

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

----- X

In the Matter of

BUTTERMILK SPA EXPANSION

Project No. 18-2012
220 North Road, Milton
Section 103.1; Block 2; Lot 13

----- X

PUBLIC HEARING - SITE PLAN

Date: July 15, 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
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: THOMAS KENTOP
C.J. HARTWELL-KELLY

----- X

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

(Pledge of Allegiance.)

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, July 15, 2019. Regular meeting 7:30 p.m. Buttermilk Falls Spa Expansion, public hearing, site plan; Brooklyn Bottling, public hearing, site plan; Cosman-Troncillito, lot line revision, sketch; Bayside Mixed Use, sketch, subdivision/site plan. Next deadline: Friday, July 19th. Next scheduled meeting: Monday, August 5th.

CHAIRMAN BRAND: First up, Buttermilk Falls Expansion, public hearing, site plan.

MR. TRUNCALI: Legal notice, amended special use permit and site plan approval. Please take notice a public hearing will be held by the Marlborough Planning Board pursuant to the Town of Marlborough Town Codes 155-31 and 155-32 on Monday, July 15, 2019 for the following application: Buttermilk Falls Spa Expansion, at the Town Hall, 21 Milton Turnpike, Milton, New York at 7:30 p.m. or as soon thereafter as

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

may be heard. The applicant is asking for a commercial site plan approval and amended special use permit for the expansion of an existing spa on lands located at 220 North Road, Milton, New York, Section 103.1; Block 2; Lot 13. Any interested parties either for or against this proposal will have an opportunity to be heard at this time. Chris Brand, Chairman, Town of Marlborough Planning Board.

CHAIRMAN BRAND: Do you have the mailings that went out for the secretary?

MR. KENTOP: Yes, and it's sitting exactly where she put it. I do have it. It's not in this folder.

CHAIRMAN BRAND: Do you know how many went out and how many came back? Do you have that information?

MR. KENTOP: I'm going to say there was probably a dozen or so. It was about 500 feet.

CHAIRMAN BRAND: We're going to need those. When you get those --

MR. KENTOP: I can bring them here in the morning.

CHAIRMAN BRAND: Thank you.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. KENTOP: Yes.

CHAIRMAN BRAND: Would you like to give us an overview of exactly what's being planned here?

MR. KENTOP: Good evening. My name is Thomas Kentop, I'm with Medenbach & Eggers.

The overview is this was an approved site plan and the --

MS. LANZETTA: Thomas, could I ask you to kind of put that on the side so that as you speak -- we have maps up here. This way the people here for the public hearing will be able to better understand what you're proposing to do? Thank you.

MR. KENTOP: The proposal is to renew the approved application. At the time the parking area and the lighting was installed and the expansion of the spa was not done. There's been a slight revision to the spa building, and that's what this revision is for. The original application expired and so now this is what the request is.

CHAIRMAN BRAND: Thank you.

Pat, did you want to run through your

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

comments?

MR. HINES: Sure. My first comment was the status of the Ulster County Planning review. We did receive that this afternoon, so the Board does have that.

Last time there was a question on the short environmental assessment form being provided. A revised short environmental assessment form has been submitted.

There's an outstanding Ulster County Health Department approval for modifications to the sanitary sewer disposal system. There are some changes to the piping and the relocation of the septic proposed.

We do not have a sign-off letter from the jurisdictional fire department, being Milton, although I think they were here last time and did say that they were going to give us a comment letter for tonight's meeting.

There's the need to show parking on the site. I know the parking has been constructed, I just don't know -- nowhere on the plan does it show that there's accessible parking on the site.

MR. KENTOP: I apologize for that

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

anomaly. There is an accessible spot right in the corner.

MR. HINES: Just revise the plan between now and when it's finally stamped.

MR. KENTOP: I'll bring additional plans with the mailings in the morning.

CHAIRMAN BRAND: The Ulster County Planning Department, Pat brought up and also pointed out that this proposed expansion is located in a coastal zone, so a consistency review of the project will need to be completed and a comparison of the goals of the Town local revitalization plan.

Also they wanted visual impacts from the water to see if there would be any visual impact across the river in addition to keeping the existing vegetation.

They also commented on the jurisdictional fire department seeking their opinions on that proposal.

This is a public hearing -- did you have something to add?

MR. KENTOP: This is an aerial of the site. This is the location of the existing spa,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

and just below it is the area for the expansion.

There are some shrubs and a few trees that will be displaced for that new structure. There's no impact. You don't see it.

MR. HINES: The new structure is in addition to the existing building. It's not a freestanding new building.

MR. KENTOP: Actually it's below it. The land -- the grade slopes down. There's approximately 5 foot difference in elevation from the existing building to the new building.

