

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

MEETING HELD REMOTELY VIA ZOOM

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

----- X
In the Matter of

WMG PROPERTY HOLDINGS

Project No. 21-5005
565 Lattintown Road, Marlboro
Section 108.2; Block 2; Lot 47

----- X

PUBLIC HEARING - SUBDIVISION

Date: April 5, 2021
Time: 7:30 p.m.

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO

ALSO PRESENT: PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: CORY ROBINSON

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845)541-4163

1
2 CHAIRMAN BRAND: It is after 7:30 so
3 I'm going to call the meeting to order. I'm just
4 going to ask if you're not actively speaking, to
5 mute yourself so we don't get the feedback.

6 Agenda, Town of Marlborough Planning
7 Board, April 5, 2021. Regular meeting at 7:30
8 p.m. On the agenda tonight we have the approval
9 of the stenographic minutes for March 1st. We
10 have WMG Property Holdings at 565 Lattintown Road
11 in Marlboro for a public hearing on their
12 subdivision. We have Marlboro Flats at 8-10
13 Watson Avenue, Milton for a sketch of their
14 subdivision. I'm probably not going to do this
15 justice, but Dziegelewski Airbnb at 95 Millhouse
16 Road in Marlboro for a sketch of their site plan.
17 I tried. The discussion without the lawyer,
18 engineer, stenographer. We're going to continue
19 our discussion about the site plan review. The
20 next deadline is Friday, April 9, 2021. The next
21 scheduled meeting is Monday, April 19, 2021.

22 First I would like to have a motion for
23 the approval of the stenographic minutes for
24 March 1st.

25 MS. LANZETTA: I'll make that motion 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

approve.

CHAIRMAN BRAND: Cindy makes a motion.

Is there a second?

MR. GAROFALO: I'll second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: Any nos?

(No response.)

CHAIRMAN BRAND: Okay. So we will say that they are approved.

First on the agenda tonight we have WMG Property Holdings for a public hearing of their subdivision.

Legal notice, subdivision application. Please take notice a public hearing will be held remotely by the Marlborough Planning Board pursuant to the State Environmental Quality Review Act (SEQRA) and Town of Marlborough Town Code Section 134-9 on Monday, April 5, 2021 for the following application: WMG Property Holdings, at the Town Hall, 21 Milton Turnpike, New York at 7:30 p.m. or as soon thereafter as may be heard. The applicant is looking for a two-lot subdivision for property located at 565

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

Lattintown Road, Marlboro, New York 12542,
Section 108.2; Block 2; Lot 47. Due to public
health and safety concerns related to COVID-19
and pursuant to Executive Orders from the
governor, this meeting and public hearing will be
held remotely via Zoom. The meeting ID and
password or call-in information will be available
on the Town's website or from the Planning
secretary. Any interested parties either for or
against this proposal will have an opportunity to
be heard at this time. Chris Brand, Town of
Marlborough Planning Board.

Who is the representative for this one?

MR. ROBINSON: Cory Robinson, Maser
Consulting.

CHAIRMAN BRAND: How are you tonight?
How many mailings went out and how many came
back?

MR. ROBINSON: We sent out eighteen. We
got fourteen of them returned and one of them --
one of them came back returned but it was signed
as COVID-19. It also came back with the envelop
saying it wasn't delivered. So I don't really
know what happened with that one.

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. We just have to get those receipts over to the secretary.

MR. ROBINSON: Yup.

CHAIRMAN BRAND: All right. Would you like to just provide a brief overview of what's being proposed here?

Jen, if you want to show the map while he's doing that.

MS. FLYNN: Okay.

CHAIRMAN RBRAND: Go ahead whenever you're ready.

MR. ROBINSON: So this is a proposed two-lot subdivision. We're creating one new lot for a single-family dwelling off of Lattintown Road.

The existing structure is a two-family dwelling that's going to remain on the parent parcel.

Both lots conform to all the applicable zoning regulations aside from a front yard setback on the existing lot that's preexisting nonconforming.

