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

----- X

In the Matter of

SOUTHEAST ATLANTIC HOLDINGS

(Milton Hardware)
1837 Route 9W, Marlboro
Section 103.1; Block 4; Lot 3

----- X

SKETCH - SITE PLAN

Date: June 20, 2016
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: RONALD BLASS, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: JEFFREY PALADINO

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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CHAIRMAN BRAND: Please rise for
the Pledge of Allegiance.

(Pledge of Allegiance.)

MR. TRUNCALI: Agenda, Town of
Marlborough Planning Board, June 20, 2016.
Regular meeting 7:30 p.m. Approval of
stenographic minutes for 5/16. Southeast Land
Holdings, sketch, site plan; Dey, sketch, lot
line revision; Nexcar, discussion, without
attorney, engineer and stenographer. Next
deadline: Friday, June 24th. Next scheduled
meeting: July 5th.

CHAIRMAN BRAND: Southeast Atlantic
Holdings, is there anyone here for that tonight?

MS. FLYNN: I'm calling him now to see
where he is.

(Time noted: 7:32 p.m.)

(Time resumed: 7:35 p.m.)

CHAIRMAN BRAND: We're ready for
Southeast Atlantic Holdings.

Our engineer had a lot to say, so I'm
going -- did you get a copy of that as well?

MR. PALADINO: The comment list? No.

MR. HINES: I can hand him one now.

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The first comment is that we received the Part 2 of the Environmental Assessment Form. We did not receive the Part 1, the basic information. We'll need Part 1 submitted. Part 2 is actually filled out by the Board as lead agency subsequent to receiving Part 1.

The plan needs to be prepared by a licensed design professional and should be submitted based on the site plan checklist, the information that you have on the site plan checklist. Right now it's a two-dimensional plan. I think it was prepared by the vendor for the buildings, not by a New York State licensed professional.

I detailed what we're looking for, the grading, stormwater management, water and sewer utilities, parking, lighting, truck access.

The project fronts on Route 9W and must be submitted to DOT and County Planning.

It is located next to the town park. I think there's a grade difference between the two. I don't know that it will impact it much but we want to see the grading, existing topography and how that's going to look there. The existing

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building is right up against the driveway. You start getting into the park area, and some of the top lot area is right in that. We'd like to take a look at that.

I did note that because of the location next to the park, whether the Board wanted the full Environmental Assessment Form or just the short form. I'll leave that up to the Board.

Basically we need a designed plan showing what's going to happen, how it's going to occur. DOT is going to request it as well. County Planning is going to request it as well. Right now we have a two-dimensional sketch showing the building layout but none of the other details.

I assume the buildings are going to be dry storage?

MR. PALADINO: Correct.

MR. HINES: It doesn't impact the water and sewer but the other grading and stormwater and other site development details will be needed.

CHAIRMAN BRAND: Do you know, Pat, does the DOT and County prefer the full Environmental

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Assessment Form?

MR. HINES: You're going to make -- actually, you can't make a lead agency motion because you don't have the paperwork in front of you. You, as lead agency, would make that determination. It's not a huge project, it's dry storage, but it is on 9W, it is next to the park. Different hierarchies require -- you know, next to a park it reduces the 10 acres down to 2.5 where it could be a potentially significant environmental impact. I don't have a grading plan to show what's going to occur there.

MR. PALADINO: Can you repeat that again? The acreage, I apologize.

MR. HINES: Under the State Environmental Quality Review Act, the SEQRA regulations, they have various types of actions. They have a Type 1 action which is an action which generally would require an Environmental Impact Statement, and they have a list of threshold items that identify what a Type 1 action is. They have Type 2 actions, items that are also on the list that don't need any SEQRA review. Everything else falls under Unlisted

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action. One of the categories is if it's next to parkland it takes that disturbance limit from 10 acres down to 2.5 where the Board could consider -- it would become a Type 1 action and require additional levels of environmental review, that being a long form E.A.F. and a coordinated review. That's just additional information. I don't know if you're at 2.5 acres. It doesn't look like it based on the footprint, but I haven't seen the grading plan to support that footprint.

CHAIRMAN BRAND: That's just the new construction, not the entire parcel?

MR. HINES: The amount of disturbance.

CHAIRMAN BRAND: Okay.

MR. TRUNCALI: You're not changing the grade? Grading new parking lots?