MS. HARTWELL-KELLY: There won't be any changes to the tree line from the view of the Hudson. I think there's just a few trees that are close, adjacent to where the land is already kind of cleared to make room for the expansion.

MR. HINES: I did take the time to review the Town's local development plan. A lot of that plan does speak to affording economic development and reutilizing, reconstructing -- redeveloping of the hamlet areas. I think that's an important part of this project. The Town spent a lot of effort down on the waterfront lately and this is a good catalyst to get people

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

down there to utilize that.

I think the visual impacts are being addressed, but the plan also revitalizes the hamlet areas which I think is a step forward.

MS. LANZETTA: But it would be helpful to make a note that other than the vegetation that has to be removed for the new building, that the existing vegetation would remain in place. If we could have that noted on the maps, that would be good.

I just want to say one more thing. I agree with Pat. Having worked on the local waterfront revitalization plan, I don't see where this would be in conflict with that at all. I think it's important that Ulster County Planning pointed it out and that we take it into account. In this case this is the kind of development that goes in accordance with what it is the Town has decided.

MS. HARTWELL-KELLY: Great.

MR. CLARKE: I think a lot of the vegetation that's being taken out, they were trees that were actually planted there by Mr. Pollack after. It's not the existing trees. It

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

will have probably zero impact on the --

MS. HARTWELL-KELLY: That's right.

MR. HINES: It would be appropriate to show a limit of disturbance and then a note stating existing vegetation outside of that shall not be disturbed.

CHAIRMAN BRAND: We're questioning whether or not there was a grading plan included for this project?

MR. HINES: Yes.

CHAIRMAN BRAND: There was one?

MR. HINES: Yes.

CHAIRMAN BRAND: This is a public hearing. Anyone here to speak for or against or question the project, you'll have an opportunity to do so at this time. I ask you to please state your name for the Stenographer. Is there anyone that would like to speak? Mr. Garofalo.

MR. GAROFALO: James Garofalo. With respect to the accessible parking, I would ask that you count the total number of spaces and make sure that where you place your accessible parking, that it is paved and signed and you give them a detail on the signing. You have quite a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

number of buildings, so where you place accessible parking is important.

Also, it's not clear to me in looking at the plan whether all of these buildings are actually accessible, whether just some of them are or some parts of them are. I know you have an elevator which goes from -- it looks like it goes from the new section up to the roof. Correct me if I'm wrong but I want to make sure that people have access to the building as much as possible.

Also with regard to the spaces, even though they're existing spaces I think the Board should always ask that the size of the spaces be indicated on the plan. At least a typical size for the parking spaces. Showing the number of spaces is important because that will indicate how many accessible spaces that you would need.

I didn't see any replacement of any vegetation on here. I know you have a lot of vegetation already on the site. Maybe you might want to take a look at that.

I'm not against the project. I do hope that you will take my comments into consideration as will the Board.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I'd like to thank Member Lanzetta for asking for the plan to be repositioned.

Thank you.

MR. KENTOP: Thank you.

CHAIRMAN BRAND: Any other comments?

MS. HARTWELL-KELLY: Am I able to make a comment?

CHAIRMAN BRAND: Sure. It's a public hearing.

MS. HARTWELL-KELLY: I'm C.J. Hartwell-Kelly, general manager at Buttermilk Falls. I speak on behalf of I think myself, my team, all my employees and many of our local community that visit the spa. We are in dire need of this. Our women's locker room is grossly undersized. That's really the catalyst for this expansion.

We added a few additional treatment rooms to make it monetarily reasonable for us to do.

I appreciate everyone supporting us in this. I think as you come and visit and enjoy you'll reap the benefits of it. Thank you.

CHAIRMAN BRAND: Thank you.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

If there's nothing else from the public, I'd like a motion to close the public hearing.

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MS. LANZETTA: 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.

CHAIRMAN BRAND: Aye.

It looks as though you have a couple of things to take care of on the plans and then we will see you again when they're completed.

MR. KENTOP: Would it be possible to get a conditional approval and then we'll just submit those items that you were looking for?

CHAIRMAN BRAND: We generally don't do that. All the resolutions are done through the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

attorneys. We could try to have that prepared,
as long as everything else is in order, for the
next meeting.

MR. KENTOP: Okay. Thank you all very
much.

MS. LANZETTA: I think it's critical to
get the fire company's input on this. That's
going to be very important.

CHAIRMAN BRAND: And Ulster County.
Thank you.

MS. HARTWELL-KELLY: Thank you.

MR. KENTOP: Thank you very much.

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 July 2019.

Michelle Conero

MICHELLE CONERO

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

PUBLIC HEARING - SITE PLAN

Date: July 15, 2019
Time: 7:44 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
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: RICHARD BROOKS
ANDREW WILLINGHAM

----- X

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: Next up, Brooklyn Bottling, public hearing, site plan.