The parent lot that the two-family dwelling is going to remain on is going to be

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 2.25 acres and the new lot is 1.5 acres for the single-family dwelling.

CHAIRMAN BRAND: Pat, did you want to go over your comments quickly before we open this up?

MR. HINES: I don't have any new comments. The previous comments from the March 1st meeting are -- some are outstanding.

The structure on lot 1 should be labeled as a two-family residence. It's currently not.

We do have an indication that the DPW is okay with the new driveway, but they have a condition that nothing is to be constructed in front of the existing structure on proposed lot 1, which it really couldn't be because that's zoning noncompliant right now.

Health Department approval for the septic system is outstanding. I believe that the soil testing needs to be done on that.

We're looking for a culvert at the new driveway location. The County DPW can weigh in on that.

And then the limits of disturbance was

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

crossing the property line in one location, so that needed to be cleaned up.

These are the comments from the previous meeting. They were waiting to close the public hearing and then make a final set of maps.

CHAIRMAN BRAND: Great.

Comments from the Board? Questions?

MR. GAROFALO: I have some comments.

On the plan it shows the existing condition, the front yard as 22.1. Under your proposed, I think it's an error, you have 21.1. I hope that's a typographical mistake.

MR. ROBINSON: I do believe that is. I'll get that corrected on the final plans.

MR. GAROFALO: Okay. The second thing is I think we should have some sight distances at the new driveway.

I do have a concern. When we got this from the building inspector he noted regulation 155-34. I'm concerned about A-1 and B-1, to make sure that we can either waive those or this is permitted under 155-34. So I have some legal questions. Maybe we can get those answered by the next meeting.

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: Thank you, James.

Anyone else from the Board?

(No response.)

CHAIRMAN BRAND: No. All right. This is a public hearing. If there's anyone here to comment or question the subdivision being proposed, just turn on your microphone and state your name for the stenographer and you'll have an opportunity to be heard at this time.

(No response.)

CHAIRMAN BRAND: Is there anyone here to speak or ask questions about this project?

(No response.)

CHAIRMAN BRAND: No. All right. That said, I guess we could close the public hearing.

MR. LOFARO: Hold on a second, Chris. I have a question on Pat's comments. What's been corrected as far as Pat's comments up to date? Those were last meeting's comments. So what's been corrected?

MR. ROBINSON: I felt they were rather minor in nature and I was going to address everything with one final submission. There were no substantial changes to the plans based on

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

Pat's comments.

MR. HINES: We wouldn't be in a position to take any action is all.

MR. LOFARO: That's what I'm getting at. So that's where we're at. Okay.

CHAIRMAN BRAND: So we would close the public hearing and they would come back again with their final submission, and then we could authorize --

MR. HINES: I would suggest you close the public hearing with the applicant's representative verifying that they'll waive the 62-day timeframe for the approval.

CHAIRMAN BRAND: Are you good with that, Mr. Robinson?

MR. ROBINSON: Yeah. That's fine.

CHAIRMAN BRAND: So then I would like to have a motion to close the public hearing.

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

CHAIRMAN BRAND: Joe. A second?

MR. GAROFALO: I'll second.

CHAIRMAN BRAND: Mr. Garofalo. Any discussion on 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

(No response.)

CHAIRMAN BRAND: Any nos to close the public hearing?

(No response.)

CHAIRMAN BRAND: No. All right. The public hearing is closed.

So Mr. Robinson, it seems like you just have some housekeeping issues to take care of and we'll see you at our next meeting.

MR. ROBINSON: Yup. Thank you very much.

CHAIRMAN BRAND: Thank you.

(Time noted: 7:42 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 15th day of April 2021.

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

MEETING HELD REMOTELY VIA ZOOM
STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD

----- X
In the Matter of

MARLBORO FLATS

Project No. 20-4004
8-10 Watson Avenue, Milton
Section 103.1; Block 3; Lot 15

----- X

SKETCH - SUBDIVISION

Date: April 5, 2021
Time: 7:42 p.m.

