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

----- X  
In the Matter of

GELA GROUP/SYLVIA PREZZIOSI

Project No. 16-9003  
1970 Route 9W, Marlboro  
Section 103.1; Block 2; Lots 65 & 66

----- X

PUBLIC HEARING  
FINAL - LOT LINE REVISION

Date: June 6, 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 (Recused)

ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

----- X

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

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CHAIRMAN BRAND: It's 7:30 and I'd like to call the meeting to order with the Pledge of Allegiance to the flag.

(Pledge of Allegiance.)

MR. TRUNCALI: "Agenda, Town of Marlborough Planning Board, June 6, 2016. Regular meeting 7:30 p.m. Approval of stenographic minutes for 5/2/16. Gela Group/Sylvia Preziosi, final, lot line revision, public hearing; Michael Maniatis, sketch, lot line revision, public hearing; Ralph Partington, sketch, subdivision; Trapani Farms, sketch, subdivision; Southeast Atlantic Holdings, discussion, site plan, without attorney, engineer or stenographer; Roger Handly, discussion, lot line revision, without attorney, engineer, stenographer. Next deadline: Friday, June 10th. Next scheduled meeting: Monday, June 20th."

CHAIRMAN BRAND: The minutes of the regular meeting for May 2nd were sent out. Has everyone had time to review those? I'd like to have a motion to approve the stenographic minutes for May 2nd, please.

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MS. LANZETTA: I'll make a motion to  
approve the minutes.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second.

CHAIRMAN BRAND: All those in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Opposed?

(No response.)

CHAIRMAN BRAND: Passed.

First up is Gela Group/Sylvia  
Prezziosi.

MR. CAUCHI: I need to exempt  
myself.

CHAIRMAN BRAND: Sure.

(Mr. Cauchi was excused.)

MS. BROOKS: We sent out ten --

CHAIRMAN BRAND: He has to read the.  
Notice.

MR. TRUNCALI: "Legal notice, lot line

1  
2 Revision application. Please take notice a  
3 public hearing will be held by the Marlborough  
4 Planning Board pursuant to the State  
5 Environmental Quality Review Act and the Town  
6 of Marlborough Town Code 134-33 on Monday,  
7 June 6, 2016 for the following application:  
8 Gela Group, at the Town Hall, 21 Milton  
9 Turnpike, Milton, New York at 7:30 p.m. or as  
10 soon thereafter as may be heard. The  
11 applicant is seeking approval of a lot line  
12 revision for lands located at 1970 Route 9W,  
13 Marlborough, New York, 12542, Section 103.1;  
14 Block 2; Lots 65 and 66. Any interested  
15 parties either for or against this proposal  
16 will have an opportunity to be heard at this  
17 time. Chris Brand, Chairman, Town of  
18 Marlborough Planning Board."

19 MS. BROOKS: We sent out ten  
20 certified return receipt letters and received  
21 eight back. We have the tracking information  
22 for the other two.

23 CHAIRMAN BRAND: Great. Thank you.

24 Is there anyone from the public here  
25 to speak either for or against this lot line

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revision?

MS. RECCHIA: I just wanted to say that I think it's a wonderful idea he's building on that piece of property. I just wish him well.

CHAIRMAN BRAND: Please state your name for the stenographer.

MS. RECCHIA: Susan Recchia, R-E-C-C-H-I-A. I'm right across the street, 1947.

CHAIRMAN BRAND: Thank you.

Yes. Can you state your name first?

MR. BENI: My name is Sal Beni, I live at 1939 Route 9W.

What is going on over there? What are they going to be putting up?

MS. BROOKS: If you'd like to come up and take look at the map. The application before Board this evening is actually a lot line revision, because when the property was sold to Gela Group by Sylvia Prezziosi, she was unclear where the lot line was. She thought that she was selling all of the commercial buildings at the intersection of 9W

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and Mahoney Road, and actually the lot line goes through one of those buildings. This is a lot line revision to rectify that problem and have all of the commercial buildings be on one lot, and then the two residential properties to the south of that will be sold to a separate purchaser.