MR. TRUNCALI: Legal notice, commercial site plan application. Please take notice a public hearing will be held by the Marlborough Planning Board pursuant to the Town of Marlborough Town Code 155.31 on Monday, July 15, 2019 for the following application: Brooklyn Bottling, at the Town Hall, 21 Milton Turnpike, Milton, New York at 7:30 p.m. or as soon thereafter as may be heard. The applicant is asking for a commercial site plan application on lands located at 9 Riverview Drive, Section 109.1; Block 2; Lot 5.111. Any interested parties either for or against this proposal will have an opportunity to be heard at this time. Chris Brand, Chairman, Town of Marlborough Planning Board.

Do you have the mailings?

MR. BROOKS: I do. We sent out sixteen and we received fourteen back. Two letters were undeliverable.

CHAIRMAN BRAND: Would you like to just give us a brief overview of what's going on for

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

the public?

MR. BROOKS: I apologize. You get the fourth string quarterback.

The owner/applicant, Brooklyn Bottling Company, proposes construction of an approximately 52,000 square foot building for warehousing to be attached to the existing 118,000 foot storage/warehouse building.

This site, formerly the modular home manufacturing facility, has been utilized for warehousing/storage of both empty and full beverage containers in the form of cans and bottles for approximately six years. Additional storage is now required to meet contractual requirements for an extended period of time.

It is anticipated that up to 20 employees will be on site during any workday.

The site has frontage on Route 9W but is not visible from the roadway due to site topography and vegetative cover.

Access will remain on Riverview Drive.

All site lighting is wall pack luminaires attached to the building and not visible from any roadway. The lighting

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

specification sheet for the fully cutoff fixture is included in this submission package.

CHAIRMAN BRAND: Thank you.

Pat, did you want to run through your comments?

MR. HINES: We're still awaiting receipt of the fire protection engineering report on the water supply system testing that was performed by an outside third-party company.

The status of the Ulster County Health Department review is outstanding. We have not received that, although I believe Cindy was at the meeting.

The jurisdictional fire department review is outstanding. They have some concerns and we're awaiting a final letter and sign off from them.

We did note that the cutoff sheet for the lighting hadn't been provided and was submitted to the County. I believe the County is looking for the isolines to be added to the plan.

MR. BROOKS: Our third-party design of the sprinkler system, water supply system is Albany Fire. We received additional information

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

from them at 4:18 tonight. I'll just give you some of the highlights. They are working on a plan per Pat's review. There are two proposed fire department connections and the location will be coordinated with Marlboro Fire Department, put them where they want them. Interior fire protection of the addition will be off of two separate dry systems. The fire pump will be placed somewhere in the building and sufficient in size based upon the flow test performed. Flow tests were subsequently, before this, performed on hydrant 1 and hydrant 2 and they now have a flow curve figured out, calculated.

They also need to know whether or not the fire department has specific concerns. They asked us to reach out to the fire department.

So Chief --

MR. TRONCILLITO: I will address all of them tonight. We can not reply until we get information. Simple.

MR. BROOKS: I have one for Kathi.

I'll just read it to you if you'd like. Town of Marlborough Fire Department, the applicant is working with Albany Fire Protection,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Inc. and their engineers to address the concerns the Town of Marlborough Fire Department may have with regard to fire management protection of Brooklyn Bottling Company's existing and proposed building located on Riverview Drive. They have requested that we obtain a letter from the fire department outlining the issues to be addressed so they may properly respond to all concerns. Thank you in advance, blah, blah, blah.

CHAIRMAN BRAND: I know the last time there was some discussion as to whether or not it was going to be a loop or how that was going to happen. Was that clarified?

MR. BROOKS: That would be clarified in the report. They want to talk to the fire department, communication from the fire department to find out what their specific concern is, loop versus no loop.

CHAIRMAN BRAND: This is a public hearing. If there are any interested parties that would like to speak, please.

MR. TRONCILLITO: Bobby Troncillito, I represent the Marlboro Fire chief and the Marlboro Fire District. Our biggest concern,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

which has been brought to numerous people, is the way the water system comes in. We were requesting that the water main be extended and looped around to the east -- the northeast hydrant. Now, the letter I got from Patti, this was awhile ago, this kind of contradicted. First it says here -- I don't know where -- I forgot who she said. It's not saying here who she got it from. It says there's a 12-inch line that comes in off 9W. We had requested that they loop it. What is stated here is that well they can't because there's not a 10-inch line that supplies the 8s. Well that's wrong. I sent her back an answer. The 12-inch line, it does have a 10-inch main that comes off of it, goes to the 8s, okay.