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO

ALSO PRESENT: PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: DAVID FEENEY & FRANK
CRICCHIO

----- X

MICHELLE L. CONERO
3 Francis Street
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 on the agenda we have Marlboro Flats, a sketch of a subdivision at 8-10 Watson Avenue.

Mr. Feeney, that's you tonight?

MR. FEENEY: Yes. Frank is here as well.

CHAIRMAN BRAND: Excellent. Do you want to just give us a brief update on where we are?

MR. FEENEY: I believe at the last meeting the public hearing was closed. This was for a project that was creating a three-lot subdivision. Two new lots would be used for two two-family homes.

There was a question at the last meeting regarding an underground storm drainage pipe I guess that was put in at some point in time that nobody had any history on. Mr. Hines asked that we go out, locate it on the map, get the inverts of it, and then he was going to do a site review as well. That has happened. That's on the maps that you have in front of you.

Along with that, what we did is we pulled the two structures on the new lots, lots 2

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 3, forward about 1,600 feet and moved them closer to the road, limited the length of utilities and stuff serving the new structures. In doing so, if you see what they just had displayed, the shape of the property narrows as it comes towards Watson Avenue. So as we brought it forward we encroached too much on the side yard setbacks, so we rotated the buildings 90 degrees. I think in the latest round of comments from Mr. Hines, he identified that. That's why I asked that this be reviewed again.

CHAIRMAN BRAND: Thank you.

Pat, how about your comments for this?

MR. HINES: The applicant did just hit those. At the previous meeting the public hearing was opened. We discussed the drainage pipe which traverses the site. It's an existing condition. It actually starts on either end of this property and conveys an existing stream through the site. This site will not add an appreciable amount of flow to that watershed. The watershed is fairly large from up gradient.

I just noted that the buildings were rotated 90 degrees to make them more -- they're

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

in a longer than wider situation there.

The parking lots have been moved to the front. So there's been some changes to the maps.

The highway superintendent previously commented on the need to pave the shoulder of the road which provides parking for the existing structure.

We need those to be identified as two-family structures on the map.

And then there needs to be easements for the utilities and drainage pipe which traverse the lots. So those will need to be approved by Jeff Battistoni's office.

CHAIRMAN BRAND: Great. Thank you, Pat.

Jen, you can X out of that? That's fine.

Comments and questions from the Board?

MR. GAROFALO: I have some comments. Mr. Hines in May noted a road maintenance agreement and that there needed to be 20-foot aisles behind the parking. I don't see the size of the parking lot spaces marked either. I think that's something that needs to be dealt 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

Also the dedication along the entire frontage I think was an issue.

We haven't seen any sight lines for the driveways.

One of the things that I was a little concerned about, not so much because there's a lot of traffic, but when you come out of the parking lot for the house that's closest to the road, when you're coming out, in order to see with someone else coming out on the other driveway, the driver who is on the left-hand side has to look over his right shoulder at a very extreme angle. I was wondering if they might consider squaring that off so that he's only looking at a right angle. It might actually save them some driveway width. I think that angle for the driveway might be fine going in but not necessarily the best for going out. I would be particularly concerned if there was any vegetation in that triangular area where the two driveways meet. Thank you.

CHAIRMAN BRAND: Thank you.

Any other comments or questions regarding this one? Anything at all from 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

Board?

(No response.)

CHAIRMAN BRAND: No.

Did you have anything else to add to that, Mr. Feeney, or Frank and Tina?

MR. FEENEY: I think in terms of the easements, certainly we can add something for the existing stormwater pipe since that was not addressed earlier.

Maybe Frank can comment, but I believe the utility easements for lots 2 and 3 had been previously provided to the Town for review.

MR. HINES: I don't have anything from Mr. Battistoni saying they're okay. If they've been provided, that's fine.

