA: I have a question. I heard, I don't know if it's through the grapevine or what, but I was told today that once you have all the approvals from the Town to do all this, that you are selling to a different company to do the buildings. Is that correct?

MR. DATES: I don't know anything of that. I have not heard that before.

CHAIRMAN BRAND: Any other comments from the public?

MR. HERBST: Peter Herbst. Nobody else is going to say anything. The concern we all have is this is going to be a Bloomingburg?

MR. DATES: I'm not sure what that is.

MR. HERBST: I mean everybody knows -- I'm just asking a question because nobody is asking. It's the question that everybody wants to ask but nobody does. What's going to happen?

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CHAIRMAN BRAND: I believe there's no plans for this to become a Hasidic community. It's just going to be market value and rented. Correct?

MR. DATES: Yes. It's market rate apartment units.

MS. HERBST: This whole unit, is there anything in all these units that is tax exempt? Is there going to be anything within all these units that is tax exempt?

CHAIRMAN BRAND: Mr. Dates?

MR. DATES: No. The residential component, we provided information in the FEIS which shows --

UNIDENTIFIED SPEAKER: Can you speak louder? I can't hear you.

MR. DATES: We provided the residential component in our environmental impact statement, we showed the tax estimates that we paid for the residential. There were no deductions shown on those.

MS. HERBST: And that's going to remain that way?

MR. DATES: Yes. That's how we propose

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it. Yes.

MS. HERBST: Thank you.

MS. GIUNTA: This is a proposal for 9W tonight; correct? The buildings that you want to put, the commercial side?

MR. DATES: This is.

CHAIRMAN BRAND: This is a proposal to subdivide three parcels. It's to subdivide the one large parcel into three separate parcels, one of which will be commercial in the front on 9W, one of which would house the apartment development, and then the other would be the vacant land off the newly proposed road.

MS. GIUNTA: Which is going to go to the school eventually probably?

CHAIRMAN BRAND: We don't know.

MS. GIUNTA: What type of businesses are you going to put into the commercial? Have you done any advertising for it? Are you going to just build it and hope you rent it?

MR. DATES: Right now there are no users or tenants identified. It would be built once the applicant secures one. He's not going to build a spec commercial building.

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MS. GIUNTA: Is it going to be for multiple businesses or just for one? Are you going to have a set of offices ?

MR. DATES: Right now it's all commercial, 12,600 square feet. If it's various tenants, he does not know yet. We haven't identified anyone for it.

MS. GIUNTA: When is all this you are trying to propose for building? The last meeting I thought you were going to do one section, see how that went and then build.

MR. DATES: Should I keep going?

CHAIRMAN BRAND: Yes.

MR. DATES: Okay. He wants to get the residential development underway and going. That's his focus. The commercial, like I said, will be built when a tenant is identified.

MS. GIUNTA: 9W is not going to be affected by this?

MR. DATES: We don't have any access out to Purdy Avenue aside from the emergency access, which s gated, and just the maintenance driveway to our stormwater area, which is also gated.

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MS. GIUNTA: So then my proposal to the Town, why are you having any type of access to Purdy Avenue at all, because we are a dead end? We're not a cul-de-sac. We can't handle large trucks on our road. There are no turn around spots, no nothing. Why are you stating you're going to have access to our road? You're off Birdsall.

MR. DATES: I mean actually from a safety standpoint, if Purdy Avenue is blocked off at 9W, we actually -- you can then have the ambulance or even a fire truck get through our site to get to Purdy. It's just a second means of an emergency access. It's not a full-time driveway. It's gated. It's only open and has keyed access for the emergency services. That's it.

MS. GIUNTA: We never had that before. We don't need it now. That's what I'm saying. Purdy Avenue wants to remain a dead end.

MR. DATES: We're not changing that. It's still a dead end.

MS. GIUNTA: Well you're still making access. So when 9W is blocked because there is a

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traffic jam from an accident or something, you guys are going to open that up. We're going to have lots of traffic on 9W to go through that cul-de-sac so they can go around the traffic. Don't shake your heads because you know you're going to do it eventually.

CHAIRMAN BRAND: Mr. Garofalo.

MR. GAROFALO: I think it would help if the speakers would identify themselves for the minutes that are being taken.

There is a part of the parcel that will be tax exempt, and that's the public road that's coming in through here which will connect into the middle school for their access so that the buses come out at the traffic light, which is actually a very good thing that they are doing and was the original thought when the traffic signal was put in.