Now if you go back to the beginning of this, basically what they're saying here is that if there was a 10-inch line then they wouldn't be able to loop it and you would pick up an additional flow. We're not concerned about the pressure, we're concerned about the volume. Fighting fires on dead-end streets, which I had when I was chief, a dead-end street you're really handicapped.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Am I correct? You can answer yes or no.

MR. HINES: You can be based on flow and pressure.

MR. TRONCILLITO: Thank you. That was our biggest concern. All this other stuff, we don't have anything so he can't comment back on it. We don't know. We don't have nothing on the building.

You're telling me this is going to be a dry or wet system?

MR. BROOKS: Dry system.

MR. TRONCILLITO: This is the first I'm hearing this. You have a combination wet and dry in the existing building. We need that information so he can make a comment back. If the chief don't have it he can't comment back to you.

MR. WILLINGHAM: One of my questions is what are we trying to achieve?

MR. TRONCILLITO: We're trying to achieve the best fire protection for that building as possible. That's all we're looking at. That's all we're looking for. For us, if

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

you look here, the last -- on the west side the last hydrant is up in here. It's not even close to the building. It's off to the side. Then you're going to build this extension and there isn't a fire hydrant down this whole side. You've got one back over here in this corner and you've got one up here. You've got the sprinkler connection on this side and another sprinkler connection on that side. You're saying you're going to add another sprinkler connection. Whereabouts are you going to put that?

MR. BROOKS: That's going to be determined by you.

MR. TRONCILLITO: We have to know that. This is the first I'm hearing this is tonight.

MR. BROOKS: 4/18 is the first we heard it. I'm just conveying to you the information.

MR. TRONCILLITO: Okay.

MR. BROOKS: If you put all of these concerns in a letter and e-mail it to Patti, she can send it up there.

MR. TRONCILLITO: Okay.

CHAIRMAN BRAND: You can collaborate on getting a system everybody is happy with?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. TRONCILLITO: Yeah. We just need the information.

CHAIRMAN BRAND: That's what you gave him tonight? You gave him --

MR. BROOKS: I gave him a request for specific concerns they have other than the volume. That's already known. The site visit out there with the water department revealed that it was a 12-inch.

MR. TRONCILLITO: It's a 12 to a 10.

MR. BROOKS: We know that.

MR. TRONCILLITO: There's no reason why that can not be brought around.

MR. HINES: The resolution of where the fire department connections are going to depends on that. You need a hydrant within 50 feet of a fire department connection. That's going to dictate some of the design.

MR. TRONCILLITO: Here's the question. Were they looking to put them on each side where it's a pain in the tail for us? We tie up two engines just on sprinkler systems. They should both be on either/or. Simple. That would be my recommendation. That will come from the chief.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BROOKS: Which side do you want them on?

MR. HINES: It might be better to bring your designers down to meet in the field rather than this back and forth. Just a suggestion.

MR. BROOKS: We could do that.

MR. TRONCILLITO: I don't disagree with you. You just tell me when and we'll be there.

CHAIRMAN BRAND: The fire department will be happy --

MR. BROOKS: We want them happy. I know what Bobby Troncillito is like when he's pissed.

CHAIRMAN BRAND: Any other comments from the public? Just state your name.

MS. McCORMACK-WALKER: Tammy McCormack-Walker. This is the first we heard about the extension of this building. We live directly across the street.

We have some concerns with regard to the lighting and how -- there was a memo that was submitted on July 5th that says you're going to keep with the dark sky recommendation. If the dark sky recommendation is what you currently

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

have, I can tell you when the leaves go off the trees I have Yankee Stadium in my house. You may not all see it from where you're driving on 9W. We're on the hill right above where the Brooklyn Bottling Company is being installed. Everything from that location is going directly up into our house. Our neighbor is not affected because he has a larger hill in front of him. Right now it's okay because we have leaves on the trees. Come winter up until April we have Yankee Stadium. That's one consideration.

It's saying you're going to install LED wall pack zero upright in accordance with the dark sky recommendations. We want to make sure that they are going to be pointed downward, not upward like they currently are.

MR. BROOKS: Okay.

MS. McCORMACK-WALKER: Also there's going to be a metal roof that's placed on there. Because we are directly across and because the sunlight hits our home, we do get a little bit of glare from the approved polar white that you're going to maintain on the building. We get that there also in the winter. We were looking to see

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

what color you're actually going to do the roof. Is it going to be white, black? What kind of metal, what kind of material? That will also affect us. It's basically a quality of life issue for us.

And then finally I know you have the tree preservation protection. Are they going to maintain all the mature trees along that border on 9W? Is there any landscaping bond that's put into place if those trees happen to die? What would be replaced? If you're replacing a 20-foot tree with a 10-foot tree, again that makes a quality of life issue. You'll be able to see it from the road.