I would suggest that my comments would be a condition of approval. The highway superintendent did approve the driveway locations.

Just for Mr. Garofalo's comment, the traffic coming through there, it's not a really heavy trafficked area. The speeds are lower than what could be happening there, but I'll defer to 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

MR. GAROFALO: I'm really concerned about not where the driveways meet the road but the angle in which the two driveways meet each other for exiting. I think it would be a lot easier for the house if they came in to the other driveway.

MR. FEENEY: If I understand what you're saying, it's not where it meets Watson Avenue, it's the parking area behind the existing house on lot 1 where that driveway merges with the proposed driveway for lot number 3. Correct?

MR. GAROFALO: Do you understand what I'm saying as far as when they're coming out, how that driveway from the house would have to look at a very extreme angle to see other cars coming from the two-family house?

MR. FEENEY: Where those two driveways merge together?

MR. GAROFALO: Yeah.

MR. FEENEY: We can change that.

CHAIRMAN BRAND: If there's nothing else, we'll make those corrections and we will see the additions and corrections at the next meeting.

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: Does the Board want to authorize the potential for Jeff to prepare the neg dec and approval resolution for the next meeting?

CHAIRMAN BRAND: Is the Board comfortable with that?

MR. GAROFALO: I'd like to see that parking.

MR. FEENEY: The parking dimensions?

MR. GAROFALO: Yeah, the dimensions. If those work, fine, I don't have a problem with him preparing it. Let him prepare it and --

MR. HINES: You don't necessarily have to approve it. I'm trying to save the applicant another --

MR. GAROFALO: Which I'm fine with. I'm fine with having him prepare it.

CHAIRMAN BRAND: Is there a motion to do so?

MS. LANZETTA: I'll make the motion.

MR. GAROFALO: I'll second.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: Any nos?

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

(No response.)

CHAIRMAN BRAND: So I will have -- we will tell Jeff to work on a negative declaration and approval for this.

Thank you, Mr. Feeney. Thank you, Frank.

MR. FEENEY: Thank you.

(Time noted: 7:50 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 15th day of April 2021.

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

MEETING HELD REMOTELY VIA ZOOM
STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF MARLBOROUGH PLANNING BOARD

----- X

In the Matter of

DZIEGELEWSKI AIRBNB

Project No. 21-5006
95 Millhouse Road, Marlboro
Section 108.4; Block 5; Lot 25.400

----- X

SKETCH - SITE PLAN

Date: April 5, 2021
Time: 7:50 p.m.

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
STEVE CLARKE
ROBERT TRONCILLITO

ALSO PRESENT: PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: MIKE DZIEGELEWSKI

----- X

MICHELLE L. CONERO
3 Francis Street
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 on the agenda we have the Airbnb at 95 Millhouse Road in Marlboro.

MR. DZIEGELEWSKI: Hi there.

CHAIRMAN BRAND: How are you?

MR. DZIEGELEWSKI: I'm Mike Dziegelewski.

So I have a two-family residential at 95 Millhouse, on the corner there. My wife and I were looking to get the approval for an Airbnb.

It's existing. There's going to be no new builds.

I submitted a site plan and EAF. It would be --

CHAIRMAN BRAND: EAF.

MR. DZIEGELEWSKI: What was that?

CHAIRMAN BRAND: EAF.

MR. DZIEGELEWSKI: Sorry. EAF. And it would be -- actually, one unit would be a one-bedroom and the other would be a two-bedroom.

That's what I'm -- that's basically the summary there.

CHAIRMAN BRAND: Okay. Pat?

MR. HINES: So Mike, you're going to rent the entire thing out? You don't live there?

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. DZIEGELEWSKI: So I do live here with my wife and the twins. It's a unique structure. We're in the middle part and then there's a side, more or less like a ranch style extension, off to the right. Then on the other side of the building there's a half grade or half undergrade, more or less like a finished basement type, with two bedrooms and a kitchen.