The gentleman from Maser is correct, Purdy Avenue will remain a dead-end road and it will be a keyed access. Only emergency personnel will be able to open it up. It's really for the safety of both the people on Purdy Avenue as well as the people in the development. If there is

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something that blocks emergency vehicles from getting to them they can now do that. That is the purpose of the emergency access. This is a very common thing to do for dead ends for large developments. You do not want to have only one access because, as we've seen in the latest storm, roads get blocked and emergency vehicles still need to get through. Thank you.

CHAIRMAN BRAND: Anyone else?

MS. HOEY: Eileen Hoey. I live on Purdy Avenue. I've been there for thirty years. We've never had an issue. Never. There have been fires, there have been emergency vehicles. Fire trucks came up once and that was because we had a micro burst and trees went through roofs. We've never had that. I don't see it now.

I'm just disputing what he said. My big thing is the second entrance to that property, where is that? That's for maintenance?

CHAIRMAN BRAND: Do you want to come up and take a look at the map?

MS. HOEY: I've looked at it before.

MR. DATES: Yes. What was your last name?



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MS. HOEY: Hoey. I'm up further.

MS. GIUNTA: The entrance is right by my house, 34.

MR. DATES: I wrote the addresses on here. It's across from --

CHAIRMAN BRAND: Keep going. To the right.

MR. DATES: Giunta?

MS. GIUNTA: That's me.

MR. DATES: So yeah, it's a gated maintenance access for the stormwater area in the back of the parcel.

MS. HOEY: So that's where that existing -- the existing dug out area is?

MS. GIUNTA: Yes.

MS. HOEY: Because further down is swamp, total swamp.

MR. DATES: The wetlands area is back here. We're about 100 feet or so up Purdy away from that.

MS. GIUNTA: You're going to take down all the trees from my house all the way down to 9W?

MR. DATES: No. There's over seven

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acres of woodlands that we can't touch because it's Army Corp wetlands, and then there's also selective areas that we preserved around the perimeter of the existing vegetation as well, and then supplemented with additional landscaping.

MS. HOEY: The part that you're leaving, that's swampy area right now, that's close to where the fire was recently. That's swamp too.

MR. DATES: The fire in the barn you're speaking of; correct?

MS. HOEY: Yeah.

MR. DATES: So that barn is located right about here. The wood line comes and wraps around -- here's the tennis courts. It wraps around this back side. That's all being preserved. Then where you see this kind of net hatching here, all this is the wetlands that we're not touching. That's all maintained.

MS. HOEY: And you're taking down all the trees that are on the edge of the roads so there's no barrier?

MR. DATES: No. There's --

MS. HOEY: No. Up closer to where I

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live.

MR. DATES: So there is existing vegetation that wraps around the corner here. There's some along this area and here we're preserving. We're also supplementing it. We have a full landscape plan that shows evergreen screen plantings wherever there's some gaps or areas around the perimeter where we removed some of the existing vegetation.

MS. HOEY: So the answer to my question, are you leaving a barrier of existing trees?

MR. DATES: Not all the way around the site.

MS. HOEY: No. On Purdy Avenue?

MR. DATES: Yes. Not in all locations.

MS. HOEY: Okay. Just refresh me. Could you point it out?

MR. DATES: There are areas in this section.

MS. HOEY: That's a home.

MR. DATES: There is a home there.

MS. HOEY: There is a nice home there.

MR. DATES: Yup. So this is all

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getting planted out, evergreen screening, and then we have a section up along Purdy here where we'll also be introducing screen planting. The rest of it we're preserving, to some level, the existing trees.

MS. HOEY: So prior to -- so from that home to 9W is all going to be taken down?

MR. DATES: No. Do you want to come up here?

MS. HOEY: Yes.

MR. DATES: I think it would be easier to point out to you the areas.

This bold line here is our property.

MS. HOEY: Right.

MR. DATES: This kind of wavy line here is where our proposed tree line is going to be. We will put this back as vegetation. We have this area all along here that's being saved adjacent to the back of these lots on Purdy. The same thing here. We'll be saving some of this. This is the area where we'll be having plantings, because you do have some going on here. We'll be clearing out those areas.

MS. HOEY: And that is because of this

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road?

MR. DATES: No. No. Just because as we grade out the site it's going to get bigger. As we go to the west here, again this is a pocket that's open that we are replanting throughout here, and then all of this is all existing vegetation to remain, and all of this, all this here. That's all staying what it is.

MS. HOEY: This are all parking?

MR. DATES: That's correct. Parking areas. These are residential buildings.

MS. HOEY: What is the distance? 20 -- no.

