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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

PUBLIC HEARING - SUBDIVISION & SITE PLAN

Date: August 19, 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
JOSEPH LOFARO
MANNY CAUCHI
STEVE CLARKE

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: JUSTIN DATES

----- X

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

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

(Pledge of Allegiance.)

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, August 19, 2019. Regular meeting 7:30 p.m. Approval of stenographic minutes for 7/15. Bayside Mixed Use, public hearing, subdivision, site plan; Buttermilk Spa Expansion, final, site plan; Top Seed Landscape, sketch, site plan; Garone's Mountain Fresh Farm, preliminary, site plan; Royal Energy, sketch, site plan; Scott and Nicole Trapani, sketch, lot line; Kris Noto, sketch, subdivision; Waheed, re-approval, lot line. Next deadline: Friday, August 23rd. Next scheduled meeting: Tuesday, September 3rd upstairs.

CHAIRMAN BRAND: I'd like to have a motion to approve the stenographic minutes for 7/15/19.

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Manny. Is there a second?

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MR. LOFARO: I'll second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

So approved.

First up, Bayside Mixed Use, public hearing.

MR. TRUNCALI: Legal notice, subdivision application. Please take notice a public hearing will be held by the Marlborough Planning Board pursuant to Chapter 134 of the Marlborough Town Code on Monday, August 19, 2019 for the following application: Bayside Mixed Use at the Town Hall, 21 Milton Turnpike, Milton, New York at 7:30 p.m. or as soon thereafter as may be heard. The applicant is seeking approval of a three-lot subdivision application for lands located at 18 Birdsall Avenue, Section 109.1,

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BAYSIDE MIXED USE

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Block 4, Lot 29. 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: Justin, do you have the mailings?

MR. DATES: Yes.

CHAIRMAN BRAND: How many went out and how many were returned?

MR. DATES: 106 went out, 72 were returned and 27 were undeliverable.

CHAIRMAN BRAND: Just give them all to Jen.

Can you give us an overview?

MR. DATES: I'm Justin Dates with Maser Consulting. As mentioned, we're here for the public hearing for the Bayside project. This is to renew the subdivision application for the project.

Again, it's a three-lot subdivision north of the Marlboro Middle School. It has frontage on 9W and Birdsall Avenue. The three lots are broken down into -- the bulk of the site

1 will be used for 104 residential units on 20.8
2 acres. There's a parcel down along Route 9W,
3 about 2.3 acres for a 12,600 square foot
4 commercial piece. There will be a vacant lot of
5 about 1.2 acres on the south side of the site
6 here. There's a right-of-way area just under an
7 acre for a proposed Town road section.
8

9 The project itself has an active site
10 plan approval through the Board and no components
11 of the project have changed.

12 As I mentioned, this is a re-approval
13 of the subdivision component of the project.

14 CHAIRMAN BRAND: Thank you. This is a
15 public hearing. Any interested party who would
16 like to speak out for or against has an
17 opportunity to do so. Please just state your
18 name for the stenographer.

19 Mr. Garofalo, I know you are waiting
20 patiently.

21 MR. GAROFALO: James Garofalo. Up to
22 the mic?

23 CHAIRMAN BRAND: Certainly.

24 MR. GAROFALO: First I'd like to ask
25 for a procedural summary so that people can

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understand what's happened before, what's happening now and what the next steps are. Certainly there were two -- at least I received two mailings. I think it's important for the Board to understand what those mailings were and how many got returned on each. I don't know if the numbers he gave you were for one mailing or both mailings. I think the Board needs to understand exactly what those were.

CHAIRMAN BRAND: You received two mailings for this public hearing?

MR. GAROFALO: Yes.

CHAIRMAN BRAND: Do you own two parcels?

MR. GAROFALO: No. Well, I own an empty lot.

CHAIRMAN BRAND: That's why you got two.

MR. GAROFALO: That's why I got two. Okay. That certainly explains it.

The next thing is I'd like to say that in the prior public hearing they were very good at in the documentation responding to the municipal and the agency comments, but I haven't

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seen anything that actually has responded to the public comments that have been in writing. I would like to offer the public comments from the prior public hearing into the record.

I hope the Board will allow me to come in and talk after everyone else has talked because I have a lot to say and I don't want to repeat some of the things that other people have to say. I would appreciate it if you could allow me to speak at the end.

CHAIRMAN BRAND: Certainly, Mr. Garofalo. It's always a pleasure.

Is there any other interested party to speak for or against the Bayside public hearing?

If you could just state your name for the record.

MS. MANNESE: Sheila Mannese. I'm just interested in knowing, the last time this was up there's a very historical building on this property which to me is really essential for our Town in regards to bringing people to our Town and boosting the economy. History, you can't put a dollar on it. If no one knows, it's the Farmerette building that is structurally sound.

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Every other town is redoing history. They understand the importance. Beacon, Newburgh, all over, Poughkeepsie, they're going out of their way to do this. They understand what people want to see. It's in a perfect location, right in the hamlet. You've got the Falcon doing their walkway there, or trail. It's right next to the school. To me it's a shame because it should have been plaqued.

Being that it's back in front of the Board, I don't know if it's possible, my understanding is there was supposed to be some kind of historical survey put in place. I'm not sure where that's at. Does anyone know? No?

CHAIRMAN BRAND: No. Not your historical survey. She's talking about one for the Town that they're currently working on.

