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

----- X

In the Matter of

FIRST PRESBYTERIAN CHURCH

Project No. 18-2013
98 West Street, Marlboro
Section 108.12; Block 4; Lot 21

----- X

SKETCH - LOT LINE

Date: January 7, 2019
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: HOWARD BAKER

----- 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.)

CHAIRMAN BRAND: I'd like to have everybody remain standing for a moment of silence to commemorate the passing of our attorney, Ron Blass.

(Moment of Silence.)

MR. TRUNCALI: Agenda, Town of Marlborough Planning Board, January 7, 2019. Regular meeting 7:30 p.m. First Presbyterian Church, sketch, lot line; Buttermilk Spa Expansion, sketch, site plan. Next deadline: Friday, January 11th. Next scheduled meeting: Tuesday, January 22nd.

CHAIRMAN BRAND: First up, First Presbyterian Church.

MR. BAKER: My name is Howard Baker and I'm representing the Presbyterian Church in Marlboro, in the Hamlet of Marlboro.

We are requesting to move the lot line. Currently the block between Bloom Street and, Dubois Street I guess that is, and West and Grand

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is owned by the Presbyterian Church. There's two lots, one lot where the church is and another lot to the south where the residence is.

We would like to move the lot line that sort of is in the middle of the block to the south, closer to the residence, and reducing the size from about 1.8 acres to about 1.6 acres.

CHAIRMAN BRAND: Pat, questions?

MR. CLARKE: Which piece? The church is going to be on the .6 acres?

MR. BAKER: No. The residence is going to be on the .6 acres.

MR. HINES: Both uses are allowed. The principal permitted use is in the zone. Moving of the lot line does not create any bulk issues. Both lots comply with all side yard setbacks, rear yard, front yard as well as the lot area.

With that, this project qualifies for the streamlined lot line change process that was adopted some six months ago here.

We don't have any outstanding comments. Jeff's office prepared some draft approvals.

MR. BATTISTONI: You have the

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resolution for the negative declaration, it is an Unlisted action, and we've got the resolution of approval.

CHAIRMAN BRAND: Thank you.

Any questions or comments from the Board?

MS. LANZETTA: I just have one question. I'm sorry, I just saw the map tonight. In the very corner of parcel 2 on the west, the northwest corner, it looks like the sewer line crosses at that intersection there. Is that the sewer line?

MR. HINES: That's overhead utilities I believe.

MS. LANZETTA: That's overhead. Okay. Then I don't have anything.

MR. BAKER: The proposed new property line, just so you have a visual, if you know that property, the house -- the residence sits on a fairly flat plain. Where the property line is -- the new proposed property line is it sort of dips down. We're sort of at the crest of that hill. It's sort of a natural line that we've selected there.

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MR. HINES: There's a grade break right there?

MR. BAKER: There's a grade break and then it starts to go down to the flat level below to the north.

Has everybody got a frame of reference? Steve, do you know where we are now?

MR. CLARKE: In my mind I had a different picture.

MR. BAKER: We're just making it so the lot for the church will be much bigger than it had been.

MR. CLARKE: Yes.

MR. BAKER: And the one for the residence will be a lot smaller. We are going to pursue a sale of this property. That's why we're doing this.

MS. LANZETTA: I just wanted to make sure that the water and sewer lines don't cross any of the parcel, parcel 2 to parcel 1.

MR. BAKER: I don't know about that, Cindy.

MR. HINES: The topography would dictate that the sewer lines are going to Bloom

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Street. I'm assuming the water would come in off of there as well. I don't have that.

MR. BAKER: There was a question on the water and sewer lines?

MR. HINES: Bloom Street drops that way to the east and the sewer lines come down to 9W.

CHAIRMAN BRAND: If it did cross over into the other property, what would be the ramifications of that?

MR. HINES: Well it would create an issue if they did cross. That's a title issue.

Looking at the larger map, there is a telephone pole. That was the first one you thought was the sewer was an overhead utility, just to confirm that.

MR. BAKER: How do I find out where the water lines and sewer lines are?

CHAIRMAN BRAND: It probably wouldn't run up the hill to the height of those streets.

MR. HINES: I'm venturing to guess the sewer goes out to Bloom Street to the front of the house just because the topography and all the drainage is running that way. There's existing drainage in front of the church building that

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FIRST PRESBYTERIAN CHURCH

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runs down Grand Street --

MR. BAKER: Mm'hm'.