MR. DATES: The required setback is 75 feet. We're just over that from the back of the building.

MS. HOEY: From the road to these parking lots, do you know the distance?

MR. DATES: Yeah. It's about 70 feet from here to that corner, and then it moves further away. This closer would be probably about 80 feet and here you're probably around 45 feet. This corner and then the rest of that.

MS. HOEY: So we're going to basically

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have parking lots I'll be looking at.

MR. DATES: No. That's why I said we planted out full evergreen screening through here.

MS. HOEY: Short; right?

MR. DATES: They're being installed at six, seven feet I believe it was.

MS. HOEY: Takes time to grow. It's taken twenty years for mine to grow. Okay. Thank you.

MR. DATES: You're welcome.

CHAIRMAN BRAND: Mr. Garofalo.

MR. GAROFALO: James Garofalo. I just want to point out that the site plans, including the tree planting, are on the website under the minutes. If you can't open the files, because some of those files are too big for normal computers to open up with any speed, then you can go to the planning department, which is at the assessor's office, and they will be able to pull up the plans and show you the plans with the landscaping. Thank you.

CHAIRMAN BRAND: Anyone else?

(No response.)

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CHAIRMAN BRAND: Going once? Twice?

(No response.)

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

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

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor to  
close, say aye.

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: The public hearing is  
closed.

Ron, do you have prepared for us a

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BAYSIDE MIXED USE

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resolution of approval by the Town of Marlborough  
Planning Board?

Any comments from the Board before I  
poll the Board?

MR. BLASS: Not really. It's a  
conditional resolution. The same conditions here  
as were attached to the site plan, special  
permit.

CHAIRMAN BRAND: Jen, would you poll  
the Board?

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: No.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.



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CHAIRMAN BRAND: So carried.

MR. DATES: I just have two items.

CHAIRMAN BRAND: Sure.

MR. DATES: I did receive a final copy of the memorandum of understanding from the middle school. That would be to build out, expand the paving for parking going down the existing driveway, do the striping where the buses currently park in coordination with the school, and then also those coordinated driveways. So I have an executed version I wanted to give to the Planning Board while I'm here from the school district.

CHAIRMAN BRAND: Okay. Just give that to Jen.

MR. DATES: Okay.

CHAIRMAN BRAND: Anything else, Mr. Dates?

MR. DATES: Yeah. Just one other quick item. At the last -- the site plan public hearing, and also the Ulster County Planning Department had looked to have that sidewalk connection to Purdy. I had gone back through my notes and didn't see -- there was some feedback

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that the -- it wasn't voted on previously. I was wondering if while the Board is here and I'm here, if there's any feedback on that so when we are wrapping up the plans that we'll give the Board what they are looking for with that particular aspect.

CHAIRMAN BRAND: Our practice in the past has been to require sidewalks on all the frontage if possible.

MS. LANZETTA: He's talking about Purdy.

CHAIRMAN BRAND: To do a walkway?

MR. HINES: Along the emergency access.

MR. DATES: There are sidewalks along 9W but --

MS. LANZETTA: We discussed that but I don't remember that being a requirement of the approval from Ulster County.

MR. HINES: The neighbors had come out strongly against it. The Purdy Avenue residents did not want that as a cut through.

CHAIRMAN BRAND: I don't think anyone on Purdy wants that.

MS. LANZETTA: I can understand the

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confusion. I had mentioned I thought it was a good idea, that people should have access, you know, to be able to walk from Purdy to the school and vice versa. That's all part of the complete street that the State is trying to promote so that people can get out and exercise and, you know, participate in things without having to get into a car. But that was my opinion, and I voiced it and I think it got into the minutes. That might have been where the confusion came in. I don't think we as a Board ever voted on it.

CHAIRMAN BRAND: We did not. In my opinion I think the sidewalk at the end of Purdy is plenty good enough. If people are interested in walking in the Town they can walk down the road. It's not a high-traffic area. I think that would be sufficient.

MS. LANZETTA: Does anybody else want to give their opinions?

MR. LOFARO: I agree with Chris. I think there's plenty of options down below. The sidewalks down below, if that's what you want to do, cross over, that's what you have. It doesn't seem necessary to be able to come from Purdy

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Avenue just to the school.

MR. TRAPANI: I agree.

MR. CAUCHI: I like sidewalks.

CHAIRMAN BRAND: You do like a sidewalk?

MR. CAUCHI: Mm'hm'.

CHAIRMAN BRAND: Joel?

MR. TRUNCALI: I'm fine with them going down 9W.

CHAIRMAN BRAND: That's five.

