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

----- X

In the Matter of

KEVIN & KELLIE CASEY

Project No. 17-1008
134 Idlewild Road, Marlboro
Section 108.3; Block 1; Lot 41

----- X

PRELIMINARY SUBDIVISION

Date: August 20, 2018
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
MANNY CAUCHI
STEVE CLARKE

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

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

----- 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.)

CHAIRMAN BRAND: Agenda, Town of Marlborough Planning Board, August 20, 2018. Regular meeting for 7:30 p.m. Approval of stenographic minutes for July 16th. Kevin and Kellie Casey, 134 Idlewild Road, Marlboro, preliminary subdivision; Wade Davis, 39 Reservoir Road, Marlboro, sketch, lot line; Paul Gladman, 107 South Street, Marlboro, sketch, lot line; Marlboro on Hudson, Hudson Circle, Marlboro, sketch, site plan. Next deadline: Friday, August 24, 2018. Next scheduled meeting: Tuesday, September 4, 2018.

First up, Kevin and Kellie Casey.

MS. FLYNN: Chair, the minutes.

CHAIRMAN BRAND: Yes. Do I have a motion to approve the minutes for 7/16?

MR. CAUCHI: I'll make a motion to approve the minutes for 7/16.

CHAIRMAN BRAND: Is there a second?

MR. CLARKE: I'll second.

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CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MS. LANZETTA: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: So carried.

Thank you, Jen.

MS. BROOKS: The application before the Board is a two-lot subdivision of 9.76 acres located on both sides of Idlewild Road. Lot number 1 is a proposed new lot of 1.75 acres. Lot number 2 is 8.01 acres which includes a 0.94 acre of the highway within the road bounds of Idlewild Road.

We originally made application for this back in 2017 and then it was put on hold. They recently received Board of Health approval on it. We have a copy of the septic plans that were approved by the Board of Health in June.

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We had received a letter from the highway superintendent back in April of 2017 that the existing original driveway that is in existence and they are planning on using for the new dwelling on lot number 1 is suitable to use in the location it was in.

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

MR. HINES: Patti Brooks just did.

MS. BROOKS: There's one more comment.

MR. HINES: I'm looking at the septic permit now. I see that's been received, so that's done.

I don't have the highway superintendent's letter but we're looking in the file now.

The only other comment has to do with the highway right-of-way. This was discussed at a previous subdivision of this property and it was shown to be a fifty-foot right-of-way highway bounds. It's consistent with that previously filed map.

The only thing left to do here is to schedule a public hearing.

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I am reading the April 11th highway
superintendent's sign off as well.

CHAIRMAN BRAND: Any questions or
comments from the Board?

(No response.)

CHAIRMAN BRAND: We can go ahead and
schedule that public hearing for September 17th.
Does that work for you?

MS. BROOKS: Yes.

CHAIRMAN BRAND: September 17th public
hearing. I think that's it.

MS. BROOKS: All right. Thank you very
much.

(Time noted: 7:35 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 28th day of August 2018.

Michelle Conero

MICHELLE CONERO

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WADE DAVIS

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

----- X

In the Matter of

WADE DAVIS

Project No. 18-2009
39 Reservoir Road, Marlboro
Section 108.2; Block 9; Lot 10.11

----- X

SKETCH - LOT LINE

Date: August 20, 2018
Time: 7:35 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
MANNY CAUCHI
STEVE CLARKE

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

APPLICANT'S REPRESENTATIVE: KEVIN CASEY

----- X

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WADE DAVIS

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CHAIRMAN BRAND: Next up, Wade Davis, sketch, lot line, 39 Reservoir Road, Marlboro.

MR. CASEY: I'm representing Mr. Davis. Kevin Casey.

CHAIRMAN BRAND: Pat, do you want to go through your comments on this?

MR. HINES: This is a lot consolidation/lot line change. There's two lots that are at 7.5 acres apiece. They're proposing a new lot to be 14.5 acres and one to be just over 1 acre by a little bit.

