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

----- X

In the Matter of

MILTON TURNPIKE SOLAR FARM

Project No. 18-2010
132 Milton Turnpike, Milton
Section 103.1; Block 1; Lot 33.1

----- X

CONTINUED PUBLIC HEARING

Date: April 1, 2019
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: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVES: MICHAEL CUCCHIARA
NICHOLAS VAMVAS

----- 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, April 1, 2019. Regular meeting 7:30 p.m. Approval of stenographic minutes for 3/4. Milton Turnpike Solar Farm, public hearing, site plan; Michael and Josephine Rhodes, sketch, site plan; Brooklyn Bottling, sketch, site plan. Next deadline: Friday, April 5th. Next scheduled meeting: Monday, April 15th.

CHAIRMAN BRAND: I'd like to have a motion for the approval of stenographic minutes for 3/4.

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

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MILTON TURNPIKE SOLAR FARM

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MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: So carried.

First up, Milton Turnpike Solar Farm.

I'd like to have a motion to reopen the public here.

MR. LOFARO: I'll make that motion to reopen the public hearing.

CHAIRMAN BRAND: Is there a second?

MR. CLARKE: I'll second it.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor?

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.

This is a public hearing. Most of the people in the audience are well versed with this project.

Any comments, Mr. Garofalo?

MR. GAROFALO: James Garofalo. First I'd like to say that I'm in favor of the project. Renewable resource, decentralizing the power grid. Those are both good.

That being said, I have two pages of comments that I hope you will consider. If I go too long, I'm more than happy to wait until all the people have finished.

I think it would be good if the Planning Board always required at least a map showing the full property. The maps online show part of the property that's being developed, but it really would be nice to show the rest of the property in case someone comes in who is a neighbor, they can see where their property is.

Second, there's a stonewall being removed by the entrance. I think it would be nice, since the Town wants to have more stonewalls, if those stones could be moved from

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where the new driveway is going to be to a little further down the road and extend or put a stonewall on the other side. I think that would be good. They're also removing stonewalls within the fence area. There's a note on that. If those stones could be placed at the entrance, or, if they prefer, a new -- on the other side of the new road along the road, I think that would also be good. It would add something to the community.

There is no place for a vehicle to turn around if one were to drive up the gravel road and get to the gate where the gates lock. I think it would be a good idea to have some kind of sign out there telling people private property, gated private property, no turn around, something so that somebody doesn't wander up there, get to the locked gate and then have a great difficulty turning around, because it's only fifteen feet wide. They may want to put some advertisement for their property on there. Whatever, that's fine with me.

There is a large gravel area marked for layout. I'm not sure exactly what they mean by

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layout. Maybe it's to unload the equipment as they construct it. For some reason there doesn't seem to be a connection between that and the gravel road, if that's the intended purpose. So it seems that there should be some connection between those two.

Also, I would suggest that perhaps they might want to think about not using gravel which has to be trucked in but rather use mulch. You're going to be chopping down all these trees and you're going to have all these wood chips to cover that over, which if they are doing the construction there it would probably be a much softer surface in case they drop something. Also, years after that mulch will decay, they can grass it over and kind of return it to a nice pleasant look rather than just having this gravel there. So perhaps it could save them money in two ways; one, by not having to truck the gravel in; and two, having a close place to dump all these wood chips from all these trees they are going to cut down.

It specifically says they're going to remove the trees and stumps and that they're

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going to leave the stumps in the area to the east of the fence, but there probably should be a note, even though I think it's pretty obvious, they're going to remove all the trees within the fence also.

There is a note on the west part noticing that there is a minimum amount of vegetation. I'm sorry, this map is a little bit small but it's kind of in the middle. That note seems to be referring to a distance beyond the property line. I think that's just a mistake that should be corrected on the note.

