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

----- X

In the Matter of

BROOKLYN BOTTLING

Project No. 19-3006
9 Riverside Drive, Marlboro
Section 109.1; Block 2; Lot 5.111

----- X

SKETCH - SITE PLAN

Date: April 15, 2019
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: GERARD J. COMATOS, 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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MR. TRUNCALI: I'd like to call the meeting to order with the Pledge of Allegiance to the flag.

(Pledge of Allegiance.)

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, April 15, 2019. Regular meeting 7:30 p.m. Approval of stenographic minutes for 3/18. Brooklyn Bottling, sketch, site plan. Next deadline: Friday, April 19th. Next scheduled meeting: Monday, May 6th.

The minutes for 3/18, is there any discussion, changes from the Members?

(No response.)

MR. TRUNCALI: If not, do I have a motion to approve the minutes?

MR. CAUCHI: I'll make a motion to approve the stenographic minutes.

CHAIRMAN BRAND: Manny. Who seconds?

MS. LANZETTA: I'll second that.

CHAIRMAN BRAND: All in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

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BROOKLYN BOTTLING

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MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

MR. TRUNCALI opposed?

(No response.)

MR. TRUNCALI: So carried.

Okay. Patti, Brooklyn Bottling.

MS. FLYNN: Joel, before we start can we have the lawyer's name for the stenographer since it's not Jeff --

MR. TRUNCALI: Okay.

MS. FLYNN: -- and since she's not here?

MR. TRUNCALI: Can you give your name for the stenographer?

MR. COMATOS: Yes. Gerard Comatos, C-O-M-A-T-O-S, Van DeWater & Van DeWater.

MR. TRUNCALI: Thank you.

MS. BROOKS: I apologize that you came all the way out this evening just for one item on the agenda when we still have so many items that are missing on this map.

We have hired an engineer who is working on the details that are missing. The

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applicant, of course -- I don't know how it happened but we're already almost into May and they are very anxious to move forward with approval as quickly as possible so that hopefully they'll be able to break ground this year. With that in mind, I told them that we would make a resubmission and ask the Board this evening if they are able to get the engineer's plans in and all of the items that are required for review by the Ulster County Planning Board, would the Board make a motion this evening to authorize the Planning Board secretary to send it to the Ulster County Planning Board, because otherwise the next meeting we come to is too late.

MR. TRUNCALI: Mm'hm'.

MS. BROOKS: I have reviewed Pat's comments. I don't have any questions of any of them.

You know, I know where we are in the process now. I spoke with Chief Troncillito -- you're always the chief -- earlier this evening and he advised me that they do have a site meeting scheduled for Monday to review any fire department concerns on the site. We'll be able

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to have a letter from the fire department.
Again, Andy Willingham is working on the
engineering details.

 This is a redevelopment site. We are
not anticipating any problems with drainage as
there's ample on-site storage already and we are
replacing a building on top of where there
already is an impervious surface of blacktop.

 That's my request this evening.

 MR. TRUNCALI: Do you guys have any
problem with that?

 MS. LANZETTA: What specifically -- I
know the lighting details would definitely be
something --

 MR. HINES: I think we're going to need
the lighting details, the water and utilities.
The submission said that you already had the
subsurface sanitary disposal.

 MS. BROOKS: Yes. I have the map that
was prepared by Chazen Associates when the septic
was put in. I thought we had included that in
the submission. I'll scan it and e-mail it to
both you and Jen.

 MR. HINES: And then the stormwater

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pollution prevention plan.

There's a garage that's just labeled right now as to be relocated on the commercial site plan. There is no accessory, so that has to be shown.

MS. BROOKS: Yeah. When I gave this to the applicants I suggested that they move the garage to the southwest corner of the blacktopped area here in the southeast corner of the building. They have not gotten back to me yet, so --

MR. HINES: We requested that the trailer parking be shown. There's about twenty parking spots shown in the front of the building. I didn't anticipate that was going to be the spot. A recent aerial photo showed thirty-three trailers parked on the site. I just don't know if that's --

MS. BROOKS: Correct. Those trailers were -- a lot of them are parked in the back. That's the reason that they have this addition, because they're using them for storage right now. The idea is to not have those trailers parked on the site and to be utilizing the spaces --

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MR. HINES: So that's a definitive looking towards the meeting you're having with the jurisdictional fire department, to make sure those trailers are adequate because a lot of the places on the site are restricted --

MS. BROOKS: There is no other place on the site to put them.