MR. DATES: Got you. Okay. Thank you.

MS. GIUNTA: Chris, can you say what that means? Did you guys vote there's going to be a sidewalk on 9W or no?

CHAIRMAN BRAND: The developer asked if there would be -- if there could be a sidewalk from the access road onto the site. We just decided that the sidewalk on 9W is plenty, that we don't need another sidewalk coming onto Purdy Avenue from the site to our street.

MS. GIUNTA: That also will make it a public access road if you put a sidewalk in there.

CHAIRMAN BRAND: It doesn't but it's

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not -- there won't be one.

MS. GIUNTA: Technically we want Purdy Avenue to remain Purdy Avenue. It's a dead end. We have the people we want on there. Most of them are here. Thank you.

CHAIRMAN BRAND: Thank you.

(Time noted: 8:00 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 16th day of June 2018.

*Michelle Conero*

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MICHELLE CONERO

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

----- X  
In the Matter of

PASCALE/TADDEO

Project No. 18-2006  
Pascale Place/Cameron Court, Marlboro  
Section 109.1; Block 4; Lot 70.340  
Section 109.1; Block 1; Lot 48.110

----- X

SKETCH - LOT LINE CHANGE

Date: June 4, 2018  
Time: 8:00 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

MICHELLE L. CONERO  
PMB #276  
56 North Plank Road, Suite 1  
Newburgh, New York 12550  
(845)541-4163

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CHAIRMAN BRAND: Next up,  
Pascale/Taddeo.

Mr. Messina, can you give us a run  
through of what you have proposed here?

MR. MESSINA: Carmen Messina, surveyor  
for the project.

This is a lot line revision between two  
lots. On the map lot number 1 is owned by  
Anthony Pascale, Pascale Place, and lot number 2  
is owned by Joseph Taddeo, Cameron Court. We  
propose lot number 2 transfer 1.7 plus or minus  
acres to lot number 1.

CHAIRMAN BRAND: Pat, did you want to  
go through your comments?

MR. HINES: Sure. Just as the  
applicant stated, it's a transfer of 1.75 -- it's  
actually 1.74 plus or minus acres of property  
between two contiguous lots. The new lot line  
will follow generally along the existing  
stonewall, which seems to make sense.

I believe this qualifies for the Town's  
streamlined lot line change procedure. It's two  
lots adjusting a lot line between them.

There was no signed proxy from Taddeo.



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I believe that's been received since. I'm informed Taddeo has signed off on that application. I don't have that.

The Pascale lot on the current map, it looks like there's a tenth of an acre difference in that lot. Similarly, the Taddeo lot, based on the deeds that were submitted, is almost an acre difference in size. I don't know why that is.

MR. MESSINA: I'll check that.

MR. HINES: Then I just noticed the deeds we got were between a law firm and the Prospect Ridge, LLC. I don't have any deed from Taddeo showing that Taddeo actually owns lot 2.

MR. MESSINA: That was my fault. I grabbed the wrong document. I'll get that to you.

MR. HINES: Those are the only -- the two outstanding issues I have are the lot sizes versus the deed descriptions. It's not unusual for that occur but one was almost an acre difference. I think that should be checked. Then the deed from Taddeo.

There's some other thing here between, I believe, Prospect Ridge Company and the

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attorney.

CHAIRMAN BRAND: Ron, did you have anything on this?

MR. BLASS: I don't.

CHAIRMAN BRAND: Okay. So since this qualifies for the streamlined process, we can just go ahead and fix those changes up?

MR. BLASS: Yeah. No public hearing is needed. You can put it on for a vote.

CHAIRMAN BRAND: Tonight? He's got to fix it?

MR. BLASS: The next meeting. He has some clean up to do I think. For the next meeting I could do a resolution for you.

CHAIRMAN BRAND: So June 18th?

MR. BLASS: June 18th.

MR. CLARKE: That will give you time to get everything so it's square?

MR. MESSINA: I'll check my calendar. So you don't need to send any letters out?

CHAIRMAN BRAND: No. Just make the adjustments that Pat referred to and get the right deed.

MR. MESSINA: Yes.

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CHAIRMAN BRAND: Excellent.

MR. MESSINA: Thanks. Anything else  
from the Board?

CHAIRMAN BRAND: Thank you.

Motion to adjourn?

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: A second?

MR. TRUNCALI: I'll second.

CHAIRMAN BRAND: Any opposed?

(No response.)

CHAIRMAN BRAND: We are adjourned.

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

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*Michelle Conero*

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MICHELLE CONERO