MS. MANNESE: Because it is I know sort of on prime land. If you go through the entrance and go straight back, it's like literally running north and south. I mean I would ask the Board to please think about this. It's very difficult to have it moved. It would run into a lot of money. We talked about that. They would be raising

1
2 money and grants and who knows. So if there was
3 a way to somehow cut this portion out so that you
4 could use it as an educational, a tourism
5 attraction, I think it would be a huge, huge
6 asset to our Town. Being the fact that we don't
7 know all the history of the Farmerette building.
8 My understanding was women came in and used the
9 barn -- they erected the barn so when the men
10 were away women would take over some of the
11 farming. You can see the pictures. This is
12 really a big piece of our history that I
13 continually see being destroyed, being taken down
14 and discarded, and I don't understand that
15 really, truly. So to put a dollar amount on it,
16 you can't. If there's any way that we can do
17 that, that's one I wanted to mention.

18 Two, I think that this site is going to
19 cause a lot of construction. I think where it
20 sits topography wise and what it's sitting on is
21 going to be a lot of work, and it's right next to
22 the middle school. You're going to be hearing
23 grinding, pounding, God knows what. You've got
24 the kids trying to learn and the teachers trying
25 to teach. I'm not against development, I just

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think it's so close to the school it's not conducive in a lot of ways, plus the fact what's happening in our towns nearby, having it so close to the school, another reason.

Third is the drainage. I think that -- I don't care what they put in place. I think there's going to be a major problem with drainage. The poor kids don't have a playground as it stands. Go take a look at the middle school, the track is a mess. I don't know what you want to call it, a tennis court or whatever it is there. The poor middle school kids don't have really anything. I think the drainage is going to be a mess. I think that it should be really looked at a lot more all the way around, the drainage, topography, what's going to happen. The historical significance of that piece of property I think outweighs a lot. I think it's going to be a major addition to our Town and we have to take this into consideration.

Thank you.

CHAIRMAN BRAND: Thank you.

Anyone else that would like to speak for or against?

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(No response.)

CHAIRMAN BRAND: Going once. Twice.

Mr. Garofalo, I see you're ready for round two.

MR. GAROFALO: It's a longer round. Dovetailing on what Sheila said, maybe you could limit the noise that would be received inside the school during school hours.

There were a number of different items that I had given the Board with this document getting Bayside on track. I don't think many of them were addressed.

I want to talk about one to start out which is kind of very dear to my heart. This is a time when you see something you're supposed to say something. We go beyond that. Once it's said it should be checked out, and if it checks out something should be done. One of the things that I complained about was the trees that they were putting along the south side of the road at this curve. This is a 10 percent grade for a good deal of this road. When the vehicles and buses come down, with these trees I have a concern whether or not that traffic light is

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going to be blocked. I asked for them to either look at that in particular or take the trees out, which is a simpler thing.

You're going to be removing a stonewall along this area and the Town wants to have stonewalls. I think it's a very reasonable thing to ask them to either put it somewhere on the site, see if you can put it in one of the town parks, or maybe replace some of these trees with the stonewall. This is something that the Town has indicated that they want to do. They want to keep stonewalls because it adds to the aviance of the Town.

Another thing that I talked about was this intersection where the residential buildings come into the public road, and the school has access to the top of the public road. It seems to me to be unrealistic to be asking small development owners who have a couple of houses on a private street to be putting in a cul-de-sac when you have what's probably going to be possibly the most busiest dead-end street in the Town and you're not putting in a cul-de-sac. This should have been looked at in terms of

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putting in a cul-de-sac. Yes, the grades aren't great here but they certainly have the land, and I'm sure the school district wouldn't mind if this got pushed out a little bit. How can you tell these private developers that you have to have a cul-de-sac and not say you need a cul-de-sac here? This is going to be very busy. There's going to be buses, there's going to be cars. There should be a cul-de-sac there. The fact that the plows might be able to turn around there, that's nice but they can turn around anywhere that you did this on a private driveway, on another public road. This should be made into a cul-de-sac.

One of the other things that I pointed out and it was never responded to was this building being over 10,000 square feet is subject to special zoning requirements of distance to an intersection and distance from school property. They could reduce the size of the building and not have to deal with that. I'd like an answer as to whether or not this should be going before the Zoning Board or not. I understand that an instance like this came up before with Chestnut

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Petroleum. It went to the Zoning Board like it should, the Zoning Board said okay fine, we don't have a problem with it, but they went through the procedure. What I'm asking for is to take a look at that regulation and decide does this have to go before the Zoning Board, or optionally the developer can say I'm going to reduce the size of this building so that that is applicable.

I certainly brought up the question about my neighbor the Lyons, and hoping that even though you have decided that this is a civil matter dealing with the water, that hopefully the two parties can come together and reach some kind of agreement.

CHAIRMAN BRAND: Just for clarification, that was not our decision. That's a civil matter. That was not this Board's decision, that was a civil matter.

MR. GAROFALO: It was my understanding that was the legal advice you got.

CHAIRMAN BRAND: It's not for this Board apparently to make a determination. It was not through the determination of this Board.

MR. GAROFALO: Right. Okay. Thank you

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for clarifying that.

MR. HINES: Mr. Chairman, we're here tonight for a subdivision public hearing. A lot of the issues we're hearing were already discussed and resolved during the site plan. It's really the three-lot subdivision that is the subject of this public hearing tonight.