These are our major considerations that we're asking the Board to reevaluate. I've read through the minutes, went through all the paperwork. These are the main points. I understand -- not to stop the project, but these are the main points that we're looking to take more into consideration.

I did read that you said it's not visible from the road. It is visible from our home.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: Okay. Do you know the type of roofing that's going to be installed?

MR. WILLINGHAM: Did you guys decide on the color of the roof? I know that was a discussion.

MR. BONFORTE: There was in the previous meeting -- Mike Bonforte, Brooklyn Bottling. Eric Kohler is an engineer we have hired to work with us on this project.

We're going to use the same coloring which is considered a nonreflective sheet metal coating. They don't even call it paint. I take your comments for what they are, that it does reflect. There was talk about changing that. I don't know what the final disposition was. We're open to changing it. What I recall is someone on the Board said maybe we shouldn't change it because we'll have two different colors, the new section would be one color and the old another. That's what I recall.

CHAIRMAN BRAND: That was the exterior?

MR. HINES: That wasn't the roof, that was the walls.

MR. BONFORTE: So I'd like to think

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

about it, and also take into account -- Tammy, I apologize, your last name?

MS. McCORMACK-WALKER: McCormack.

MR. BONFORTE: -- your concerns because it's important to us that we do the right thing for the community, period. So I'll have to consult with my engineer and some others, with our planners. We do have a selection on paints. Some of them do cost more money than others.

MS. McCORMACK-WALKER: The lighting?

MR. BONFORTE: The lighting I wasn't aware of. That's another point that I'll take into my meetings tomorrow.

And then the trees also. We don't plan on cutting down any trees or vegetation. What we normally do is if a mature tree fell over or died, it depends, we replace it. That's probably not an immediate plan of ours. It would all depend on where it is on the property.

MS. McCORMACK-WALKER: Do you have a landscaping maintenance plan in place or landscaping --

MR. BONFORTE: We just have a normal around the building landscaping. There is no

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

vegetation on the building, just on the perimeter. No, we don't have an active plan. Just more for the blacktop or the pervious surfaces, to keep that clear and free of debris.

MS. McCORMACK-WALKER: I can't see the parking lot.

MR. BONFORTE: Are you across 9W?

MS. McCORMACK-WALKER: Yes.

MR. BONFORTE: You're across up on the hill?

MR. BROOKS: Could you come up and show me where your house is, please, on the map?

MS. McCORMACK-WALKER: I'm sorry?

MR. BROOKS: Could you come up and show me which property is yours?

MS. McCORMACK-WALKER: We're right across. We're right on the corner.

MR. HINES: You're on the same side of 9W as the project?

MS. McCORMACK-WALKER: We're on the opposite side. You have the little farmhouse that's on the same side of the project. You have that white little farmhouse thing. We're directly across from there. The old Tops TV,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

that gray building.

MR. HINES: You've got the driveway
that goes way up?

MS. McCORMACK-WALKER: Way up.

MR. BONFORTE: Where is 9W? I didn't
know there were lights. That's something we
could change.

(Inaudible discussion.)

MR. HINES: It sounds like the
applicant may be looking towards updating some of
the existing lighting. That may address that
along the west side of the building.

MS. LANZETTA: I attended the County
Planning Board meeting. We don't have the
official response from the County yet but I was
there when it was discussed, when the project was
discussed, and there were really only two items
that they had concerns about. One was they were
appreciative of the information you gave them on
the cut-off lighting, and that certainly is
something that's important. We would like to see
that represented throughout the existing building
as well. They do want a little bit more
information on the lighting levels.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BROOKS: Sure.

MS. LANZETTA: And then the other thing was they would like to see something on the site plan saying that you will be maintaining the existing landscaping, that there won't be any removal of any of the vegetation. I can tell you that those things will be part of the comments.

MR. BROOKS: Thank you, Cindy.

CHAIRMAN BRAND: Mr. Garofalo.

MR. GAROFALO: James Garofalo. On the west side of the building there's a gate that says -- a sign that says do not enter. On the east side of the building there is a vehicle gate, I believe there's a guardhouse there also, so vehicles can enter and exit.

What I am concerned about here is that the accessible parking is way on the west side of the building. If a person needed that parking, they would have to enter the gate on the east side, go all the way around the building to the accessible parking, and then going out he would go out, I don't know if those gates are automatic gates or how those gates operate. I would certainly think it would be not the best place to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

put the accessible parking. I don't know where the other entrances to the building are. I don't know if there's an entrance -- I would imagine there's an entrance on the south side. It would be better if they were outside the gate.