MR. HINES: We're losing that whole rear.

MS. BROOKS: Correct.

MR. HINES: The fire access lanes are a minimum 26 feet that are required for aerial access. They need to make sure that's the number of trailers that are going to function.

MS. BROOKS: They're not expecting to even have the twenty. I said you have room for them, let's show them, that if they are on site you need to have designated parking for them so it's clear that is the only place they can park so that it can also be an enforcement issue. Obviously there's eight overhead doors and eight additional proposed. When the trailers come in -- I happened to be there when they were doing deliveries. The truck entrance is on the

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right-hand side by the gatehouse area. The trucks come around. You can see where we have on the map that it says truck staging lane and through lane.

MR. HINES: Yes.

MS. BROOKS: So what happens is the trucks come in where it says truck entrance by the gatehouse and then they kind of line up waiting for their turn to back in to one of those bays. Right now there's eight overhead doors. We're proposing eight more overhead doors. Those are the bay doors where they do deliveries.

MR. HINES: So this new building, the exterior walls which will become interior will be removed and you want to open it?

MS. BROOKS: Correct.

MR. HINES: So that will be something for Tommy and the fire department to look at --

MS. BROOKS: Yes.

MR. HINES: -- how that's going to be sprinklered. I don't know if there's going to be a separate fire area or not.

MS. BROOKS: I know that they're meeting tomorrow with the builders and they have

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already been working on the sprinkler plan. Andy Willingham was also concerned about that as figuring out what to do for water and so forth, what the loads are going to be.

MR. HINES: In looking at the site, the existing loading docks are in a gravel area. That should become pavement.

I think some of the Board Members have been out to the site since and the site could use some clean up.

MS. BROOKS: Yes.

MR. HINES: Maybe repaving of those areas that are deficient. This is probably the one opportunity the Board is going to have to get the site cleaned in a more presentable manner while it's before you.

MR. TRUNCALI: The whole building looks like it could use a paint job also.

MS. LANZETTA: Well I can tell you up at Ulster County Planning they are very particular now. They're getting more and more particular about making sure that they get what they feel are complete applications. It makes it a lot better for the people up at the board level

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to review it and we don't have to keep coming back to the towns and saying well we still need this and we need that. I know, as I said before, one of the things that they're definitely going to want to see is lighting details. They're going to want to see the fire, you know, referrals, the safety issues. Even though I know that the applicant is anxious to get moving, it doesn't help to send incomplete applications and then have the County respond that they can't really make recommendations until they have additional information. It is really important that we try to make sure that everything that Pat has listed, you know, including that garage, especially if that's got to be relocated, that that's included in there, the application is whole and complete.

MS. BROOKS: Yeah. I honestly am not sure that I will be able to meet that goal because I won't submit it unless it is complete. It also doesn't look good for our firm to be submitting something that's not complete. A lot of it is going to be dependent on how quickly Andy Willingham is able to get his stuff

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together. I wanted to be able to have the option, if we were able to get the complete application, to get it up.

I would suggest, if it was all right with the Board, that I would submit the complete application to Pat for his review to make sure, before it got sent up, that it was complete, if that is acceptable to the Board.

MR. TRUNCALI: So what is that separate detached garage for?

MS. BROOKS: I didn't go inside of it. I don't think I want to go inside of it.

MR. TRUNCALI: That's located now in the front corner of the building there?

MS. BROOKS: No. It's in the back corner. Way in the back. There's like some debris around it and there's a diesel tank there, which I don't know whether they use any more. I'm not sure if it was left over from --

MR. HINES: Chelsea Homes.

MS. BROOKS: -- Chelsea Homes because it does not appear that Brooklyn Bottling is using it. It's not in good repair.

MS. LANZETTA: They want to keep it?