MR. GAROFALO: What I'm saying is these should have been resolved then and you should think about re-opening it if it's not applicable to this public hearing or holding it open until you get answers on these questions, because the questions from the public in the public hearing back in March of 2018, I don't know if there's any kind of record on any of those being answered. I think you need to hold their feet to the fire. I'm not saying you shouldn't eventually approve this but I think on these types of things you need to hold their feet to the fire and say look, we need to know these things. We need to know you're doing all this landscaping, how much of this is native landscaping than not. Show it on your plans.

CHAIRMAN BRAND: Were those comments

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addressed from the public?

MR. DATES: Yes. Most of them through our Findings Statement and our DEIS process. We did go through a lot of the concerns on traffic, screening and buffering, the zoning aspects of the project. Those were all addressed within the site plan portion of the project.

The drainage, we have a complete SWPPP that was approved through the Board for the project.

The Farmerette building, we did go through the process with the State Historic Preservation Office which allowed us to take down that building subject to offering it for donation, which is still out there by the applicant. If someone wants it, it is available.

The cul-de-sac comment, we met with the highway superintendent and we have a letter that shows the design there is approved through his office. We did make modifications to the original driveway to allow for snow storage based on that meeting. That's confirmed by the superintendent.

The school and the noise concerns, we

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have a memorandum of understanding with the school about what we're giving them for parking and access and their component in the construction coordination and meetings when we're looking to break ground on this.

CHAIRMAN BRAND: Mr. Garofalo, if I could ask you to probably sum up in a few minutes or less. Just kind of keep your comments to the subdivision aspect of the project.

MR. GAROFALO: Certainly I think the zoning and the subdivision, when you look at that, that this building is too close to the intersection based on the size of the building. That's in your zoning regulations. As well as the distance from the school. They haven't reduced the size of the building. They've done none of these things. I don't think they've addressed any of these items that I have brought up. That's why I'm bringing them up again. They made no changes to the plans.

CHAIRMAN BRAND: Which building in particular are you referring to?

MR. GAROFALO: The commercial building. It's over 12,000 feet.

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CHAIRMAN BRAND: Which one?

MR. GAROFALO: The commercial building here. It's over 12,000 feet and there are limitations when you get over 10,000 square feet. Certainly I would ask that that be reviewed to see whether or not they are in compliance.

Some of the things are in the FEIS. Certainly I talked about traffic, I said there wasn't a problem with the traffic. Yes, people said they turn the trucks around here. You say that you can do it here, you're saying you can do it anywhere. I think the law -- the zoning regulations were put together specifically to have cul-de-sacs, not to avoid them, particularly in a situation like this where you are going to have a lot more traffic, not on one of these private driveways where you only have a couple houses. So will it work? Yes. Is this what the Town really wants? I would say no, that's not what the Town really wants. I don't think these were really closely enough looked at.

I hope you will look at the prior comments that were made at the public hearing and my report that was made. I hope you will hold

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this open until you have a chance to look at all those documents and to see how they address them and where they did not address them.

Thank you.

CHAIRMAN BRAND: Thank you, Mr. Garofalo, as always.

Any other comments from the public? Sheila.

MS. MANNESE: You mentioned about that you went through the -- the name of the agency I don't remember. In looking back when this was a public hearing, I did look at it. There wasn't a survey done to the Farmerette building. They kind of did -- they dug up here, dug up there for maybe an arrowhead. Something along that line. I can't recollect. I do recall that it didn't pertain to that building. I can go back and look and see a little bit more about it. I did look very thoroughly through the paperwork. I would be glad to do that and I could bring it to the Board. I know that that portion wasn't done.

CHAIRMAN BRAND: I think the extent of their -- correct me if I'm wrong -- is that the building at this point has not been granted State

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Historic Preservation recognition?

MS. MANNESE: It should have been flagged. It's one of the buildings that definitely meets the requirements. Unfortunately we're getting to that point in Marlborough to maybe find these buildings that are in our Town, the few that are left. We haven't done it yet. Here's one we can do something about. I know a fair amount about this building because I feel that farming is one of our main industries here, and the person that is involved in trying to get our Town off the ground which is going to bring people here and help our taxes, keep businesses going. This is really important. I know that there was something done and I can't remember what it was, but that's one thing.

Second, when you're talking about the school, I know the school will benefit with the improvements of how they're going to layout the road. In the meantime, as a taxpayer and with a child in this school, those children are going to pay the price for this improvement. To me, I'm sorry but I want to say again about a good education and their future. In the meantime the

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school is going to benefit. The children that are in there trying to learn might not get what they need out of that.

Third is traffic. I'm sorry I didn't bring this up before. I know they said this is not going to impact, but come on. You go down through Marlboro at 7:00, 7:30, you're dropping the kids off at the middle school, you're backed up in traffic. I didn't do the math. The last time I did the math on all the apartments and all that. Let's just say a husband and wife and one child that's driving, just do the math. You're going to put that on top of that and add it to a very congested area already. That's only a portion of Marlborough. If you think of the other portion, and I brought this up the last time, we're always piecemealing instead of looking at the big picture, this is going to happen over here, this might happen over here. What are you going to do. So the next person that comes to the table with a development, they're going to be stuck. To me overall what's the big picture? We want Marlborough to grow and we want it to grow in a healthy way. You have to look at

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all those scenarios, property on the riverfront, across the street and what it's going to impact on the highway.