The only comment I had was -- or significant comment I had was the concern on the lot size. I don't know if there's an existing septic on there. I just want to make sure that someone was aware, I don't know if this is a transfer in the family, so there is enough room to put in a septic system. It's at the exact minimum lot line. I don't know if septic testing has been done. There's kind of a buyer beware. Can you fit a septic and well on this?

MR. CASEY: There is an existing --

MR. HINES: There's a trailer there.

MR. CASEY: There is an existing septic

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WADE DAVIS

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and well. They're giving the land to my niece and they're going to build on that.

You're saying it's not big enough, Pat?

MR. HINES: It meets the minimum lot size. If there are any issues with the soils it could be difficult to potentially site a septic. It's more of a buyer beware. It does meet the minimum lot size. You will have to go to the Health Department when you build the house to get the septic approval. I guess if it's in the family you can always adjust the lot line to make it work if you had to.

MR. CASEY: I would have no problem making it larger if we had to. I was just not aware it should have been any larger.

MR. HINES: It meets the zoning. It meets the zoning by six-hundredths of an acre. It's close.

There's a trailer that's proposed to be removed. That will have to be removed prior to stamping the plans.

The power of attorney was submitted. I think Ron took a look at that as well at the previous application. It does reference 39

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WADE DAVIS

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Reservoir Road and the purchase thereof. This is a subsequent action. I'll leave that to Ron.

MR. CLARKE: Pat, does that trailer have any kind of a septic system?

MR. HINES: That's the question. I think Mr. Casey is saying it does now.

MR. CASEY: There is an existing septic and well.

MR. CLARKE: Was it County approved?

MR. HINES: It's probably pre-existing.

MR. CASEY: From what the neighbor told me it was approved. No recent septic system problem within the last ten years. Just word of mouth. I have no personal knowledge of it.

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

MR. BLASS: No. I think the power of attorney has come in. An amended power of attorney if I'm not mistaken. That takes care of the problem.

MS. FLYNN: Yes.

MR. BLASS: So I prepared a Part 2 E.A.F., a negative declaration and an approval resolution. I didn't know about the trailer. We

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WADE DAVIS

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should add that as a condition.

MR. CASEY: It was removed.

MR. BLASS: It's already gone?

MS. LANZETTA: The trailer has been removed. The trailer's been removed. Again, it behooves us, we have to make sure we're approving a buildable lot. As a condition I would want to make sure that the septic is being shown on here so that it meets whatever.

MR. CLARKE: And it's Board of Health approved.

MR. HINES: That would make me feel more comfortable. If there is a recent septic that has Board of Health approval, that can be a condition and submitted, or one could be approved as a condition of approval sought. They're going to have to do it either way before they build the house. It probably would make sense to do it now before you file a map that may have to be changed.

MS. LANZETTA: It's fine with me as long as it meets the Board of Health.

MR. BLASS: I'll put that additional condition in tomorrow morning and send it to you

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WADE DAVIS

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folks.

MS. LANZETTA: Sounds good.

CHAIRMAN BRAND: So we're adding Board
of Health approval to the approval; correct?

Okay. Everyone on the Board here was
sent a SEQRA negative declaration and a notice of
determination of non-significance for this
project.

Jen, would you poll the Board?

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Truncali?

CHAIRMAN BRAND: Absent.

MS. FLYNN: Member Trapani?

CHAIRMAN BRAND: Absent.

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: You were also sent a

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WADE DAVIS

13

resolution of approval by the Town of Marlborough
Planning Board for the lot line revision. We are
adding conditional Board of Health approval to
that.

Jen, would you poll the Board?

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Truncali?

CHAIRMAN BRAND: Absent.

MS. FLYNN: Member Trapani?

CHAIRMAN BRAND: Absent.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: I think you're all

set.