When I purchased the property, we do have COs that were existing for everything, including the shed and any other part of the structure. So it would be a one-bedroom and then a two-bedroom. That's how it would be listed.

CHAIRMAN BRAND: So Mike, your goal is to operate this as a -- you're going to owner occupy a home occupation bed and breakfast?

MR. DZIEGELEWSKI: Yeah. Yeah.

CHAIRMAN BRAND: And is the space that you're renting less than 50 percent of the total?

MR. DZIEGELEWSKI: I think I have that here. So I'm at a total of 4,582. One part of the Airbnb is 1,402 and the other is 720. So that would put my living area above the 50 percent.

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: Questions, comments
from the Board?

MR. GAROFALO: I have a few comments.
Number one, I think we're going to need a layout.
We're going to be asking for that in future
regulations, but also it specifically says in our
code, under the definitions, that you need to
have 50 percent. The only way we can verify that
is to see a layout of the house. It doesn't have
to be -- I don't think it has to be an
architecturally drawn layout but I think we have
to know, you know, what is -- where your living
area is, where the other areas are. I think
that's been discussed before in terms of showing
the approximate dimensions of the rooms and the
halls, et cetera. So I think we're going to need
that in order to verify that your living space is
over the 50 percent.

MR. DZIEGELEWSKI: Yeah. I'm getting
my information from the existing property card.

MR. GAROFALO: Okay.

MR. DZIEGELEWSKI: They have like a
little map of the living area here and they have
measurements of the outside deck and the inside.

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. GAROFALO: Okay.

MR. HINES: So typically the Board requires the submission of the layout of the house just to confirm that it is greater than 50 percent owner occupied.

MR. DZIEGELEWSKI: Yup.

MR. GAROFALO: There's also some -- I don't know the answer to this one, but in some of the dimensions it's shown the layouts are from the house and some are from the deck. I'm not sure which is the correct way to do it. I imagine it probably has to be either the building itself or from the deck as far as the setbacks go. The front setback should be from Old Post Road. That's the major road. It's 20 feet wide plus a 5-foot shoulder. The other one is only 18 feet. Old Post Road is the main road, so technically that's where your front yard is. The other is a side yard facing a side road, the 49 -- I think it's the 49 feet. So your 49 and 22 is going to be 71. It's going to be over what the two side yards have to be. I think we need to have a clarification as to how those side yard numbers are supposed to be depicted, whether it's

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 the building itself or whether it's from the deck. Again, I'm not sure about how that's supposed to be done.

The other very minor question I had, because I'm somewhat familiar with the area, but in the environmental assessment form you put that there are pedestrian accommodations or routes available on or near the site of the proposed action. I don't know if there's really a bicycle route there. I know Route 9W is technically a bicycle route. That doesn't really matter. I'm just kind of curious if you know something -- they know something I don't.

MR. DZIEGELEWSKI: Yeah. The only -- there are no sidewalks until you get towards the other end of Millhouse, towards the Gomez Millhouse, and then it's walkable over there. Yeah, that's further away.

MR. GAROFALO: It's certainly a beautiful place to walk and take a bike ride. There's no question in my mind that that will be an attraction.

MR. DZIEGELEWSKI: Yeah. I mean we, you know, purchased the place and we're looking

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

at it. It's such a unique structure. We figured instead of trying a long-term tenant sort of thing, it gave more ability for us to control, you know, the situation.

MR. CLARKE: I have a question. Is this the old Asinsky house?

MR. DZIEGELEWSKI: It's the old Brooks house. Charlie Brooks built it in '87.

MR. CLARKE: Okay.

MR. DZIEGELEWSKI: It's original.

MR. CLARKE: I do think there's a new Town trail up by the Catholic church which isn't too far away.

MR. DZIEGELEWSKI: Okay.

CHAIRMAN BRAND: Pat, do you know the answer to James' question there for the setbacks? Are decks usually counted?

MR. HINES: Yes, normally the decks are counted. I think with the corner lot -- I'm looking at it right now. The corner lot, I think they're actually both front yards. I'm checking that now.