Also, I don't know how the interior of the building is laid out to know as if they could actually have accessible parking on the south side of the building and a person be able to access the other parts of the building that they may need to be in in order to work, or for whatever reason they need to be there. I think the location of that accessible parking on the west side of the building is probably the wrong place to put it. I hope that either they will fix the gate, move the accessible parking, look at where they have entrances and how accessible the building is throughout the entire building as compared to where they are.

The parking area has an ocean of pavement. Normally if you were at a mall, everything is lined with stripes, you know where to be, where not to be. This can be confusing for people. There's not going to be a lot of

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

people driving there so I wouldn't be too concerned about it other than there's probably a lot more pavement than they need to really maintain.

On the east side of the building there's a dumpster which is I guess now at the end of the paved area and is now going to be on the south side where the loading is. I'm not sure if you really want that dumpster in the middle or whether you're planning on moving it since the vehicles will be loading and unloading to the north of that.

There's a barrier to the south of the dumpster. I'm not sure what the barrier is made out of. It's in the middle of the area. Hopefully it's clearly marked so the trucks don't hit it and the plows don't hit it. I'm not sure exactly what type of barrier it is. I think that you should be aware and take a little closer look at what that barrier is, why it's there. Maybe it's to separate the north and the southbound traffic since I would imagine that -- I'm not sure if the trucks are both entering and exiting where the gatehouse is or they're going all the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

way around and exiting on the west side of the gate. I'm not sure how you're operating there. I think some clarification to the Board would be helpful. Clearly you have piles of room to put parking.

Again I think there should be a typical note there of what the size of the parking spaces are. Clearly they have enough room to make these parking spaces big enough, and they have clearly enough room to have enough parking. As a matter of standard procedure, I think you should call out for the parking space size to be indicated, both regular parking and for the truck parking.

I'm not against this project at all. I'd like to thank you for giving me an opportunity to comment on it. Thank you.

CHAIRMAN BRAND: Thank you. Any other comments?

MR. BONFORTE: I'd like to respond.

CHAIRMAN BRAND: Sure.

MR. BONFORTE: Basically the building on the south portion of the site, which was previously office space, is currently dormant. We don't have any current plans to use that

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

and/or put parking spaces in front of that, meaning on the south side sort of looking out the driveway towards CVS. So we have no plans to use that right now.

On the west side we're looking for lined spaces in the plan including an accessible space.

The east side it's dedicated to truck traffic and loading and unloading, as you said.

The barriers on the east side, the river side, we recently moved -- we have a number of forklifts that use propane tanks. We store the propane outside. We recently just moved it away from the building to inside those cement barriers. The cement barriers are different sizes. I'm going to take another look at that because that was a recent move, like two, three weeks ago. To be clear, there's a rack and there are these propane tanks maybe about the size of a small keg of beer type of shape and size. They're silvery. So those are behind those concrete barriers. They are enclosed in those barriers that used to be closer to the building.

I think I covered almost everything.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: The dumpster.

MR. BONFORTE: The dumpster on the east side, we can move that. Yes. I mean I'll leave that to the planners, the Board or anybody that has a suggestion.

MR. GAROFALO: I don't think there's anything wrong with it being on the east side. I think it's not necessarily the best place to put it in the middle of where all your truck traffic is going by.

The barrier that's shown is just a linear barrier. Maybe you should show on the plan -- if you're squaring that off, that would be a good thing to show.

Also, if there are propane tanks I would be very concerned to make sure that it is very clear when they plow the area that you don't have a plow hitting the barrier or hitting the propane tanks. Clearly if they are sectioned off -- this barrier is probably larger than is shown on the plan because it's only shown being vertical on the plan.

MR. BONFORTE: I will tell you I know the barrier. It's quite thick in some places.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

It's cement blocks. It's like what you see -- kind of a triangle but I don't know what you call it. Pyramid shape.

MR. GAROFALO: Jersey barrier type?

MR. BONFORTE: Yeah, a Jersey barrier that is quite heavy like you see on the highway. I'll revisit that tomorrow. I'll take a look and make sure that it has conditions that should be there safety wise and spacing, et cetera. I know exactly what you're getting at.

MR. GAROFALO: And for the Board's sake, if you could put it on the plan, I think that would be good. Thank you.

MR. BONFORTE: Sure.

MR. GAROFALO: I appreciate your response.

CHAIRMAN BRAND: Any other comments?

(No response.)

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

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

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second it.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: Any discussion?

(No discussion.)

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. So you have some work to do with the fire department and the lighting I believe. We will see you again once that's all taken care of.

MR. BROOKS: Thank you.

(Time noted: 8:11 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 July 2019.