MR. CASEY: Thank you.

CHAIRMAN BRAND: You are very welcome.

(Time noted: 7:43 p.m.)

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

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That hereinbefore set forth is a
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I further certify that I am not
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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

PAUL GLADMAN

Project No. 18-2007
107 South Street, Marlboro
Section 108.58; Block 10; Lot 1

----- X

SKETCH - LOT LINE

Date: August 20, 2018
Time: 7:43 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
MANNY CAUCHI
STEVE CLARKE

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

APPLICANT'S REPRESENTATIVE: PAUL GLADMAN

----- X

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PAUL GLADMAN

16

CHAIRMAN BRAND: Next on the agenda,
Paul Gladman, 107 South Street, Marlboro.

MR. GLADMAN: Good afternoon.

CHAIRMAN BRAND: How are you today?

MR. GLADMAN: Good. Yourself?

CHAIRMAN BRAND: Great. Why don't you
give us a little rundown of what it is we're
looking at here.

MR. GLADMAN: My house was built in
2003. It sits on four parcels. I had thought I
had combined -- I thought it was already made
into one parcel but it's still -- we're still
paying taxes for four parcels. I'd like to
change the line so we're paying taxes on one.

CHAIRMAN BRAND: So you're basically
combining four into one?

MR. GLADMAN: Yes, sir.

MR. HINES: They're four small strip
lots that look like one lot right now.

MR. GLADMAN: I thought it was changed.
I didn't do the paperwork myself. I was
represented by someone and I thought it was done,
then recently I had the assessment of the house
done and it didn't get changed.

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PAUL GLADMAN

17

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

MR. HINES: I have some clean-up items for the lot consolidation. Because it's four lots it doesn't qualify for the streamlined lot line change, so it does need -- unfortunately it needs a public hearing. I sent these to Mr. Gladman's representative, but if you would share them with him. It's really clean-up items, location map, bulk tables. Your surveyor will know.

MR. GLADMAN: Great.

MR. HINES: He should have it but I'll give it to you as well.

This does need a public hearing as well.

CHAIRMAN BRAND: Comments or questions from the Board?

(No response.)

CHAIRMAN BRAND: No. We can go ahead and schedule that public hearing for September 17th as well.

You'll have all those corrections made to the map by that time.

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PAUL GLADMAN

18

MR. GLADMAN: Sir, September 17th is a bad day for me.

CHAIRMAN BRAND: Okay.

MR. GLADMAN: I won't be in town. Can I have another date?

MR. HINES: The first meeting in October.

CHAIRMAN BRAND: The first meeting in October, which would be --

MS. FLYNN: October 1st.

CHAIRMAN BRAND: Does that work for you?

MR. GLADMAN: Yes, sir. That's perfect.

CHAIRMAN BRAND: We'll put you on. You have plenty of time to make those changes for the October 1st public hearing.

MS. LANZETTA: Send out the notices to your neighbors.

CHAIRMAN BRAND: Just speak with Jen. She can help you out with that in the office.

MR. GLADMAN: Great. Thank you.

CHAIRMAN BRAND: Thank you.

MR. HINES: A couple weeks before that

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PAUL GLADMAN

19

you have to come and see Jen and get a list of
who you're going to mail the notices to.

MS. FLYNN: You'll get a letter to put
in.

MR. GLADMAN: Two weeks before that?

MR. HINES: Give her more time. They
have to go out ten days before. Give yourself
probably three weeks before.

MR. GLADMAN: Okay. I'll get it in.
Thank you.

MR. HINES: You can do it tomorrow. It
has to be ten days before.

MR. GLADMAN: Thank you.

(Time noted: 7:47 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
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That hereinbefore set forth is a
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I further certify that I am not
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interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 28th day of August 2018.