MR. HINES: -- towards Bloom and then
down Bloom. They do show a water line.

Actually, there's a hydrant right at the house on
the West Street side. There's hydrants on both
West Street and on Grand Street. That house is
kind of surrounded by water there. I'm looking
at the larger map. I don't know if you have it.
There are hydrant symbols on both of those
streets.

MS. LANZETTA: Being that it's our
responsibility to make sure that that's a salable
lot, I'd be happy to change the lot line with the
condition that --

MR. HINES: They confirm that --

MS. LANZETTA: -- parcel 2 has it's own
water and sewer.

MR. HINES: Often times you can put a
note on there that it doesn't create any
encroachments.

MR. BAKER: The residence has it's own
water and sewer.

MR. CLARKE: The question is whether it

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goes across lot 1 or not.

MR. BAKER: The proposed new lot 1.

Okay.

MR. HINES: The Board could approve it tonight with the condition that they confirm with the water and sewer department that it doesn't create an encroachment on either lot.

MS. LANZETTA: Okay.

CHAIRMAN BRAND: Are you comfortable with that?

MR. TRAPANI: Yes.

CHAIRMAN BRAND: Okay. So you have before you prepared by the attorney the SEQRA negative declaration and notice of determination of non-significance for the application of First Presbyterian Church of Marlboro.

Jen, would you poll the Board?

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

MS. FLYNN: Member Trapani?

MR. TRAPANI: Yes.

MS. FLYNN: Member Lanzetta?

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FIRST PRESBYTERIAN CHURCH

MS. LANZETTA: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

CHAIRMAN BRAND: You also have before you the resolution of approval by the Town of Marlborough Planning Board for a lot line revision for the application of the First Presbyterian Church of Marlboro. I will be adding in the amendment that it's approved with the condition that the water and sewer lines do not encroach on the other property. Correct?

MR. BATTISTONI: Yes.

CHAIRMAN BRAND: Jen, would you poll the Board?

MS. FLYNN: Chair Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Truncali?

MR. TRUNCALI: Yes.

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FIRST PRESBYTERIAN CHURCH

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: So carried.

MR. BAKER: Chris, just so you know, the congregation had to vote on whether we were to move forward, then it had to be approved by the Hudson River Presbyterian which is a higher level above our church. They approved it.

I thank you for your approval here tonight. If we do sell this it will have to be approved by New York State. There are a lot of people involved in the sale. This is just one step.

CHAIRMAN BRAND: Good luck.

MR. BAKER: Thank you. I was asked to represent the church at this meeting. I'm a member of the church, and I'm a member of the session, and I'm a member of the committee.

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That's why I'm here.

CHAIRMAN BRAND: Thank you.

MR. HINES: Are they selling both or just the residence?

MR. BAKER: Just the residence.

(Time noted: 7:42 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 16th day of January 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

SKETCH - SITE PLAN

Date: January 7, 2019
Time: 7:43 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

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

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

APPLICANT'S REPRESENTATIVE: BARRY MEDENBACH
CJ HARTWELL-KELLY

----- X

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CHAIRMAN BRAND: Next up, Buttermilk Spa Expansion, sketch, site plan.

Do you want to run through a quick overview of what you have proposed?

MR. MEDENBACH: I didn't hear that.

CHAIRMAN BRAND: A quick overview of what you have proposed.

MR. MEDENBACH: Well, as far as I know we're just looking to renew the approval that was granted in 2014.

I just saw Pat's letter. He thought we were increasing the footprint of the building but that's not the case. It's the same footprint.

MR. HINES: It's not.

MR. MEDENBACH: What's that?

MR. HINES: It's not. I have the approved map in front of me. The proposed addition, specifically in the area of the meditating room or whatever, --

CHAIRMAN BRAND: The roundhouse.

MR. HINES: -- that's twice as large as the approved December 2013 map.

MR. MEDENBACH: I'm going to have to talk to the architect about that. As far as I

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know it's the same footprint.

MR. HINES: The site plan the architect gave us -- I mean this clearly has -- you can look at it. It's not this.

MR. MEDENBACH: Go to the second page.

MR. HINES: That is not that.

MR. MEDENBACH: Well they moved this over I think.

MR. HINES: Right. And they made it bigger.

MR. MEDENBACH: I didn't realize that.

MR. HINES: It conflicts with the sewer and septic systems.