Michelle Conero

MICHELLE CONERO

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

----- X
In the Matter of

COSMAN-TRONCILLITO

Project No. 19-3010
263 Lattintown Road, Marlboro
Section 108.3; Block 2; Lots 38.1 & 39

----- X

SKETCH - LOT LINE

Date: July 15, 2019
Time: 8:12 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: RICHARD BROOKS

----- X

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: Next up, Cosman-Troncillito, lot line change.

MR. HINES: This is a proposal for transfer of .04 acres of property from tax lot 38.1 to tax lot 39.

The purpose of the lot line is to eliminate an existing encroachment. There had been a driveway constructed at some point in the past which is causing an encroachment. This small lot line change will eliminate that encroachment for the single-family residential house.

There's no new construction.

This project qualifies for your streamlined lot line review.

I know Jeff has prepared some resolutions for you.

Again, no new construction. We don't have anything further.

CHAIRMAN BRAND: On that note, Jeff has prepared for us and was sent to you a resolution for approval by the Town of Marlborough Planning Board for the lot line revision application for Antoinette Cosman and Gary Troncillito.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MS. LANZETTA: Let me ask one question.

CHAIRMAN BRAND: Of course. I'm sorry.

MS. LANZETTA: I just have a question about this. I don't see where the existing septic is on lot 2. I was wondering if you had any idea where it is?

MR. BROOKS: I do not. It's not noted.

Are we municipal water?

We're on Lattintown Road, just -- I don't see any hydrants here.

MS. LANZETTA: The only concern I would have is you're not encroaching on their septic field. Usually it's good to have that noted on the map.

MR. BROOKS: You're right.

CHAIRMAN BRAND: Do we have anything, Pat?

MR. HINES: It's not shown. The house is well away from this area. That could be a condition of your approval, to determine the location of the septic system.

CHAIRMAN BRAND: We'll add that condition, to include the septic placement and ensure it meets the requirements.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

With that addition, is there anything
else from the Board?

(No response.)

CHAIRMAN BRAND: With that addition,
I'll poll the Board. Member Lanzetta?

MS. LANZETTA: Yes.

CHAIRMAN BRAND: Member Truncali?

MR. TRUNCALI: Yes.

CHAIRMAN BRAND: Member Trapani?

MR. TRAPANI: Yes.

CHAIRMAN BRAND: Member Lofaro?

MR. LOFARO: Yes.

CHAIRMAN BRAND: Member Clarke?

MR. CLARKE: Yes.

CHAIRMAN BRAND: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: I'm a yes as well.

Thank you.

(Time noted: 8:15 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 July 2019.

Michelle Conero

MICHELLE CONERO

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

----- X
In the Matter of

BAYSIDE MIXED USE

Project No. 19-3011
18 Birdsall Avenue, Marlboro
Section 109.1; Block 4; Lot 29

----- X

SKETCH - SITE PLAN/SUBDIVISION

Date: July 15, 2019
Time: 8:15 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
KATHI NATLAND

APPLICANT'S REPRESENTATIVE: JUSTIN DATES

----- X

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: Finally, Bayside Mixed Use, subdivision/site plan.

Do you want to give us a quick update, Justin, when you're ready?

MR. DATES: Justin Dates from Maser Consulting. At our last meeting on May 20th we were before the Board for an extension for the site plan approval for the Bayside project. At that time the three-lot subdivision approval from the Board had expired. Based on the Board's request, it required that we provide the new application for the three-lot subdivision. We provided that material. We provided the same material because the project hadn't changed. We reissued the subdivision plat as well as the additional application materials that were required.

We also provided a copy, which you have of course, of the prior subdivision approval resolution. What I did is summarized where we are at with each of those items at this time for your reference. We are substantially complete with those resolution items. There are a couple -- one pertaining to the fees and the bond, which

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

we've put together a memo that was provided to the Board and consultants. We're looking for feedback on that to make sure we're aligned with what the Town is requiring for such things as recreation fees, bonding for stormwater, landscaping, the proposed Town road section as well as the other site improvements, water, sewer and things of that nature, pavement. So we are looking for feedback on that if it's available.

Also as stated in Mr. Hines' memo, we need a public hearing for this new application. I would just request that the Board consider scheduling that for the next available meeting.

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

MR. HINES: It's pretty much what Justin said. This is kind of a procedural matter. It's the same project that this Board reviewed over many years actually. The approval did lapse so it needs a re-approval, a new approval.

A public hearing will be required.

The applicant did submit an update as to where they are with some of the outstanding

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

issues. They have some DOT issues they're working out, the payment of fees and bonding. Those are probably the two significant ones.

The original SEQRA resolution would still be valid. We would suggest you could review that and possibly issue a SEQRA consistency notice similar to the previous as the conditions are the same on the site.

I'm not sure if it needs County Planning again. It probably does, it's a new application for the subdivision.