Personally me, I don't want to see a four-lane highway there. I don't think that's good for a town. You go through New Paltz, you go through Rhinebeck. We want the traffic to slow down so they see this and they get to know about the Town, not fly through it. I would highly suggest really look at the traffic impact.

Lastly -- I'm sorry, I know Jim brought it up and I have to dovetail on what he said now. We have a committee here that's supposed to be making our Town look more aesthetically pleasing and reflect the character of our Town, again trying to bring agri-tourism here. I find it extremely important to make our corridor reflect what we're about so when people go through they get the feel of what Marlborough is. You've got this stonewall there and it's going to be taken down and just thrown to the side or put back up like a really nice manicured thing. To me fieldstone can be used again.

Thank you.

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CHAIRMAN BRAND: Thank you.

Any other comments?

(No response.)

CHAIRMAN BRAND: No. Okay.

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

MR. TRUNCALI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. CAUCHI: I'll second it.

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: I think the public hearing should stay open just to look at those comments again. That's me. I'll say nay.

CHAIRMAN BRAND: Okay. Ben?

MR. TRAPANI: I probably would have to agree as much as I don't want to. I think I would agree we should look at those comments.

CHAIRMAN BRAND: I would be in agreement with that as well.

So the motion to close the public hearing does not pass. I guess I'll take a motion to hold the public hearing open until -- Jeffrey, can we do that until a date certain? September 16th?

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MR. BATTISTONI: You can certainly keep the public hearing open. My thought is that this site already has site plan approval. The comments that I was hearing related to the site plan approval. This is simply a renewal of the subdivision approval. I'll just make those comments to the Board.

CHAIRMAN BRAND: Sure. So there is a motion to keep the public hearing open --

MR. HINES: The 16th would be a month from now.

CHAIRMAN BRAND: -- until September 16th so that we have a chance to review those.

Are you making that motion, Ben?

MR. TRAPANI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. CLARKE: I'll second.

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

MR. TRUNCALI: Opposed.

MR. CAUCHI: Opposed.

MR. LOFARO: Opposed.

CHAIRMAN BRAND: Aye.

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It's a split. You need four, though;
right?

MR. BATTISTONI: You would. Somebody
has to change their mind.

MR. TRUNCALI: I guess it's not going
to be a big deal to keep it open to the next
meeting.

MR. DATES: Mr. Chairman, is there a
particular comment that -- a question --

CHAIRMAN BRAND: I think some of the
issues that Mr. Garofalo brought up certainly.

MR. CLARKE: I think they should be
looked at one more time.

MR. DATES: I'm just curious. Those
are site plan components. The resolution items
for the site plan, which we have substantially
completed, won't play into this.

CHAIRMAN BRAND: I do agree without the
subdivision the site plan doesn't stand on it's
own. You would need both pieces of the package
in order to move forward. We just want to make
sure we're doing it correctly.

The motion to keep the public hearing
open through September 16th does pass. We will

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keep that.

Mr. Garofalo, if you have any written comments you would like to submit.

Mr. Dates, if your company would like to address some of those comments, in particular the building size and perhaps the cul-de-sac. Those two jump out to me.

MR. DATES: What was the second one?

CHAIRMAN BRAND: The building size and the cul-de-sac were two of the things that jump out to me.

MR. HINES: I think it would help if we heard about the historic building. If you could reiterate that. I know it's been done. If you could provide the Board with a history of what's occurred since the approvals. I know there was a newspaper advertising and offering the building. If you could complete the history of that, it would be helpful to address the comments as well.

MR. DATES: I did outline the status of both the prior resolution items in our original submission for the subdivision. It is detailed. I can provide that again.

CHAIRMAN BRAND: Maybe just give the

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Board an opportunity to review some of those sections.

MR. DATES: Okay.

CHAIRMAN BRAND: We'll see you on September 16th.

(Time noted: 8:02 p.m.)

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

I, MICHELLE CONERO, a Notary Public for and within the State of New York, do hereby certify:

That hereinbefore set forth is a true record of the proceedings.

I further certify that I am not related to any of the parties to this proceeding by blood or by marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of September 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

BUTTERMILK SPA EXPANSION

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

----- X

FINAL - SITE PLAN

Date: August 19, 2019
Time: 8:02 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: THOMAS KENTOP

----- X

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CHAIRMAN BRAND: Next up, Buttermilk Spa Expansion.

MR. KENTOP: Good evening.

CHAIRMAN BRAND: Good evening.

Pat, do you want to run through your comments?

MR. HINES: We have no outstanding comments. Our previous comments have been addressed. They added the accessible parking spaces, they addressed the County Planning comments with some notes on the plans regarding the preservation of vegetation, they updated the lighting plan.

There is a requirement for an approval for the changes in the subsurface sanitary sewer disposal system. I know the approval that Jeff did identifies the need for a permit for that.

The previous comments and the public hearing comments have been addressed on the most recent set of plans.

CHAIRMAN BRAND: It also addresses the Ulster County Planning Board recommendations as well?

MR. HINES: Correct.

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CHAIRMAN BRAND: Any comments from the Board?

(No response.)