On the north side there's a note that says security fence/personnel gate. I'm not sure if that was just a copy of one of the other notes or there's really going to be a gate on the north side. If there is, they might want to move it a little further east. Where they are showing it looks like it's fairly steep. If they move it a little bit further to the east it may not be quite so steep. I understand why you would want to have two accesses, even if it's not a full vehicle access, in case you have to run a fire hose or something through that area. Having a

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separate small gate would probably be a good idea.

They show the sight distances here. I know they are going to need Ulster County approval but I still think you should require that they put at least the posted speed limit on the plan if nothing else. Hopefully they will provide you with the full documentation for what that sight distance really means.

The last thing is hopefully -- they're trenching the electrical line. It's going under the fence, it's going under the solar panels. If I were them I would be putting -- wouldn't be putting it under the solar panels, I would be putting it next to it just in case they have to come and do something some other day in the future. That will be a headache for them. I just want to note that it seems to me that if you're going to be running these things underground, you want to, A, make sure it's very clearly marked so when you put in the solar panels, when you put in the fence you don't actually accidentally hit it, but also it might make sense for them to move it a little closer to

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the road. That's just something for them to consider.

The most important thing I would like them, again, to consider is in that layout area consider not using gravel but using the mulch.

Thank you.

CHAIRMAN BRAND: Thank you, Mr. Garofalo.

Did you want to address any of those items?

MR. CUCCHIARA: Sure.

Thank you for your comments. I believe the majority of these things we've maybe discussed. The stonewalls are new to me. As far as I know I don't see a requirement for us to replace stonewalls or rebuild them. I could find out exactly what we did with stonewalls afterwards, and if that material is -- I mean that material is owned by our landowner. To the extent he wants to reuse them or place them on his property, I would leave that up to him.

As far as the gate and the entrance, someone taking a right turn into or a left turn onto the property, one idea could be potentially

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moving that gate slightly farther up where there would be some room to possibly turn around if someone made the wrong turn, although I don't think that is a big issue. If that's not allowable, I guess a sign could be easily posted if that's an easier pathway.

The gravel road is something that we build with typically. I don't see it being an impact to the community or anyone that's going to really be able to see it except for our owners, a gravel road onto private property. So I'll leave that to the Planning Board's opinion or comments.

The personnel gate on the north is really just for access in the future. It's not really meant to be the main point of access. That's the way our designers designed it. If the Planning Board has strong feelings on that, we're open for any comments, although I don't think -- it's more of a way to just get around, get out the back side if we have people working on the site. I'm not too concerned about the steepness after it, although that is something we could address if we get out there and we start building, we want to move the gate slightly to

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the left or right. That's a minor modification that can be done when we're on the ground.

Finally, sight distance. I would let Nick speak to that. We can certainly maybe include those on the plans, Nick. I know we have submitted our Ulster County DPW work permit, they've reviewed all the plans and it is approved by them. As far as documenting any sight distances, I'm sure we could do that if the Board requests that.

As far as the trenching, that is our solar designer's design. I think typically -- I don't have the map in front of me. For the most part it usually runs right alongside the road. To the extent it crosses some areas of the array, we are familiar with that. That is done first. It's put in. It's clearly marked when we're building so we're not going to break through. We lay down the conduit, pull the wire away after, the racks are installed and any other penetrations would go down. We know where that is. It also includes on top -- after the conduit is laid down, there is a certain amount of dirt, and there is also tracer tape there for future

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removal, any potential digging. If someone was to be in that area they would hit that first before hitting that conduit.

I think I hit most of those points.

Nick, I don't know if you have any other comments.

MR. VAMVAS: No.

MR. HINES: The gravel way down there, it's my understanding the gravel is going to be removed after construction.

MR. CUCCHIARA: It is being removed, correct. That's the one I missed. That strictly is a lay down area -- temporary lay down area. The gravel will be removed, it will be re-seeded and be part of the road and metal that is going to be created.

MS. LANZETTA: I have a question. I'm just curious. When you cut down trees do you typically take them out whole or do you chip them on site?