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

MARLBORO ON HUDSON

Project No. 18-2008
Hudson Circle, Marlboro
Section 108.12; Block 8; Lot 23

----- X

SKETCH - SITE PLAN

Date: August 20, 2018
Time: 7:47 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
MANNY CAUCHI
STEVE CLARKE

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

APPLICANT'S REPRESENTATIVE: CONNOR McCORMACK

----- X

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CHAIRMAN BRAND: Next up, Marlboro on Hudson, sketch, site plan.

How are you?

MR. McCORMACK: Good evening. My name is Connor McCormack and I'm with Maser Consulting.

This is the project. You can let me know how detailed you want me to get on the history of the project or just give a brief overview.

The site is a 6.29 acre parcel. It's in the residential zoning district. The site previously had site plan approval for thirty-six condominium units. Under that previous approval that was in '05, twelve of those units were built along with a large amount of utilities, the water main, the sewer servicing those units. Only twelve units were built. Part of Hudson Circle was built.

To get new site plan approval we are proposing the previously approved twenty-four additional units.

Since that time the plans have been updated for the latest stormwater requirements,

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Town of Marlborough zoning and building code requirements.

Per McGoey's last comment letter we've updated the utility connections. We have added a landscape and lighting plan.

The big changes from the first submission was with the additional twenty-four new units, we are looking to add an additional bedroom on each one of those. We did take a look at the sewer impact from those, and that was part of our submission. We had a memo stating the flows would be less, almost no impact.

I did talk to our traffic engineer today, just to cursory glance at the differences between the code changes from what was previously studied in the '05 approval to what it would be now. He's telling me it's a very minimal change. The serviceability of Highland Avenue and South Street would be very similar without doing a full study.

One of the big clarifications we got is we have more detailed architectural of the proposed units. The intent is to mimic what is existing on site.

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I think one of the big questions you had, Pat, was the finished floor elevation, how it's stepped up. There is a significant difference from right outside the building to the first floor. When you walk into the entrance where there is the stoop, right now there is a couple steps, you get a few feet there. You walk into the building and it's like a split level, you walk up to the first floor and down into the garage that is below. The intent is to mimic what's out there.

The landscape has been -- the intent is to leave the existing plantings that are around the existing units. Additional landscaping was shown around the rest of the site to screen like what was originally approved.

The lighting, what was previously approved for bollards that were lighting the property, it was actually constructed with light poles. What we're proposing to do with those is to maintain -- reuse the existing poles that were on the site and replace the head of the poles with LED full cutoff lights. With the extension of Hudson Circle there will be more light poles

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that match the existing ones that are out there.

That pretty much covers it in a cursory glance. If you want me to get more detailed on specific aspects, I can do that.

CHAIRMAN BRAND: Thank you.

Pat, do you want to run through your comments?

MR. HINES: Our first comment has to do with the water system that was put into the site. It was originally supposed to be dedicated to the Town in the process of constructing it -- between when it was constructed and now. That was never dedicated, so we do need that done.

I did receive new easement maps today center lined on the utilities. We do have those.

Any approvals would be conditioned on dedicating the infrastructure within those easements. The Town always intended on owning those water mains. They come into the site, connecting both Anna and South Street and then they terminate at Highland Avenue. So there is the ability in the future for the Town to pick that up and continue it. We want to make sure that gets done.

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The new reports identify the generator as proposed at the sewer pump station. That needs to be shown on the plans. We'll need to have details of that. It's a good thing. Right now it doesn't have capacity for storage of the -- one-day storage, should the pumps not work or power go out. That generator will make sure that that functions in either of those cases.

The landscaping plans are consistent with the previous landscaping. Most importantly, there's a row of evergreen trees proposed at each of the parking areas where vehicles will turn and park towards Highland Avenue. There's a row of evergreen trees species there proposed. That's one of the things we heard twelve years ago or so from the neighbors, the issues with parking and the lighting along Highland Avenue.