CHAIRMAN BRAND: We have before us a resolution on the application for 220 North Road Realty, LLC for amendment of the special permit site plan approval dated August 19, 2019 for the Buttermilk Spa Expansion.

Jeff, did you want to run over anything before Jen polls the Board?

MR. BATTISTONI: No. I would just say that the conditions that are in the resolution are the same as what Pat Hines just stated.

CHAIRMAN BRAND: Excellent. Thank you.

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?

CHAIRMAN BRAND: Absent.

MS. FLYNN: Member Lofaro?

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BUTTERMILK SPA EXPANSION

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: So carried. I believe
you're all set.

MR. KENTOP: Thank you very much.

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

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Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

TOP SEED LANDSCAPE

Project No. 19-3008
1943 Route 9W, Milton
Section 103.1; Block 1; Lot 18

----- X

SKETCH - SITE PLAN

Date: August 19, 2019
Time: 8:05 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: LOUIS DUBOIS

----- X

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CHAIRMAN BRAND: Next up, Top Seed
Landscape, sketch, site plan.

Pat, did you want to run through your
comments?

MR. HINES: We received a revised
submission after the last meeting.

Just a couple of clean-up items. The
survey sheet conflicts with the engineer's sheet
and the drainage layout. It's a clean-up item.
The engineer's sheet has revised the drainage to
allow all the work to be performed on the subject
parcel rather than impacting the adjoining
parcel.

Just a note that the lot is substandard
for lot width, lot area and depth. It does meet
the ordinance for a front yard, side yard, rear
yard. Your code allows pre-existing lots that
were in existence at the time of the code to
continue to be able to be developed, so no ZBA
issue exists there. They do meet all the bulk
table requirements for yard setback.

Since the last meeting we received a
septic system permit from the Ulster County
Health Department, as well as a letter from DOT

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identifying that upon application for a permit, a permit would most likely be issued for this parcel and that they would issue an individual driveway permit. That letter is in the file.

They've provided a lighting cut sheet showing the wall pack mounted lights. They just don't show where on the building they will be, so we're suggesting those locations be shown on the building as well.

There's a dumpster enclosure shown on the plan. There are no details. The detail of that should be provided.

The pavement section and parking lot striping, accessible striping and signage details need to be added.

It does need to go to County Planning. I believe it has sufficient information at this time to go to County Planning for that referral.

It does need a public hearing. If the Board so desires, that can be scheduled as well.

There's a schematic landscape plan. The source of that plan as well as details for the plantings can be added between now and the public hearing.

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CHAIRMAN BRAND: Jeff, do you have anything to add?

MR. BATTISTONI: I have no comments.

CHAIRMAN BRAND: Jen, you did send this to the County?

MS. FLYNN: Yes.

CHAIRMAN BRAND: We can schedule them to return for the public hearing?

MR. HINES: I guess that 16th meeting would be the earliest.

CHAIRMAN BRAND: September 16th. Okay. So we'll go ahead and schedule that for September 16th. We'll hear back from County Planning, that should be enough time.

We'll see you on the 16th. Thank you.

MR. DUBOIS: Thank you.

(Time noted: 8:08 p.m.)

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Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

GARONE'S MOUNTAIN FRESH FARM

Project No. 19-3009
17 Baileys Gap Road, Highland
Section 95.4; Block 1; Lot 30.100

----- X

PRELIMINARY - SITE PLAN

Date: August 19, 2019
Time: 8:08 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
JOEL TRUNCALI
BEN TRAPANI
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, Garone's Mountain Fresh Farm, preliminary, site plan

MS. BROOKS: We do have revised maps. Based on the comments that we received at the last meeting, there were a couple of minor changes that were requested.

We're waiting for the Ulster County Planning Board comments. There were no other items based on Pat's comment letter of today.

We had the public hearing earlier this month, and of course we did not have the Ulster County Planning Board comments at that point in time so we're moving forward to this month. The County Planning Board comments have been received with no County impact.

We had received some comments at the public hearing regarding the heli-pad, so as requested, as the applicant is not planning on using that at all as a heli-pad, that's going to change to existing blacktop area.

We have dimensioned the parking spaces and the aisle width as requested, shown the location of the proposed handicap spot within the blacktop area, and shown the height of the

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agricultural building. We also revised the proposed use to contractor yard as had been cited in Pat's comments last month -- earlier this month I guess it was.

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

MR. HINES: Those are all of our comments. Our previous comments have been addressed. I got an e-mail version of this earlier and took a look at it. Each of the comments that Ms. Brooks just addressed are acceptable to our office.

CHAIRMAN BRAND: Comments from the Board?

MR. CLARKE: I think everything from the public hearing was satisfied. Nothing further.

CHAIRMAN BRAND: Anything else from the Board?

(No response.)

MR. HINES: The Board could then authorize the preparation of the approval resolution.

CHAIRMAN BRAND: For the September 16th

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meeting?

MS. BROOKS: I thought we were getting the resolution for tonight's meeting.

CHAIRMAN BRAND: I don't have a resolution.

MR. HINES: There's a September 3rd meeting.

CHAIRMAN BRAND: Possibly.
Will that be a significant issue for the applicant?

MS. BROOKS: Obviously he's in operation at this point in time. We applied for the site plan to make sure that we were in compliance as per the building inspector's recommendation. If it's acceptable --

MR. HINES: I think there's been positive activity towards getting approval. I think the code enforcement officer will understand.