MR. CUCCHIARA: So two ways. Both as you described. So larger trees that would have value would be trucked off and used. Typically that helps offset our tree clearing costs for the

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amount of lumber that they can bring off.
Smaller trees, ones that are not used or not needed in a harvest for the timber, would be chipped on site. Many times those chips, depending on the volume, could be used in a bio-fuel or basically burnt for electricity at some point. It could be used in one or two ways. We could spread them as well. Either way, those are the two options that we have. Typically the tree removal folks, they deal with all that and use it as a way to offset costs.

CHAIRMAN BRAND: Any other comments from the Board?

MR. CLARKE: If you're going to do this tree removal, you have a neighbor within a couple hundred yards that is doing mulching. You may want to give it to him and let him take care of it. It's pretty close right there.

MR. CUCCHIARA: Right. Close transport. Good idea. Thank you.

CHAIRMAN BRAND: Anything else from the Board?

(No response.)

CHAIRMAN BRAND: Mr. Garofalo.

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MR. GAROFALO: Could you add on the plan that that gravel in the layout area will be removed after, because it's not -- it's not written on the plan that way? That's why I presumed it was staying there. Thank you.

CHAIRMAN BRAND: Anything else from the public?

(No response.)

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

MR. CLARKE: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. TRAPANI: Second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

The public hearing is closed.

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You have before you a SEQRA negative declaration, notice of determination of non-significance for the application of Jeffrey Aldrich as owner and Marlboro Solar, LLC as the developer/applicant for approval of a special permit site plan approval.

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?

MR. CLARKE: Yes.

CHAIRMAN BRAND: So carried.

You also have before you a resolution for the application of Jeffrey Aldrich as owner

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and Marlboro Solar, LLC as developer/applicant
for approval of a special permit site plan
approval.

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 Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: Okay. You guys are
all set.

MR. CUCCHIARA: Great. Thank you very
much.

MR. VAMVAS: Thank you.

(Time noted: 7:44 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 18th 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

MICHAEL & JOSEPHINE RHODES

Project No. 19-3005
557 Route 44-55, Marlboro
Section 95.2; Block 1; Lot 37

----- X

SKETCH - SITE PLAN

Date: April 1, 2019
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: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: PATTI BROOKS

----- X

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CHAIRMAN BRAND: Next up, Rhodes,
Michael and Josephine, 557 Route 44-55.

Do you want to give us a synopsis,
Patti?

MS. BROOKS: Absolutely. This property
actually was before this Board a few years ago.
They received site plan approval to construct a
5,000 square foot new building for custom vehicle
storage. At that point in time they had received
a DEC disturbance permit, DOT approval. The
applicant never went forward with that project
and so the property basically has been sitting
vacant for the last ten years.

The owner, last year, gave the existing
building a facelift, put new exterior overhead
doors on it and has been trying to market it that
way.

He now has found a tenant. Highland
Glass is proposing to go in there with their
business that they currently have down at Green
Groves across from Orchard. It's not Green
Groves any more. I forget what the name of the
business is.

So we're back before the Board. We

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have been renewing the DEC permit. I advised DEC that they were changing the application and they suggested that we renew the permit the way it was since we didn't have a tenant at that point in time, and then we will be going back to them as part of this site plan for a revision to that existing DEC permit.

We submitted it back to DOT again. They have changed their standard access detail since the previous application, so now they're looking at it and trying to determine whether they want to redo the permit that they had last time or go with their current DOT spec. We've shown on here the current spec, although with the overhead doors on the front of the building that might not be the most appropriate. We might be going back to the curbing which you see already they have across the street. Again, they go back and forth with what their design is.

CHAIRMAN BRAND: Is this where the open air showroom is, right across the street?

MS. BROOKS: Open air showroom? I don't think -- there was nothing open air about it. It's right across the street from the Mobil.

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So yes, this is right across the street from the Mobil station with the convenience store.