MR. PALADINO: No. Correct. Correct. It's on grade. Basically, of course, we have to get grade for foundation purposes. Up and above that; no, nothing else will be disturbed. It's existing open space that's there now.

MR. CLARKE: As far as runoff, the site is either blacktop or shale. I don't think it's

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going to have a significant impact on it. It will just come from a higher elevation, that's all.

MR. HINES: It depends on the grade.

MR. PALADINO: What is the phase 1 -- excuse me -- Part 1 is it? Part 1 that I didn't submit? I apologize for not doing that. What is that part of the application?

MS. LANZETTA: That's the first part of the E.A.F.

MR. HINES: The first part of the Environmental Assessment Form.

MS. LANZETTA: You actually filled out the part that we're supposed to fill out.

MR. HINES: The best way to do is it fill them out online. One year and nine months ago the DEC put it on the website. You can fill it out on their website. It automatically fills in the data fields for things that are in the DEC database. If you go online under long or short form E.A.F. and plug in the address, it will fill out the majority of that form for you, if there's a hazardous waste site nearby, threatened or endangered species. A lot of questions answer

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themselves based on the geographic location you put in.

MR. BLASS: Could I ask you the estimated area of disturbance size?

MR. PALADINO: The building itself is roughly 6,450 square feet.

MR. BLASS: Less than an acre of disturbance? More than an acre of disturbance?

MR. PALADINO: When you consider both buildings and the blacktop area, I would say it's pretty close.

CHAIRMAN BRAND: What's the size of the building?

MR. PALADINO: It's 54 by 120, the main building. The second structure is strictly what we call a cantilever building. It's just a roof structure with two pillars, steel structure, for lumber purposes. It has racking on it. It's an open faced building. It's not an enclosed building.

MR. BLASS: Do you think it's going to be greater than or less than 2.5 acres of disturbance?

MR. PALADINO: Less than 2.5. No

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question.

MR. BLASS: Significantly less than 2.5?

MR. PALADINO: Yes, significantly less than 2.5.

MR. BLASS: So the use of the long or short Environmental Assessment Form is optional.

MS. LANZETTA: This is what I would suggest is that they do the short E.A.F. and we look to the professionals as it's drawn up and the stormwater impact and what not. Also, when we schedule the public hearing, get any input from the public. If something significant shows up, then we can always ask for additional information. It sounds like for right now the short E.A.F. would cover most of the information that we need.

MR. CLARKE: Jeff, what kind of natural screening is between you and the park side? There's some trees along there?

MR. PALADINO: Yeah. You have some natural wooded boundary between us and the park.

MR. CLARKE: So that takes the visual from the park.

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MR. PALADINO: Plus the topography, the natural slope.

MR. TRUNCALI: You're down gradient from the park.

MR. PALADINO: No question. No question. I think our roof line would be below or pretty close to grade to where maybe the road line is of where the park is. I would say that would be pretty close as a guesstimate.

MR. CLARKE: Most of the park is actually to the west.

MR. PALADINO: Correct.

CHAIRMAN BRAND: What's directly behind that? That's not the park.

MR. PALADINO: Behind meaning to the west or north?

MR. HINES: His lot continues. His lot goes back probably 1,000 feet.

MR. PALADINO: What direction?

CHAIRMAN BRAND: West.

MR. PALADINO: West, northwest? You have the Radelli house that's an abandoned house. Some of you may be familiar. That's been there for, I'll guesstimate ten years. Roughly eight,

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ten years. That's never been finished. That's in the northwest corridor. If that's the question you're asking. I apologize. Further west is the park property.

CHAIRMAN BRAND: When you go in the driveway, if you kept going straight, there's nothing back there?

MR. PALADINO: I apologize?

CHAIRMAN BRAND: In through the driveway into your parking lot, if you pull up, if you were to just keep going straight back, there's nothing back there?

MR. HINES: There's an abandoned house back there.

MR. PALADINO: Just that abandoned Radelli house. Other than that, I don't think there's any other structures, no.

MS. LANZETTA: Basically you've got to get a surveyor or an engineer and then go through the checklist to make sure that that person makes sure that all of these points that are listed here show up on the map, and do the short E.A.F. and come back.

MR. PALADINO: If I present that, that

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would be available for July, and then we would be able to maybe potentially schedule a public hearing then?