CHAIRMAN BRAND: Okay. Any other questions or comments from 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

MS. LANZETTA: I just want to point out that under our parking regulations the bed and breakfast is required to have two parking spaces for the homeowner and one for each additional bedroom that would be rented.

MR. HINES: I have that as a comment as well, to show the parking.

CHAIRMAN BRAND: So that would be five spaces he would need.

MR. DZIEGELEWSKI: Okay. Yeah. The driveway is a wrap around and it's double wide in most of it. There's side parking near the shed. You can see on the survey there.

MR. HINES: We'll just need those delineated on this map.

MR. DZIEGELEWSKI: Okay.

CHAIRMAN BRAND: Anything else from the Board?

MR. GAROFALO: By code, 200 square feet.

MR. DZIEGELEWSKI: 200 square feet. Okay.

CHAIRMAN BRAND: No other questions or comments?

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. GAROFALO: There's certainly going to be some additional regulations coming out that you probably want to be aware of and keep track of. I know the County sent new comments in. I don't know --

Cindy, do you know if the Town Board is looking at those?

MS. LANZETTA: I think the Board is very close to adopting the regulations after reviewing all of the comments. It sounds like if this is being done under the present bed and breakfast regulations, you know, we move forward with it with that understanding and the requirements that are code today.

CHAIRMAN BRAND: Fair enough.

So then we will see you again at the next meeting with some updated maps and some corrections to the things we just discussed.

MR. DZIEGELEWSKI: Yes. And just one question. The layout of the house, how do we go about that verification?

CHAIRMAN BRAND: Do you have the plans for the house? I know the building inspector has some plans for homes that were built. Just draw

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

right on that with measurements to show it. You could just do a sketch of it. We just really need to see how it's laid out and what space is yours and what space would be used by the renters.

MR. DZIEGELEWSKI: Okay, great. When I moved in I saw some plans. I'll look at those to see the dimensions.

CHAIRMAN BRAND: Great.

MR. DZIEGELEWSKI: Thanks.

CHAIRMAN BRAND: Anything else?

(No response.)

CHAIRMAN BRAND: All right. Thank you.

MR. HINES: Michael, while I have you, I know you have a unique last name. Are you from Cornwall?

MR. DZIEGELEWSKI: I was going to say your Pat Hines from Manetti, Callahan; right?

MR. HINES: In my other life, yes.

MR. DZIEGELEWSKI: That's in your other life.

MR. HINES: I had your brother in the Town of Newburgh doing a subdivision two weeks ago.

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. DZIEGELEWSKI: Good to see you again. I think I was probably about seven or eight years old when I last saw you.

MR. HINES: Exactly. The last name follows you.

MR. DZIEGELEWSKI: Yeah. Thanks. Good seeing you.

CHAIRMAN BRAND: Thank you.

MR. GAROFALO: I can give you code -- Pat, I can give you some codes you might want to take a look at with regard to the side setbacks.

MR. HINES: I've got to go with our code, though.

MR. GAROFALO: That's what I'm saying. I can give you the code numbers that you may want to take a look at.

MR. HINES: Okay.

MR. GAROFALO: 155-1(C)(3), 155-16(A)(E). Hopefully that has what you need.

CHAIRMAN BRAND: That's it for the formal part of the agenda this evening. We do have the discussion portion, so I'm going to say Pat, you're free to go. Michelle, you're free to go.

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. FLYNN: Before Michelle goes, Cindy has to put her training in.

MS. LANZETTA: I couldn't remember if I had done that at the last meeting or not.

CHAIRMAN BRAND: What was it?

MS. FLYNN: I don't remember.

MR. GAROFALO: You could check the minutes and add it next time.

MS. LANZETTA: I'll have to do that.

CHAIRMAN BRAND: Okay.

(Time noted: 8:02 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 15th day of April 2021.

Michelle Conero

MICHELLE CONERO