The 30x60 storage shed in the back, the applicant currently has storage containers that he wanted to move onto the site. I advised him that storage containers were not permitted in the Town. He consulted with the building inspector and the building inspector said they would either need over 600 square feet, the shed needs to be on piers or on a foundation or on a slab. The applicant actually has to build a storage building that the storage containers would be fully enclosed by. So that's what's going on in there.

We have the entrance to that on the northerly side of space number 13. That actually is just a driveway to get back into the gravel area. We'll have to put up some sort of a barrier or something because the goal is not to have people drive from spaces 11, 12 and 13 into that gravel area. There's really just one driveway on the north end for them to get into that storage shed.

The required parking spaces were six

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but given the nature of the fact that we're asking for approval for a retail business, we wanted to make sure that if this particular tenant didn't stay there, that there would be enough parking for whatever future use.

I have to embarrassingly apologize for the lack of spelling corrections on this map because that is supposed to say accessory use appurtenant to, not apartment. There's no apartment proposed.

MR. HINES: That helps.

MS. BROOKS: There's no apartment proposed as part of this application. That was taken right out of the code, that the proposed uses are retail business or professional service business. Business and professional office, it goes along with the retail business, and then the accessory use which is appurtenant to the permitted use is the workshop where they put the frames on the glass and screening. So that's what gets done in that workshop area. I do apologize for that.

There's no water supply in the shed.

The existing septic had been reviewed

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previously and was approved for the expanded building. At this point they're not going to, so the one bathroom that is in that 1,700 square foot, which actually is the little bump out you see at the northeast corner, that's where the restroom is.

CHAIRMAN BRAND: Is that the work area that you're referring to? That's in the building?

MS. BROOKS: The workshop, yes.

CHAIRMAN BRAND: Okay.

MS. BROOKS: So everything will be contained inside that 1,700 square feet. There will be a small office, which is all the way on the left-hand side, the most westerly side. They don't do a lot in the way of retail sales but I added that in there for two reasons. Number one, I wanted them to be able to do the retail sales; and number two, I wanted to make the site plan approval generic enough that another retail tenant potentially could go in there in the future.

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

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MR. HINES: Sure. I pulled the old plans. In looking at this, it used to be called the Carriage House, the site plan that was approved back in 2011. This plan changes significantly from that.

I do concur that the DEC approval that's valid on the site right now will need to be either reissued or modified. That's my first comment.

DOT for the access drive.

We're looking for site development details for parking, pavement, curbing, the DOT details that will be on the plan.

I looked at the site. I didn't go out to the site but on the GIS system we have in our office I looked at some photos. It looked like there was ground disturbance and piles of rock.

MS. BROOKS: At one point in time inside the fenced in area there were multiple piles of material that was part of the original site plan. I believe -- I know that those were trucked off site.

MR. HINES: This was along the back wall.

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MS. BROOKS: That has always been flatter than a pancake. If you look at our original topographic maps, it's identical. That did not change. They did build a retaining wall there. They didn't fill to do it.

MR. HINES: Okay.

MS. BROOKS: That has always been flat.

MR. HINES: My fifth comment is we should declare lead agency and recirculate to DOT, County and DEC.

I did comment on spaces 11, 12 and 13. If that only access is going to be -- somehow they need to stop and delineate that parking, either through bumper blocks or curbing in that area.

The parking lot is not proposed to be curbed; is that correct?

MS. BROOKS: Correct.

MR. HINES: Only the DOT curbing will be there. Sometimes this Board requires curbing. It will significantly change the drainage pattern on the site. The fact it's in an adjacent wetland area, it will probably be more appropriate to keep that runoff in a sheet flow

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type pattern than curbing it and putting it in solid pipes which the DEC may frown on.

The accessory apartment we just talked about is not there, so the septic system impacts are not there.

Water supply for the shed. The sanitary system goes back to that apartment reference.

Site lighting on the plan should be addressed. It needs to be addressed prior to the County approval.

The only action the Board can take tonight is to declare lead agency and circulate this plan to those other outside agencies.

MS. LANZETTA: Do we also need to know the height of the accessory building to make sure it meets the proper setbacks?