MS. LANZETTA: Potentially. And also that would give us an opportunity to send it to County. County looks at all the projects the first Wednesday of each month.

MR. TRUNCALI: Normally we only have public hearings on the first meeting of the month. We're going to cancel the July 5th meeting so it will be July 18th which will give you some more time to get everything together.

MS. LANZETTA: He can't be on that public hearing because we haven't even seen the map.

MR. TRUNCALI: That's right.

MR. PALADINO: It's not an issue. I'll be very frank with you. We'll probably pull the application at this point in time. We're not going to be prepared for building construction and what not in the timely fashion that we're looking for. It may be pulled for a period of time or longer. I won't waste your time at this point under consideration.

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CHAIRMAN BRAND: If you came on the
19th --

MR. PALADINO: I won't be here. I'll
be out of the country, actually, to be honest
with you.

MR. CLARKE: Why don't you have your
engineer come. He'll have the plans here.

MR. PALADINO: Yeah. We'll probably
hold off --

MR. CLARKE: Okay.

MR. PALADINO: -- and come at a later
date at some point in time. I understand.

CHAIRMAN BRAND: Anything else?

MR. PALADINO: No. Thank you. Thank
you for your time.

CHAIRMAN BRAND: No problem. Thanks.
The only other thing on the agenda
was Nexcar and I don't believe they're here.

A motion to adjourn?

MS. LANZETTA: Did we make a decision
so we're all set for no meeting --

CHAIRMAN BRAND: No meeting Tuesday,
July 5th. We will be having it Monday, July
18th.

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MS. FLYNN: Yes.

MS. LANZETTA: We're going to reschedule everybody that's presently on --

MS. FLYNN: Ron is going to call AT&T. I'll cancel it through the newspaper and reschedule it.

MS. LANZETTA: Okay.

MS. FLYNN: I have it for them to go in on the 22nd.

MR. HINES: We have an extra Wednesday this month.

CHAIRMAN BRAND: Perfect. Any other questions, comments?

MS. LANZETTA: Do you want to just make sure for the record about your time that you got for the education.

MR. CAUCHI: Okay.

CHAIRMAN BRAND: I have that. We just need the total time. It's just an hour-and-a-half; is that right?

MR. CAUCHI: Yup.

CHAIRMAN BRAND: Just for the record, Manny Cauchi has completed an hour-and-a-half worth of in-service credit time.

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Anything else?

(No response.)

CHAIRMAN BRAND: Motion to adjourn?

MR. TRUNCALI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. CAUCHI: I'll second it.

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.

Motion carried.

(Time noted: 7:47 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 5th day of July 2016.

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

DEY

383 Plattekill Road, Marlboro
Section 108.3; Block 4; Lots 14.52 & 14.53

----- X

SKETCH - LOT LINE REVISION

Date: June 20, 2016
Time: 7:32 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: RONALD BLASS, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: KENNETH LYTLE

----- X

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DEY

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CHAIRMAN BRAND: Should we go right to
Dey? I'll do that.

Dey. Is that Mr. Dey?

MR. LYTTLE: Good evening. I'm Ken
Lytle representing William Dey.

He has two lots on Plattekill Road.
He's looking to consolidate them into one lot. I
prepared the maps for that submission for the
project.

CHAIRMAN BRAND: Pat?

MR. HINES: We don't have anything.
He's just consolidating two lots to make one 11-
acre lot.

The County does require a plan stamped
by the Planning Board in order to consolidate
them. That's why they're here, it's part of the
process.

I have a comment for Ron as to whether
or not it needs a public hearing?

MR. BLASS: I think our custom has been
to have a public hearing on lot consolidation.

CHAIRMAN BRAND: I didn't hear what you
said. I'm sorry.

MR. BLASS: The custom is to have a

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DEY

19

public hearing.

CHAIRMAN BRAND: Okay. Anything from
the Board?

MR. TRAPANI: No.

CHAIRMAN BRAND: We'll schedule a
public hearing. I believe the next public
hearing will be July 19th.

MS. FLYNN: The 18th.

CHAIRMAN BRAND: 18th. I'm sorry.

MR. LYTTLE: Okay. I think that's it.

CHAIRMAN BRAND: Good enough. Thanks.

(Time noted: 7:35 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 5th day of July 2016.

Michelle Conero

MICHELLE CONERO