I just have a continued comment. I know the applicants have hired a local attorney to represent them but the condominium filing status, there's twelve units there that are older than the new ones. I've seen this happen before in other municipalities where separate condominiums were set up because the people

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buying them, they're buying into twelve year old roofs or fourteen year old roofs and they are going to need replacement sooner. There needs to be some work on that.

In addition, the bedroom count changed, so there will need to be a new condominium filing, I believe, to follow up on that. I'll defer to Ron and Mr. Moriello who the applicants have obtained I believe.

The site lighting was discussed. The previous bollard lighting has been changed to the new LEDs, full cutoff, dark sky compliant lighting. Details of that have been shown on the plans.

They've provided a more detailed construction phasing plan on the erosion control plan.

The stormwater management on the site has been upgraded to meet current standards to I guess the extent practicable. It is kind of a redevelopment site. The original disturbance was already done. Both the detention ponds are increased in size. There are two water quality improvement bio-retention areas proposed on the

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site.

We did ask for architectural renderings. I have some questions on the finished floors. The garage floors and the first floors weren't a full eight feet apart. They confirmed that the interior architecture addresses that. It's stepped up kind of townhouse looking architecture there.

Just a change for the Board to consider while they're reviewing potential SEQRA consistency is that the previous units were two bedroom, they're now proposing the new units to be three bedroom. The units are the same size so they're going to be smaller square footage bedrooms. That's probably a marketing thing for the applicants. There's probably minor impacts to traffic, school age children, et cetera. Again, I don't think they are significant. Those bedrooms are probably most likely for people that aren't going to be driving cars, younger children, possibly high school age that may have school. There could be some impacts.

The status of payment of water and sewer fees, I have to check with the Town, I

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don't know where those are at and how much of that they paid on the initial approval, whether it was a per unit or building permit. That's something moving forward we'll have to check.

This needs to go to County Planning and have a public hearing. I think the plans are at the level of detail now, the landscaping, the lighting, to go to County Planning and schedule a public hearing.

CHAIRMAN BRAND: Any questions or comments from the Board?

MR. CLARKE: I have a question. As I recall, that site doesn't have a lot of soil, it's mostly shale. If you put landscape planting in, what kind of irrigation system are you going to put in for supplemental water when it gets dry?

MR. McCORMACK: I can speak to the plantings that are there. It's going to be similar to what is out there. Just travelling by, everything looks very healthy. I think it would be very similar to what's out there now.

MR. CLARKE: How about the irrigation?

MR. McCORMACK: As to specifically what

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irrigation, that I don't know.

CHAIRMAN BRAND: Any other questions or comments?

MS. LANZETTA: I did want to call attention to the fact that we're having the individuals do their own garbage -- hiring their own people for garbage. I know that unless there's some kind of an agreement in the condominium agreements, you could have one person gets picked up on a Wednesday, another person gets picked up on a Friday. It's possible to have garbage cans out there pretty much throughout the week. I think that's something that people should be able to be aware of. I don't know if you want to write something into the condominium agreement that -- you can't say that Wednesday it's out and back on Thursday because if everybody is allowed to contract with whoever they choose, you just have to basically write something in that within a twenty-four hour period the garbage cans should be brought back into the garage area, whatever. It's just something that will come up if you don't have a larger collection area.

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MR. McCORMACK: We can review the condominium agreement and see if that was part of it. If not I can --

MR. HINES: In the Town of Newburgh the Brighton Green project has that. It's a condominium project. I think it's included in their common charges where they have one carrier servicing the facility so the individuals aren't in that case -- I think that's a very good point because you could potentially have garbage cans out. The one I'm addressing, the garbage cans are out one day. It's noticeable because that's a hundred unit project, there's a lot of garbage cans. The next day the garbage cans are gone. You could run into the scenario where they have it individually, it could look pretty bad. I don't know if that was your intention, to have --

MR. RUSSO: Personally I think it's a great point. I think it could easily be rectified with an understanding that typically residential garbage pickup once a week should be the same day.