CHAIRMAN BRAND: That was a comment from Tom.

MS. BROOKS: There's no problem with setbacks. If you look at the map, all the way down to the right is where the easterly boundary line is. You can't even see it. It's so far it's off map that's up there. It should be on

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your full-size map, the blue line.

MS. LANZETTA: I'm looking at the other one.

MS. BROOKS: You can't even see it on here.

MR. HINES: That's the wetland boundary, not the property line.

MS. BROOKS: Wetland along bottom of bank. That purple line is the wetland, not the boundary line?

MR. HINES: You can barely see the property line now.

MS. BROOKS: This is the retaining wall. If you look at this, the property, it's several hundred feet to the north, the boundary, and about 200 feet to the east. Setbacks are not an issue at all.

MS. LANZETTA: As far as if there's a fire or anything, is there any way to get around to the back of that accessory building, if there was some kind of a fire, the retaining wall being so close there?

MS. BROOKS: It drops off and there's a very wet wetland there. Basically to get around

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the back of that building would be with a hose.
You're not going to drive apparatus around the
back of that building, nor would I think that the
fire department would.

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

(No response.)

CHAIRMAN BRAND: So I guess at this
time I'd like to have a motion for the Planning
Board to act -- to issue a notice for lead agency
for DOT, DEC and County Planning.

MR. TRUNCALI: I'll make the motion.

CHAIRMAN BRAND: To do that.
Excellent. Is there a second?

MR. CAUCHI: I'll second it.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor?

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: All right.

MS. BROOKS: What additional details do you want before it goes up to Ulster County Planning?

MR. HINES: I think the lighting. They're going to ask to see the lighting.

MS. BROOKS: The only lighting they have right now -- I guess I can take photographs of it. There's a very wide soffit, it's about three feet wide. It's all under soffit direct down lighting. That's the only lighting --

MR. HINES: There's not going to be any parking lot lighting?

MS. BROOKS: No. They're not proposing it. Again, they're not a retail store that's open at night. Most of the work they do is at people's sites. They were not proposing any parking lot lighting.

MR. HINES: The only other thing would be signage. I don't know if there are signs proposed or not.

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MS. BROOKS: Okay. There is existing signage there. They're planning on using that same location but I don't have a design for the sign yet. I can find out about that.

I was just wondering if I put together a package for Jen and it was a complete package, if that could be circulated. Obviously they meet this Wednesday so I know they're not going to be looking at it this month.

MS. LANZETTA: I would show the existing lighting. If you don't put any lighting details it's going to come back.

MS. BROOKS: Okay. And signage as well.

CHAIRMAN BRAND: Thank you.

MS. BROOKS: Thank you.

(Time noted: 7:58 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 18th 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

BROOKLYN BOTTLING

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

----- X

SKETCH - SITE PLAN

Date: April 1, 2019
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: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: PATTI 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: Next up, Brooklyn Bottling, sketch, site plan.

Brooklyn Bottling is you as well, Patti?

MS. BROOKS: Yes.

CHAIRMAN BRAND: Give us a synopsis again.

MS. BROOKS: This is the previous Chelsea Homes manufacturing facility. Brooklyn Bottling purchased it under the name of Ham Realty back in January of 2013, so they've been using the site for six years now.

They need additional space for storage of both empty containers and of product because for a lot of their contracts now they need to store the finished product for a period of time before they can ship it to the end user.

They're proposing to put in a 52,300 square foot addition solely for storage, added on to the existing 118,000 square foot building.

It's existing blacktop that they will be putting the new building on.

Right now when you enter into the facility there's a gate on the right-hand side

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that is labeled "Truck entrance." All the truck traffic goes into the right, goes around the building. It is one-way circulation totally around the site. In fact, the gate on the left-hand side says "Do not enter."