MR. MEDENBACH: You're right. You're absolutely right. I take that back. I have to talk to the architect about that.

MR. HINES: The site plan we have, the site plan near this C-3 has six treatment rooms where the plan you have in front of you I believe only has five. There's inconsistencies in the submission just between these two pages. I have six treatment rooms.

MR. MEDENBACH: You're right. I was told they reorganized some space inside but I

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didn't think they increased the footprint of the building. Maybe they did.

CHAIRMAN BRAND: Pat, what you're saying is these plans before us are not the same as the ones approved in 2014?

MR. HINES: Correct. That's the gist of the majority of my comments as well.

Also, the 2014 plans had additional parking.

MR. MEDENBACH: They actually built that parking. The site work was done.

MR. HINES: Somewhere I need to know that.

MR. MEDENBACH: You would need an update.

MR. HINES: We can get this updated plan. The plans we have that were submitted, other than pulling out your 2014 plans, don't show any of those site improvements. I did Google Earth it. I don't know when that was. It didn't look like the five parking spaces were done.

MS. HARTWELL-KELLY: When we paved we did add parking spaces as well as charging

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stations, electric vehicle charging stations
behind the building.

CHAIRMAN BRAND: Where 5 is on the map?

MR. MEDENBACH: We'll do an as built of
it --

MR. HINES: That's what we're looking
for.

MR. MEDENBACH: -- to verify that.

MR. HINES: More importantly, if the
septic system was constructed originally, then
this building will conflict with that.

MR. MEDENBACH: The septic system
existed. We just made modifications to it. If
you remember right, the original hotel went into
the same septic system and then we extended the
Town sewer line and picked up the hotel rooms and
the restaurant. We cut that off from the system.
The system had quite a bit of reserve capacity.

MR. HINES: I don't have a capacity
question. Where they have this building now
located conflicts with --

MR. MEDENBACH: That's right. We had
to move the one tank and add another tank.
That's a change based on --

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MR. HINES: Based on the footprint we have now. The footprint will conflict if it moves over like you said with the septic system.

MR. MEDENBACH: We can fix that. That's a simple thing.

CHAIRMAN BRAND: Do you want to run through the rest of your comments then, Pat?

MR. HINES: I can do that. A lot of them have to do with that change.

The additional parking.

There was site lighting that was required. I don't know if that's still proposed or if it's going to be --

The parking calculations didn't show it required the additional parking. We'll need that as built showing the parking was built.

If we can get the square footage of the building as it's proposed, because this -- the application mimics the previous approval.

MS. HARTWELL-KELLY: That was my fault. I came in on it.

MR. HINES: The square footage in the application says what you originally got approved in 2014. Clearly this building is larger. We

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need that corrected.

The architectural plans should bear the stamp and signature of the design professional.

Working with these was a little difficult. If we can put together a whole plan set.

The Board may wish to see a rendering of the building. I don't know if we saw that originally. It's kind of a unique structure. It's got a lot of stone and strange shapes and a lot of architectural design features.

I talked about the septic system. As you move forward, if you don't impact the septic system those comments go away. Right now it's not a capacity issue. We have a letter from the Health Department dated 2014 that the capacity is there. It does have to do with taking portions of the site to the hamlet sewage treatment plant and portions of it still go to the sanitary sewer disposal system. It was designed for that.

The site plan, sheet C-2 has six treatment rooms, your plans have five. We need that cleaned up.

I have a question whether these are

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available to the general public. Maybe my memory might need to be refreshed. Originally these approvals were for the resort hotel guests. It seems like maybe this expansion is going to be more for the general public rather than the eleven or twelve resort rooms.

MR. MEDENBACH: The original approval says it's for the guests plus day guests on special events.

MR. HINES: That was the weddings.

MR. MEDENBACH: That's what the approval says.

MR. HINES: As long as it's consistent with the original approval.

MS. HARTWELL-KELLY: As far as I understand it to be as our operations, people staying at the inn, they can't even get treatments at this point because we're just booked up.

CHAIRMAN BRAND: The spa is open to the public, though?

MS. HARTWELL-KELLY: It is.

MR. HINES: I don't know that the original approvals allowed that.

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CHAIRMAN BRAND: Okay.

MR. HINES: The 2014 approvals I believe were restricted to guests of the resort hotel/spa. There were numerous approvals for this site and most of them recited, going back to 2005, that the facility was to operate not open to the public but open to guests of the facility. Apparently the facility has grown by the nature of them purchasing other properties, which I don't think came in for approval but I'm not questioning that right now. They're operating independent parcels.