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MR. HINES: So if they're not using
it --

MS. BROOKS: It might go away. I
didn't want to say to be removed without checking
with them. Again, they have not responded to me
yet with regard to that. When I sent them the
revised site plan I made note of the fact that
obviously the garage needs to be removed or
relocated and that until I heard on otherwise I
was going to say relocated to give them the
opportunity to put it somewhere else on the site.
I didn't want to say to be removed and then have
them have to do that option. That may be the
case.

MS. LANZETTA: Are diesel tanks -- did
you say there's diesel tanks?

MS. BROOKS: It's an aboveground drum.

MS. LANZETTA: Shouldn't that be noted
so that there can be some kind of insurance?

MS. BROOKS: It's on there.

MS. LANZETTA: I'm sorry, I didn't --

MS. BROOKS: Yeah.

MS. LANZETTA: -- didn't get my map
out.

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MS. BROOKS: It's an aboveground. I mean I'm assuming it's --

MS. LANZETTA: And it's going to remain there?

MS. BROOKS: No, no. All of that has to be removed.

MS. LANZETTA: Okay.

MS. BROOKS: All of that has to be removed. It's all in the travel way of where the tractor trailers have to drive.

MR. TRUNCALI: What about that little gatehouse building there? It doesn't seem like they're using that at all.

MS. BROOKS: It didn't seem that they're using that at all either. It's there. They have signage on it, directions for the trucks.

MR. HINES: It seems kind of a circuitous route for some of the trucks through there. The way they do it now coming through that gatehouse and then lining up --

MS. BROOKS: They don't check in there. There's a door on the side that says for the trucks to check in where this pull in is, that

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staging area. There's a door there for check in. They're not using that little gatehouse.

MR. HINES: There's a fence across the yard.

MS. BROOKS: It actually seems to work out well because when I was there the trucks pull in that way and then they kind of line up and, you know, head easterly and then head northerly. When I was there there were probably six, eight trucks waiting to deliver. There were quite a few. I was amazed at the -- not amazed but surprised at the number of -- the amount of truck traffic that goes in and out of there.

MR. HINES: I was actually surprised they're not putting the docks on the west side of the building. It seems more conducive to the operation. It's a big building.

MS. BROOKS: I know that part of it is going to be for empty cans and bottles and part of it is going to be for product that's already been filled. Part of their contractual obligation with some of their clients is that they not only have to fulfill an order but then they have to be able to store it for a certain

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amount of time so that it can be delivered.
That's the reason for the addition. Right now
they are storing it in the trailers, which is
not --

MR. TRUNCALI: Do you have anything
else, Pat?

MR. HINES: I don't. We're waiting for
the information.

MR. TRUNCALI: Does anybody on the
Board have an objection to Patti submitting
everything to the Ulster County Planning Board --

MS. BROOKS: If I'm able to.

MR. TRUNCALI: -- if she's able to
before the next meeting?

MS. LANZETTA: Would you be amenable to
looking at it first?

MR. HINES: Yeah.

MS. BROOKS: We have an extra Monday
this month, so that's -- I'm hoping that will
be --

MR. HINES: There's five Mondays.

MS. BROOKS: Yeah.

MR. TRUNCALI: Okay. Is that all we
have then?

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MS. BROOKS: That's it.

MR. TRUNCALI: All right.

MS. BROOKS: I will let you know, though, that I spoke with Andy Willingham today. He sent me the updated plans on Dave Mannese. Hopefully I'll have a resubmission back on Friday for that for the first meeting in May.

MS. LANZETTA: That would be great.

MR. HINES: There's extra Mondays but the Planning Board is going to meet on May 1st, Ulster County.

MS. FLYNN: Do they meet on Wednesdays, Ulster County?

MS. LANZETTA: The first Wednesday.

MS. FLYNN: That's May 1st.

MS. BROOKS: That's not really helping me, is it?

MR. HINES: It doesn't give you the extra Monday.

MS. BROOKS: No, it doesn't.

MR. HINES: Because it's two weeks from the 17th.

MS. BROOKS: Okay. So my likelihood is not great.