Pat was kind enough to send me his comments so far in advance, it gave me the opportunity to research a little bit some of the issues. I knew that a lot of people had worked at Chelsea Homes but I wasn't exactly sure how many. I called up the housing, not the salespeople and there were upwards of 150 people working there at one point in time, which was actually confirmed by Andy Willingham who is doing the engineering. When I sent him the engineered sewage drawings he said how come you only have 20 people for employees and it's sized for 140. So that is one issue we hopefully will not have a problem with.

We are still trying to investigate what exactly is going on with the drainage. I don't know whether there was original drainage put in that was abandoned and then they put in the exterior catch basins that you see in there now.

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Certainly a lot of them are collapsed structures, which we noted on the map, or are filled. Andy Willingham is working on the engineering for the SWPPP and trying to investigate what we're going to do with the drainage facilities on here.

Do you want to just go through Pat's comments?

CHAIRMAN BRAND: Sure.

MR. HINES: Our first comment is it's going to disturb greater than an acre, although that acre is probably currently impervious. DEC regulations have provisions for redevelopment sites. Those will be the standards that you need to design to. It gives them some relief to the size of the best management practices that need to be installed. They do need those. The green infrastructure and runoff reduction are reduced as well. We'll be looking for that stormwater pollution prevention plan.

Right now there's trucks and tractor trailers kind of all over the site. There doesn't seem to be any rhyme or reason to them. I think this is an opportunity where they can develop the site so that they're parked in an

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orderly manner. Back by the small garage building there's multiple vehicles just, I don't know, parked there. There's no delineated parking. It's not a typical warehouse where you see the tractor trailers lined up. I think that could be added to the map so that will be more organized and function better for both the applicant and any emergency services.

We are suggesting the jurisdictional fire department review the plans early on. I do see the drive aisles are only 25 feet to the rear. I know under the Fire Code for aerial access they need to be 26 foot minimum if the building is higher than 30 feet, which it most certainly is. Appendix D of the New York State Fire Code will dictate the drive lane around the building. I believe one side of the building needs to be a hundred percent accessible to the fire department for aerial access.

CHAIRMAN BRAND: Just to interrupt. That was one of Tommy's comments as well, about the setbacks. He wanted to know is there a fire access road around the building, is there room for truck access. He thinks it might need to be

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increased, like you said, based on topography.

MS. BROOKS: Could I get a copy of those too, Chris?

CHAIRMAN BRAND: Sure.

MR. HINES: We were looking for the plans to show the existing utility lines, water, the sewer lines, the drainage.

Finished floor elevations on both structures should be shown so we can review those, as well as any topography in the graded out area.

MS. BROOKS: As well as any what? I'm sorry.

MR. HINES: Topography.

MS. BROOKS: The topo is on there.

MR. HINES: The finished floor elevations of both buildings.

Accessible parking areas should be identified. Right now there is no accessible parking depicted on the site. With the gates there we can take a look at those access routes.

The site entrance drive is identified as gravel right now. Riverview Drive was recently taken over by the Town and paved. I

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think with the upgrading of this facility it would be a good time to have that access drive be a paved industrial surface. Right now it's kind of a dirt road. I haven't been in there in a long time. Last time I was in there it looked like where they tested the missiles.

MS. BROOKS: Full of potholes.

MR. HINES: I think that's the Board's opportunity to clean up that access drive at this point.

We're looking to address all the collapsed drainage structures on the plans.

Site development details for any additional drainage, paving, parking, directional signage should be added.

The engineer should review the facility to determine whether or not there's a stormwater hotspot. There's a chapter in the design guidelines for facilities such as this that are trucking-based facilities or things like. Gas stations and such are considered. There's a list of those types of items. There are stormwater hotspots and it dictates which drainage practices can be used on site. The amount of trucks on the

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site may dictate this as a stormwater hotspot and require additional drainage design.

We're looking for the existing -- I didn't have information on the septic. Patti clarified that. We're looking for that detail, as well as the number of employees so we can determine the capacity of the existing septic system with regard to the intensity of use.