It was referred to this Board from the code enforcement officer. I think there was progress made toward the approval. I don't think it will be an issue with the code enforcement officer.

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MS. BROOKS: We want to show we're making diligent effort towards compliance.

CHAIRMAN BRAND: So we can go ahead and schedule September 16th for the resolution of approval. We'll go ahead and do that for September the 16th.

MS. BROOKS: Okay. Thank you.

CHAIRMAN BRAND: Thank you.

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

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MICHELLE CONERO

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

----- X

In the Matter of

ROYAL ENERGY

Project No. 19-3002
166 Route 9W, Milton
Section 103.3; Block 3; Lot 68

----- X

SKETCH - SITE PLAN

Date: August 19, 2019
Time: 8:11 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
JOEL TRUNCALI
BEN TRAPANI
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, Royal Energy, sketch, site plan.

MS. BROOKS: I know the Board has been reviewing this for some time, and I want to thank Charlie for his assistance in helping us move this project forward.

Everybody has seen the proposed site plan.

We do have septic approval on the site.

We have prepared a lighting plan which is required to send up to the Ulster County Planning Board.

They are currently working on the building elevation drawings for the entire site and showing how the buildings will all work with one another.

Everybody I know is familiar with the site. We know we still have some more work to do. We have Pat's comments.

I was e-mailing today with Fire Chief Kneeter. I know it's not a public hearing tonight but I hope we can have a little bit of dialogue with the fire chief to make sure that we're meeting whatever criteria he would like.

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Again, I know Pat has his comments.

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

MR. HINES: The plans have been redesigned. It's now a 72,000 square foot building. Additional portions of the existing structures are proposed to be taken down to allow for that additional square footage. Previously there was some of the building center to the north that was going to remain. That's been depicted to be taken down now. It's a 72,000 square foot cold storage warehouse as currently proposed.

There was previously an issue with the concrete pad to the rear of the structure regarding the propane tanks. That was addressed in Jeff's letter of May 31st. That is going to be removed under the current plan to remove that encroachment.

We're looking for lot building coverage to be added to the bulk table.

The project is in the RAG Zone with a BC Overlay. The Town Board approved the BC Overlay, I believe it was a smaller size

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building, in the 60,000 square foot range, 65,000. I'm suggesting that the applicant submit it back to the Town Board to make sure with that BC Overlay. Again, they haven't approved it, they only referred it back to you. Just to keep them apprised of the size of the building change.

The Planning Board previously identified it wanted curbing at the site access drive. DOT has stated they are not going to require curbing, so we have a bit of a catch 22 to resolve there. The Board was pretty definitive last time that curbing at the access drive with the amount of trucks and vehicles coming in and out would be a positive feature. I think moving forward we'll have to work with DOT and the applicant to determine how that's going to work out. DOT has the ultimate decision within that right-of-way. I think if they find out the Board doesn't want that they may --

CHAIRMAN BRAND: The reason for DOT was drainage?

MS. BROOKS: Yes. That's what I wanted to interject. In speaking with the engineer who is working on the project right now, he said that

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he also agrees that curbing may be required in order to properly -- DOT was concerned that if they put curbing in it would channelize the draining in a way that would not be positive. I think ultimately that's going to be resolved between the applicant's engineer and DOT to make sure that the best site conditions for stormwater can be achieved. I hear the engineers and DOT. They're going to work it out. Whatever works best for the site I think is what will occur.

MR. HINES: This is a concept plan. We're looking for site development.

Some septic system testing has been performed at a new location. That's shown schematically. We have some schematic details of that from the applicant's engineer I believe.

We don't have site development details. Those will have to be further fleshed out. Drainage, sanitary sewer, the grading plan, that information, the DOT access drive.

Comments from the jurisdictional fire department and code enforcement should be received regarding access. There is a 26 foot wide fire access lane proposed along the

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frontage. I believe it might have to extend the entire length of the building as part of the building code. Those comments from the fire department and code enforcement should be received to determine that fire access meets the New York State Fire Code.

CHAIRMAN BRAND: They received new sets of these plans?

MR. KNEETER: Yes.

MS. BROOKS: Yes.

MR. HINES: Accessible parking spaces should be addressed on the site, both in location and in detail.

Any proposed signage should be added.

There is no landscaping currently proposed, so the Board may wish to discuss with the applicant the landscaping plan. It does sit down in elevation from 9W. You probably see the roof line from 9W based on the -- it depends what the finished floor elevations are, which we don't have yet.

We're suggesting a note be added to the plans that the building be staked out prior to construction because it is at or near the setback

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lines that were granted by the ZBA. There was ZBA relief on this for several of the bulk requirements. Just so that there's no issue in the future when the building -- it's right there at the setback line. We're suggesting a note be added to the plans requiring a survey stakeout prior to construction.

Conceptually we're okay with the project moving forward with the detailed design.

CHAIRMAN BRAND: Comments from the Board?

(No response.)

CHAIRMAN BRAND: Did you have anything else?

This has to be resubmitted to the Town and we'll send it up to County.

MR. HINES: I think it's good to keep the Town Board apprised. We struggled with the BC Overlay Zone and the learning curve associated with it. If we can keep that information flowing back and forth it will be helpful.

CHAIRMAN BRAND: Keep the Town Board apprised of that.

MS. BROOKS: Go back to the Town Board.