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MR. HINES: And then there's five
Wednesdays in May.

MS. BROOKS: Thank you for the
consideration. I do appreciate it.

(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 25th day of April 2019.

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

- COMPLETED TRAINING - CINDY LANZETTA
- TOWN BOARD AS LEAD AGENCY FOR CELL TOWER
- ULSTER COUNTY WORKSHOP - 5/30/19

----- X

BOARD BUSINESS

Date: April 15, 2019
Time: 7:45 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: GERARD J. COMATOS, ESQ.
PATRICK HINES
VIRGINIA FLYNN

----- X

MICHELLE L. CONERO
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MR. TRUNCALI: Any new business?

MS. LANZETTA: Yes. I just want to have it read into the record that I attended a two-hour planning on 2019 main streets and state highways with the New York State DOT. I'll be giving that to Jennifer.

MR. TRUNCALI: Anybody else?

MR. HINES: The only other thing, I know it was sent to everyone, the Town Board has declared it's intent for lead agency to review a proposed cell tower on the town hall property. I included your Board as an interested agency under the Monroe County Airport Balancing Test which is a government review. The Town Board, under that Monroe Balancing Test, is going to be the lead agency under SEQRA and the approving agency for that because it's on Town property. I copied you on that and that's why you have it, for informational purposes.

I think if this Board has no intention of objecting to the Town Board as lead agency, that would be helpful to move that process along. You'll be deferring to the Town Board as lead agency for the SEQRA review. It will one of the

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check boxes.

They're trying to schedule a public hearing. Actually, they have a public hearing scheduled for April 22nd.

MR. TRUNCALI: Right. Does anyone have any objection to the Town Board being lead agency for the tower at the highway department?

MR. TRAPANI: Is that where they were going to put it before?

MS. LANZETTA: Yeah.

MR. HINES: It's on the same site, on the other end. It's closer to Woodcrest Avenue. On the opposite side.

MR. TRUNCALI: They're going to have a public hearing for that and everything?

MR. HINES: They'll have a public hearing. The Town Board has to have a public hearing as part of the Monroe Balance Test.

MR. TRUNCALI: I know Hepworth gave them a hard time last time.

MR. CLARKE: Did Hepworth give you approval? Did Amy Hepworth give you approval?

MR. HINES: Not yet. That's yet to be seen. It's a little further away than the

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BOARD BUSINESS

strawberry patch this time.

MS. LANZETTA: I'll make a motion to notify the Town Board that we're fine with them being lead agency.

MR. TRUNCALI: Do I have a second?

MR. CAUCHI: I'll second it.

MR. TRUNCALI: All in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

MR. TRUNCALI: Opposed?

(No response.)

MR. TRUNCALI: So carried.

MS. FLYNN: Also just a reminder that we're going to have a group workshop training thing with Ulster County on May the 30th at 6:30 here for all the boards in our Town. If you can not make it please let me know. That would be fantastic.

MR. TRUNCALI: Okay.

MS. LANZETTA: For that May 30th

1 meeting we will probably -- we might have an
2 opportunity to discuss with them about the design
3 guidelines for the Route 9W corridor. I know
4 you've all received those. We're hoping to get
5 any input from anybody regarding those. I think
6 Ulster County Planning will have something to say
7 about them too. You might want to review those
8 in preparation for the meeting on the 30th.
9

10 MS. FLYNN: Plus you get two hours of
11 training.

12 MS. LANZETTA: Yes.

13 MR. TRUNCALI: All right. If there's
14 nothing else, I'll entertain a motion to end the
15 meeting.

16 MR. LOFARO: I'll make that motion.

17 MR. TRUNCALI: Do I have a second?

18 MR. CAUCHI: I'll second it.

19 MR. TRUNCALI: All in favor?

20 MR. CLARKE: Aye.

21 MR. TRAPANI: Aye.

22 MS. LANZETTA: Aye.

23 MR. TRUNCALI: Aye.

24 MR. CAUCHI: Aye.

25 MR. LOFARO: Aye.

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MR. TRUNCALI: Good night.

(Time noted: 7:50 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 25th day of April 2019.



MICHELLE CONERO