You own several more parcels on Riverview Drive?

MS. HARTWELL-KELLY: Knoll Drive.

MR. HINES: Knoll Drive. They're now part of this as well. If you look on their website there's a lot more than the original eleven bedrooms.

CHAIRMAN BRAND: Is that included in the bed and breakfast, they rent those homes or they're used as part of the --

MS. HARTWELL-KELLY: Mm'hm'.

MR. HINES: I think a narrative of how

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it's going to function for the Board's use to figure out how that's going to operate.

There was always a parking lot calculation issue for events and open to the general public or not.

CHAIRMAN BRAND: Does the use as the hotel guests only versus open to the public change the parking calculations as well?

MR. HINES: Yes.

CHAIRMAN BRAND: Would that increase --

MR. HINES: It would increase the need for parking because you need to provide for both. They have special event parking for -- I believe they have approval for -- some approvals say 80, some say --

MR. MEDENBACH: There's 100 spaces in addition to the parking elsewhere.

MR. HINES: So they have multiple uses on the site. We just want to make sure if in fact they're bringing in additional guests, that the parking calculations -- there is a parking number on here. Or if they are requesting to open it up to the public, it's up to the Board. We want to clearly find out what they're doing

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here so we're approving what it is. Right now if the code enforcement officer read the previous approvals and someone is driving in there for a one-hour spa treatment, that's not consistent with the approval. It seems the business is growing. We want to make sure the approvals are growing with it.

MR. CLARKE: They seem to have plenty of parking. I've been to several events there that have been well attended and that's never an issue. It's not necessarily contiguous to where the events are taking place but it's close.

MR. HINES: Some of the approvals have valet parking. The 120 seat banquet hall has valet parking I think in the 2014 approvals. That's shown on the plans.

CHAIRMAN BRAND: That's the current?

MR. HINES: Yeah.

MS. LANZETTA: With the original spa there is parking here that wouldn't have necessarily been necessary if it was just for guests that are staying in the hotel; correct?

MR. HINES: Well, no. Well there's 182 parking spaces required under our previous

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approval. It has 162 required and 174 on the site if you go down all their uses. That depends on what uses. I think there's a restaurant operating on this site now as well. I don't know if it ever got approved.

MR. MEDENBACH: The restaurant? That was back like three approvals.

MS. LANZETTA: That was the garage that they turned into a --

MR. HINES: There's a banquet hall.

MS. HARTWELL-KELLY: It said it was allowed to be open to the public as well.

MR. HINES: There's 40 spaces required for that seating there. The spaces are here but -- it may work, we just need to get that calculation. The last approval it needed the 5 -- it needed some of those spaces. If Mr. Medenbach's office can do an analysis of the uses and the parking and show it works.

MR. TRUNCALI: All these things aren't happening at the same time.

MR. HINES: Some of that internal -- I don't think anything is happening at the same time. The uses are flexible on the site. That

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narrative would help clarify that they're not going to have a wedding while they're having a use of all the facility. There may be some logistical issues.

CHAIRMAN BRAND: Is that a practice now, on days when there's special events like a wedding --

MS. HARTWELL-KELLY: I'm sorry?

CHAIRMAN BRAND: On days when you have special events such as a wedding is the spa closed to the public, or the restaurant?

MS. HARTWELL-KELLY: No, but we have valet for all of those activities when that's happening, which brings the parking to the event parking which should be listed on the site plan there. It's on the plan. It's a requirement for all weddings to have valet parking. We have valet parking for our restaurant. Guest parking is closer to the inn. It is reserved for guests staying at the inn and spa also.

MR. TRUNCALI: How about way back behind the parking lot?

MS. HARTWELL-KELLY: We never have two events at once. If I'm talking about a wedding,

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I'm talking about either the patio or the barn.

CHAIRMAN BRAND: Pat, how many spots would the spa itself require?

MR. HINES: I haven't done that calculation.

CHAIRMAN BRAND: It can't be more than what's there now.

MR. HINES: I'm assuming if there's eleven treatment rooms, 22 at the most, if someone is waiting while someone is leaving.

CHAIRMAN BRAND: As long as they're on the site in general?