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Again, as part of the conceptual review we want to make sure that we're cognizant of whatever the fire chief's issues are so we are incorporating that into the development plan at the same time.

MR. KNEETER: We're good with that.

MS. BROOKS: Whether you want to meet offline or discuss, I'm game either way.

MR. KNEETER: I would rather meet offline at this point. A little more information. It's significantly changed from what previously it was.

MR. HINES: It's a different plan.

MR. KNEETER: We have questions.

CHAIRMAN BRAND: Does this building require a sprinkler?

MS. BROOKS: At this point in time they are trying to construct the building with the fire separation walls interiorly so that they do not need a sprinkler system because they are not planning on bringing the water line down at this point in time. It's more of a timing issue.

CHAIRMAN BRAND: Is the water line there?

MS. BROOKS: No. They need to extend

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the water line. Because of the process they would need to go through, the approvals, to extend it, they're interested in constructing the building faster than it's going to take to be able to extend that water. I think ultimately their goal would be to extend water down this far but it's not part of the site plan approval at this point in time because of the timing factor.

CHAIRMAN BRAND: So we'll put you on the schedule and -- try to get some of these things resolved and put you on the schedule.

MS. BROOKS: I mean my hope had been to -- if we have the engineering details that are required -- if you're not planning on meeting the first week in September, I would like to try to move this forward with the Ulster County Planning Board. Is there any reason not to send it up to them at this point in time for their comments?

CHAIRMAN BRAND: They are definitely going to want landscape plans.

MS. BROOKS: Absolutely. I know I would have to get everything to Jen that's outstanding in item 6, the site development details, the sewer, the stormwater, the grading

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plan, the lighting plan, erosion control, landscaping plan. I'm trying to think of timing here. We're expecting to have all of that by this Friday which would have been the deadline for the first September meeting. The Ulster County Planning Board meets the first Wednesday of September, which I believe they're still planning on meeting. In the interest of trying to move this forward, my hope was that if I get a full package to Jen that is submittable, and I guess if I send it to Pat to make it complete --

MR. HINES: Give me a copy, too. If we're going to do that I need a copy, too.

CHAIRMAN BRAND: Say that again, Pat.

MR. HINES: If the Board is going to do that, Jen and I should both get a copy.

MS. BROOKS: Both get a copy so he can say it is a complete application to send to the Ulster County Planning Board. Believe me, I don't want to send it to the Ulster County Planning Board unless it's complete.

CHAIRMAN BRAND: I don't think the Board has a problem with that as long as Pat and Jen make sure everything is complete. We can go

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ROYAL ENERGY

54

ahead and do that.

We'll see you again on the 16th if
everything --

MS. BROOKS: The 16th or the 14th?

CHAIRMAN BRAND: 16th.

MS. BROOKS: Okay.

(Time noted: 8:21 p.m.)

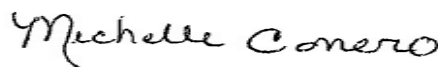
C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 3rd day of September 2019.



MICHELLE CONERO

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

----- X

In the Matter of

SCOTT & NICOLE TRAPANI

Project No. 19-3012
201 Mulberry Lane, Milton
Section 102.4; Block 1; Lots 28.1 & 2.1

----- X

SKETCH - LOT LINE

Date: August 19, 2019
Time: 8:21 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
JOEL TRUNCALI
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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SCOTT & NICOLE TRAPANI

56

CHAIRMAN BRAND: Next up, Scott & Nicole Trapani, sketch, lot line.

Just for the record, Board Member Trapani is recusing himself.

Pat, do you want to run through your comments?

MR. HINES: This is pretty quick. This project was before you three or four years ago to create this lot. The project involves the transfer of 2.6 plus or minus acres of property from a large tax lot, 2.1 to 28.21. 2.1 is a large farm parcel. 28.2 I believe has a house under construction right now. They have the house site in the location where they want it and the applicant's father/son team wants to provide a little more acreage for the single-family residence off the farm.

This meets your lot line change streamlined regulation that was adopted about eighteen months ago.

We take no exception to granting the proposed lot line change.

CHAIRMAN BRAND: Any comments from the Board?

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(No response.)

CHAIRMAN BRAND: You have before you a resolution of approval by the Town of Marlborough Planning Board for a lot line revision application of Scott and Nicole Trapani and Ben Trapani III Living Trust and Susan Trapani Living Trust.

Jen, would you poll the Board?

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

CHAIRMAN BRAND: Absent.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

CHAIRMAN BRAND: He's recused.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: So carried.

MS. BROOKS: If I could possibly get a

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copy of that resolution. Are there any conditions on it? I haven't seen it. Just in case there is anything. If there are no conditions it doesn't matter. I'd like to be able to address them.

MR. BATTISTONI: Just payment of fees.

MS. BROOKS: Thank you very much.

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

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Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

KRIS NOTO

Project No. 19-3007
194 Highland Avenue, Marlboro
Section 108.12; Block 8; Lot 24

----- X

SKETCH - SUBDIVISION

Date: August 19, 2019
Time: 8:24 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

----- X

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KRIS NOTO

61

CHAIRMAN BRAND: Next up, Noto, subdivision.

MR. BROWN: Charlie Brown. We're here for the Noto subdivision. We just got Health Department approval on the 6th.

Pat's got a bunch of comments. They all look relatively minor.