Water lines on the site look like they dead end. I was looking to have those water lines depicted. You actually only have the hydrants. I am aware of conversations that those hydrants on either side of the building don't loop around. We're looking to show where that water comes across the site, how it exists on the site so the jurisdictional fire department can take a look at that as well as Tommy. Also it would probably provide better fire access and fire flow if they can loop the fire system around the building. I think there's two existing fire sprinkler systems and this may cause a third based on the construction. That fire protection issue needs to be looked at globally on the site so that it works out for emergency services.

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Certainly the looped hydrant and the location of the sprinkler access should be addressed on the plans.

MS. BROOKS: I spoke with Charlie and he's going to get out there and try to mark where the lines are right now so we can locate them. I've also spoken with Chief Troncillito Regarding looping of the system, which I believe was a request early on.

MR. TRONCILLITO: The request that I made at the Town Board when the building was originally going to be built and the engineers that were representing Mr. Rosenberg at that time shot it down. So it's not looped which it should have been.

CHAIRMAN BRAND: What exactly does that mean?

MR. TRONCILLITO: The water line should have went all the way around the building. You've got two dead ends, one on the left side of the building, the west side, and one on the east side.

MS. BROOKS: If you look at the map, the water line comes in, goes to this hydrant and

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somehow goes to this hydrant then dead ends here. There's a connection here for the fire service. The same thing on this side, it comes up to this hydrant and then into this hydrant. There's a connection on this side but they both end here. If you have a problem with the water system, there's a sprinkler system on this side and on this side. When we get done the goal is to loop everything around. We'll have a third, probably, sprinkler system here and then the water. It's a continuous flow.

Any questions or comments from the Board?

CHAIRMAN BRAND: No. So it looks like you have homework to do.

MS. BROOKS: Yes.

CHAIRMAN BRAND: Anything else from the Board?

(No response.)

CHAIRMAN BRAND: Jen, I wanted to ask before, were we able to set the date with Ulster County Planning?

MS. FLYNN: No. I called two or three times and Mr. --

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MS. BROOKS: Rob Lebowitz?

MS. FLYNN: No. I talked to Robert --

MS. BROOKS: Dennis Doyle?

MS. FLYNN: Yes. He's never there. He never called me back. I left my name and my number. He never called me back. I think I e-mailed.

MS. LANZETTA: Can you send me those dates and when I go up Wednesday I'll discuss it with Dennis?

MS. FLYNN: I think I was looking for dates from you guys so we could put it on our calendar.

CHAIRMAN BRAND: On a Thursday in April or May.

MS. LANZETTA: I think we didn't know if it would work better for the ZBA to have it on a regular meeting date if they don't have something on their agenda since they would normally meet then anyway. I think we were going to take a look at that as an option.

MS. FLYNN: They wouldn't know if they had anything on the agenda even if there's nothing on it now. Just like we don't know

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what's on our agenda next month. I have a deadline and they have a deadline. We have to pick a day and say either they have something and we do it after or before. Just pick a day and say this is it, don't put anything on that day.

MR. TRUNCALI: They meet once a month?

MS. FLYNN: Yes.

MR. TRUNCALI: If you do it on one of the off times --

CHAIRMAN BRAND: We'll try and negotiate it tomorrow.

Motion to adjourn?

MS. LANZETTA: I want to point out that Jen sent out design guidelines from the Town Board. They're for the Route 9W BC corridor.

CHAIRMAN BRAND: I think she included it in our packets.

MS. FLYNN: I made a copy for everybody also even though I sent it out. It is in your packet.

MS. LANZETTA: The board would like any input from the Planning Board, preferably within a month's time. If you could look it over. Even if you just want to write on your paper copies

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your thoughts and hand it in to Jen. I think any input would be appreciated.

CHAIRMAN BRAND: Anything else?

(No response.)

CHAIRMAN BRAND: All right. Motion to adjourn?

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: Second.

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

So carried.

(Time noted: 8:10 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 18th day of April 2019.

Michelle Conero

MICHELLE CONERO