MR. HINES: If each individual hires a different carter --

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MR. RUSSO: We don't want that to happen.

MR. LOFARO: Maybe it's to your advantage to make a common area and you pay the garbage but have them pay it through their common fees or whatever. They should have a common area where it all goes and you know what day it's taken out. You don't have the whole garbage can situation.

MR. RUSSO: I think now they have individual garbage receptacles, the people that are there now. It's not done through a particular site spot. That will be something -- I mean one way or another -- does it matter if we put in language into the condominium to say that the garbage pickup is on an individual basis but it's going to be done on a particular day?

MS. LANZETTA: It doesn't matter. It's just something that should be well understood because if that isn't the case we have to figure a place on the site where it's all to go.

MR. CLARKE: The other issue with garbage is that sometimes those garbage trucks come in very early in the morning. If you're

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coming in four, five days a week --

What does your condominium association look like? What is the structure of it? Who is in charge of it?

MR. RUSSO: Right now it's not a question that I can personally answer.

MR. HINES: Right now it's an issue I believe because only twelve units have been sold that the project sponsors are the major owners.

MR. CLARKE: I can see that. I'm involved in a condominium project in Florida. It's larger than thirty-six units but it's still thirty-six units with garbage. You may want to consider a single vendor.

MR. HINES: I think that's important.

MR. LOFARO: It might make your life easier in the long run over time. As people move in and out and things like that, you'll just have a cleaner, neater area.

MR. McCORMACK: Absolutely.

MR. RUSSO: Either way, I see your point and I think it's a very good point. We can see -- we can investigate and look into that situation.

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MS. LANZETTA: You don't have that many big trucks coming in on the blacktop.

MR. CAUCHI: I see some of the units went from two bedrooms to three bedrooms. Did the footprint stay the same?

MR. RUSSO: The footprint stayed the same. They're actually two bedrooms with a den. That's the footprint. So it's nothing but making that den into a third bedroom. That's all that's happening.

MR. HINES: Which entails putting a closet in.

MR. RUSSO: That's all that's happening is the addition of a closet.

MR. HINES: I'll bet if you looked at the units that are two bedroom and a den, most of them have a closet in what was the den.

MR. RUSSO: That's what was happening. It was beneficial to look from a three-bedroom point of view because that's what people are doing anyway.

CHAIRMAN BRAND: Any other questions?

(No response.)

CHAIRMAN BRAND: So if we schedule them

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for the September 17th public hearing, would that be enough time for County to respond?

MS. LANZETTA: No.

MS. FLYNN: Not if they get it to them by the 28th?

MS. LANZETTA: What is today?

MR. HINES: Today is the 20th.

MS. LANZETTA: We meet on the first Wednesday of October which is what?

MR. HINES: Two weeks away.

MS. LANZETTA: I don't know if they'll have time to review it before the next meeting. You can try. I don't know how busy they are.

CHAIRMAN BRAND: We'll schedule the public hearing for September 17th and hopefully we'll hear back from County.

MR. HINES: If not you just won't be able to take action.

MS. FLYNN: Do they have to give me new material before I send it to Ulster County or just what they just gave me?

CHAIRMAN BRAND: Just what they sent.

MS. FLYNN: I'll send that out tomorrow.

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MR. McCORMACK: Let us know if we need additional copies, we'll be happy to send them over. If you need additional copies to send to County.

MS. FLYNN: Thank you.

CHAIRMAN BRAND: We'll see you on the 17th.

MR. McCORMACK: Thank you very much.

CHAIRMAN BRAND: Anything else from the Board before we adjourn?

(No response.)

CHAIRMAN BRAND: No. Motion to adjourn?

MR. LOFARO: I'll make the motion.

MR. CAUCHI: Second.

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: Very good.

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(Time noted: 8:03 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 28th day of August 2018.

Michelle Conero

MICHELLE CONERO