We respectfully request to be put on for a public hearing on the 16th.

CHAIRMAN BRAND: How many lots is this subdivision?

MR. BROWN: Two.

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

MR. HINES: The first comment is I previously questioned the existence of the water line that's along the property frontage. I did receive from the town clerk's office a 12 December 2017 outside user agreement which provides water for the parent parcel and the subdivided parcels, so that issue is addressed. There is available potable water to the parcel.

A couple of comments. I do note when the water line was installed along Highland

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KRIS NOTO

62

Avenue, portions of it are located outside of the Town road right-of-way. We're suggesting that an easement be provided to the Town in order to allow access to that water main.

Septic system approval from Ulster County is outstanding. I heard Charlie just say he has that, so that's good.

CHAIRMAN BRAND: Could I ask a question? An outside user agreement?

MR. HINES: Yes. As opposed to a water main extension. It's a private agreement between the Town -- actually between the water district and the private property owner. It's a fairly streamlined way of providing water to areas outside of the district. It basically provides that service by contract. I may be speaking out of turn. Maybe Jeff can explain that a little better. It allows, the property is outside the district, to be served. There's a contract between the Town and the parent parcel that details how it's going to happen, who is going to pay for the improvements and who is going to pay long term for the operation and maintenance.

CHAIRMAN BRAND: Thank you.

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MR. HINES: The retaining wall has been eliminated. The Town questioned the proximity of the retaining wall to the previously proposed septic system. That area has been graded out so no retaining wall is needed.

Number 4 is just a spelling error. It's supposed to say gravel.

CHAIRMAN BRAND: That's probably my favorite comment thus far.

MR. HINES: We don't comment on spelling errors. That one was pretty tough.

The drainage swale along the property line, the applicant's representative has identified that the swale has been cleaned up. We heard a lot about this swale and the fill on the site when the Marlborough on the Hudson project was before us, which is located just south of this. Between now and when the Board establishes the public hearing I will have someone from my office confirm the status of that so we can address that.

The parking plan requires four parking spaces. We need those to be identified. I believe there is a garage.

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KRIS NOTO

64

MR. BROWN: A two-car garage underneath and additional spaces.

MR. HINES: If that can be labeled on the plan.

We talked about the easement for the water main.

The driveway is graded out to the maximum driveway slope of 14 percent. We need a note on the plans that that be built to that percentage, and probably recommend asphalt as part of the building permit or CO.

We want a note similar to the note on lot 1. I think there's a gravel parking area in front of where this structure is proposed. We're just trying to prevent anyone's front yard from becoming a parking area.

There's proposed landscaping that's been added to the plans. We're looking for species and details on how that planting is going to be undertaken. That will probably also be a condition of a CO, that those four trees be planted.

I believe this has sufficient information to schedule a public hearing as well.

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KRIS NOTO

65

CHAIRMAN BRAND: Any comments from the Board?

MR. CLARKE: On lot 1 I see the existing septic field, the reserve field. On lot 2 I don't know where they're at.

MR. HINES: It's depicted on -- if you're looking at the building from the road -- the right side.

MR. BROWN: The heavy line, the laterals.

MR. CLARKE: The black line?

MR. HINES: Those black lines. The reserve is here. This is the system. Six laterals.

MR. CLARKE: Over here it's identified. Okay.

CHAIRMAN BRAND: Anything else from the Board?

(No response.)

CHAIRMAN BRAND: Go ahead and schedule the public hearing for the September 16th meeting?

MR. BROWN: Please.

CHAIRMAN BRAND: Just get the mailing

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KRIS NOTO

66

to Jen.

MR. BROWN: Yes.

CHAIRMAN BRAND: Thank you. See you on
September 16th.

MR. BROWN: Thank you.

(Time noted: 8:30 p.m.)

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

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Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

WAHEED

Project No. 16-9010
144 Reservoir Road, Marlboro
Section 108.2; Block 1; Lots 22 & 23

----- X

RE-APPROVAL - LOT LINE

Date: August 19, 2019
Time: 8:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: MOHAMMAD WAHEED

----- X

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WAHEED

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CHAIRMAN BRAND: Finally, Mr. Waheed.

MR. HINES: The third time is a charm I hope. Mr. Waheed is back before us with a map that's been approved on two previous occasions and not filed due to circumstances I believe beyond Mr. Waheed's control. He's back before us now.

The trailer that was an issue during the first approval has been removed. There is a letter in the file from the code enforcement officer.

Basically we're re-approving a lot consolidation. It certainly meets the requirements of the streamlined lot line approval. We're re-approving a map that's been approved twice before. It's ready to be filed.

CHAIRMAN BRAND: Any comments?

(No response.)

CHAIRMAN BRAND: Jen, we have a re-approval from the Town of Marlborough Planning Board for A lot line consolidation for Mohammad Waheed. Jen, could you poll the Board?

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

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WAHEED

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MS. FLYNN: Member Lanzetta?

CHAIRMAN BRAND: Absent.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

CHAIRMAN BRAND: You're all set, Mr.

Waheed. I'll have the maps for you as soon as we
adjourn.

Anything else before the Board to
consider before we adjourn?

(No response.)

CHAIRMAN BRAND: 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.

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MR. TRAPANI: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

(Time noted: 8:33 p.m.)

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

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Michelle Conero

MICHELLE CONERO