CHAIRMAN BRAND: I don't think it would. It's on 9W. It's got frontage on 9W.

MS. LANZETTA: It doesn't hurt to send it up.

MR. HINES: We could send that to County Planning at this time.

I don't have any issue with the scheduling of a public hearing if the Board so desires.

CHAIRMAN BRAND: Your question about the bonding, was that all not spelled out in the last approval?

MR. HINES: It was. What Justin has

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

done is they've put together their cost estimates for the various improvements, stormwater, roadways, and then there's some fees, recreation fees and various fees. My office has a letter, it's a little dated right now, for the last project. We were kind of waiting for the other outside agency approvals to come in before we weighed in on that. It looks like DOT was the longest hurdle. They're moving along and it looks like they're ready to accept the donation of the property required for the 9W right-of-way.

MR. DATES: Correct. If I could, we got this letter from DOT and it was transmitting the closing papers for the .046 acres right along 9W that's being donated to the DOT right-of-way. I could share a copy of that with you.

CHAIRMAN BRAND: Do you want to give that to the secretary?

MR. DATES: Sure. And along with the DOT package, Lee Zimmer had issued an e-mail to our traffic engineer, Phil Greeley, that it's ready for a permit, just completing the right-of-way donation you'd call it. So we're right at the end of that process as well.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: I know that Board Member Cauchi and I will not be here for the August 5th meeting. I think what we'll do is we'll try to schedule the public hearing for the 19th. August 19th. That should be good for everybody.

MR. DATES: The Ulster County Planning Board, they'll have a meeting the first week?

MS. LANZETTA: The first Wednesday.

CHAIRMAN BRAND: That's the 7th. That's two full weeks almost.

MR. HINES: Justin, have the water rates issue with the adjoining property been resolved or are we going to hear that on the 19th?

MR. DATES: That was part of the Findings Statement. It's a private matter and it hadn't gone any further.

MR. HINES: Standby for that.

CHAIRMAN BRAND: Yes. I'm sure they'll be here.

MR. HINES: If you'll recall, there was a claim from an adjoining property owner that they have some water rights or something.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN BRAND: They have deeded water rights to the well. I know that.

Okay. We'll go ahead and schedule that for the 19th, --

MR. DATES: Great.

CHAIRMAN BRAND: -- the public hearing, as long as everything else is in.

MR. DATES: Thank you.

MS. LANZETTA: Pat, I have a question. Seeing the deeds and what not that the DOT is requiring of them for their easements for the sidewalks, is that because they're actually going to put in sidewalks as opposed to the people that we've asked to put on their site plans an easement?

MR. HINES: Yes. I believe the sidewalks are going in, and there are some modifications to the traffic signal that are occurring in that area.

MR. DATES: It really has to do with the sidewalk that's in this area. The DOT requires to move the right-of-way or the shared property line to the west so that the sidewalk is within the DOT right-of-way.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. HINES: Which is a substantial change from their previous policy that said we don't want any sidewalks.

CHAIRMAN BRAND: We've seen that.

MR. HINES: Because they're proposing those sidewalks now, I think that's why DOT wants the property.

MR. DATES: Correct. That's the only piece. We brought it all the way down to just south of that 9W access commercial piece. That's exactly where the proposed sidewalk was outside of the right-of-way. So the request is to have all that in the right-of-way. The taking here happened many years ago when the light went in and that other work happened.

MS. LANZETTA: Thank you.

CHAIRMAN BRAND: Anything else from the Board?

(No response.)

CHAIRMAN BRAND: Just quickly before we close, we were sent from the office of the town clerk resolution number 60 from the Town of Newburgh which would essentially change the zoning for the Dockside parcel from R1 to C1. Is

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

there any objection from this Board?

MR. HINES: I think Brooklyn Bottling?

CHAIRMAN BRAND: 34 Dock Road. I'm
sorry, it says Dock Road.

MR. LOFARO: South Road is it?

CHAIRMAN BRAND: That's why I assumed
it was for Dockside.

MS. LANZETTA: Do you know why, Al, it
says Dock Road?

MR. LANZETTA: I don't know why it says
Dock Road. It's South Road.

CHAIRMAN BRAND: That should say South
Road.

MR. CLARKE: It's down by the water
plant.

CHAIRMAN BRAND: Does anyone on the
Board have an objection to this local law?

MR. CLARKE: No.

MR. TRAPANI: No.

MS. LANZETTA: No.

MR. TRUNCALI: No.

MR. CAUCHI: No.

MR. LOFARO: No.

CHAIRMAN BRAND: We'll say that's good

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

to go.

I'd like to have a motion to adjourn
the meeting.

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second.

CHAIRMAN BRAND: All in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

(Time noted: 8:24 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 July 2019.

Michelle Conero

MICHELLE CONERO