MR. HINES: If they're on the site in general, you have the parking for your guests already at the individual residences. If it's open to the public it kind of drives that additional parking because now you have the use of the resort hotel and the general public potentially coming in using --

MR. CAUCHI: I think the majority of the use of the spa is by the guests.

MR. HINES: And that's fine. I think a good narrative that the building inspector can look at. If it's occasional use and the Board is

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okay with it. I read the old approvals versus this map and it's just comparing the differences.

CHAIRMAN BRAND: Any other questions or comments?

(No response.)

CHAIRMAN BRAND: Jeff, did you have anything?

MR. BATTISTONI: I looked back to the file and I saw there was an approval in 2005, one in 2010, one in 2013, it was then amended in 2014. I think it would be nice if we had a comprehensive approval resolution this time that just incorporated everything from prior resolutions so we have everything in one document. I think it would be helpful to the Town but also to the applicant and the owner.

CHAIRMAN BRAND: Reapproving the inn, the barn, everything --

MR. BATTISTONI: Just incorporating all the conditions that apply to those uses. If everything is in one resolution it's going to make it very easy for anybody to consult it.

MR. HINES: Right now you need all three because they all refer back to the 2005

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conditions, and then the 2014 refers back to the 2005 and the 2010.

CHAIRMAN BRAND: You're referring to the spa, the inn and the barn?

MR. HINES: When they added the 120-seat banquet hall and the restaurant, which is -- in 2014 the restaurant is identified as an 80-seat multi-purpose meeting/dining room with kitchen.

MS. LANZETTA: It also has in the resolution that it can be open to the public.

MR. HINES: Right.

CHAIRMAN BRAND: So what we're looking for is an all-encompassing resolution for all of the existing uses on the property?

MR. BATTISTONI: I think that's a good idea.

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

MR. CAUCHI: Pertaining to the parking? Is that what you're saying?

CHAIRMAN BRAND: I think it's for the use and the parking.

MR. CAUCHI: Okay.

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MR. HINES: I think if we clarify that. Let's call it what it is. We know it's a restaurant. It's operating as a restaurant. I think you have an opportunity to clean that up. It's not going to change the parking calculations based on the square footage.

MS. LANZETTA: I agree.

CHAIRMAN BRAND: Okay. Any other questions or comments?

MR. TRUNCALI: I don't have a problem with it being open to the public. Now you have a bed and breakfast where people come and stay, they're not staying on the site, they're going to stay off site and still go there. I just don't have --

MR. HINES: In that resolution you may want to refer to the other properties they own. If you go on their website, they own River Knoll Drive. All the houses there are operating as part of this. It's contiguous.

MS. HARTWELL-KELLY: Two houses.

MR. HINES: Two. While you're here let's clean it up so it doesn't have potential code issues in the future.

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CHAIRMAN BRAND: Anything else from the Board?

(No response.)

CHAIRMAN BRAND: So we'll ask you to clean those issues up and return when you're ready.

MS. HARTWELL-KELLY: Okay.

MR. MEDENBACH: The procedure I assume -- is this going to be an amended special use permit?

MR. HINES: Yes.

MR. MEDENBACH: Do we need a public hearing and referral to County and all that?

MR. HINES: Yes. Because of the time lapse it's a new application.

MR. MEDENBACH: Okay.

CHAIRMAN BRAND: It needs to be referred to Ulster County.

MR. MEDENBACH: Okay.

MR. HINES: To send it to the County we need the lighting details that were originally shown. We need the lighting details and such that you're going to show.

MR. MEDENBACH: I think they put the

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lighting in. We'll verify that.

MR. HINES: That will help the Board,
what's in, what's not. Show us the parking that
was put in.

CHAIRMAN BRAND: Anything else?

MS. LANZETTA: If you give examples of
the lighting that's been put in. It's a big deal
how many.

MR. MEDENBACH: Lighting, yes.

MS. LANZETTA: The less things that
will hold up moving forward the better.

CHAIRMAN BRAND: Thank you.

MS. HARTWELL-KELLY: Thank you.

MR. MEDENBACH: Thank you.

CHAIRMAN BRAND: Anything else from the
Board?

(No response.)

CHAIRMAN BRAND: Motion to adjourn.

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second.

CHAIRMAN BRAND: All those in favor?

MR. CLARKE: Aye.

MR. TRAPANI: Aye.

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BUTTERMILK SPA EXPANSION

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: Thank you.

(Time noted: 8:00 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 15th day of January 2019.

Michelle Conero

MICHELLE CONERO