MR. BENI: Are you going to be putting up a commercial building?

MS. BROOKS: I'm not aware of any commercial plans at this point in time. This is just for the lot line revision. Any other action that takes place there would need to come back before this Planning Board for any construction.

MR. BENI: All right.

CHAIRMAN BRAND: State your name for the stenographer.

MR. GAROFALO: James Garofalo, 3 Young Avenue. Could you tell us what the current zoning is on the parcels?

MS. BROOKS: Yes. The current zoning in this area is HD, which is highway development, two-acre zoning.

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MR. GAROFALO: On both?

MS. BROOKS: The entire strip, yes.

MR. GAROFALO: Thank you.

CHAIRMAN BRAND: Any other public comment?

MS. RECCHIA: Actually, I do have a question. Through hearsay I heard that the glass person bought the first part and they split the building in half on that corner. Is that true?

MS. BROOKS: This is the owner right now, Mr. Cauchi from Basec Glass. What he bought -- what he intended to purchase was both of the commercial buildings. When you're looking at it from 9W you actually don't realize there are two separate commercial buildings there --

MS. RECCHIA: You can't see it's two.

MS. BROOKS: -- because they put up that facade between them. Actually, what Mr. Cauchi purchased back in 2014 was one-and-a-half of the buildings because Ms. Preziosi thought the line was in one location.

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When we actually surveyed it we discovered that the lot line was going through the most southerly commercial building. When we get done with this; yes, Mr. Cauchi will own both of those attached commercial buildings.

MS. RECCHIA: So he's buying his property.

MS. BROOKS: Right. He's buying the rest of his property, yes.

MS. RECCHIA: I thought you were doing solar there. You know, the solar factory.

MR. CAUCHI: Yes, we do solar.

MS. RECCHIA: You made the addition on the other side of your other building.

MR. CAUCHI: It's my daughter and her husband. They're into the solar panels. They're just putting up signs as advertisement.

MS. RECCHIA: I know one of the signs is on my property so I put it in the back. Just the glass door place and bring it in there? You had some signs on the property there.



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MR. CAUCHI: Yes.

MS. RECCHIA: I don't know which door to go in to bring the sign back. It flew over into my driveway.

MR. CAUCHI: I'm sorry.

MS. RECCHIA: No problem.

MS. BROOKS: That glass door, yes.

MR. CAUCHI: Thank you. Thank you.

CHAIRMAN BRAND: Any other public comments? Mr. Garofalo.

MR. GAROFALO: James Garofalo again. I just want to make it clear to the record that he has stepped down from the rest of the Board into the audience. Just make that part of the record.

CHAIRMAN BRAND: Anything else?

(No response.)

MS. BROOKS: The only issue that we had outstanding from last month was with regard to the setbacks of the existing structure to Mahoney Road. I met with the building inspector and received a determination from him. Because of the abnormality of the lot, the lot line and the building line are not

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parallel with one another. There's a provision in the code that you can take the average. So at this point I believe that we are in compliance with all of our setback requirements.

CHAIRMAN BRAND: Our engineer wasn't able to make the meeting tonight but he did send us some recommendations. He recommended a negative declaration for the project if there were no substantial comments received at the public hearing.

Is there anything else from the public?

MS. RECCHIA: I do have a remark. I just want to say I don't know how it might, you know, affect what they are doing but it would be wonderful to have a red light right there. I just wanted to make that note. On that four corners. In the past, years ago, there were several accidents there because of the zooming and people trying to get out. It's my opinion in case they need to, you know -- it would be a good idea to put a red light there.

CHAIRMAN BRAND: That would come from the State DOT. Thank you for the recommendation.

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MS. RECCHIA: Thank you.

CHAIRMAN BRAND: Anything else?

(No response.)

CHAIRMAN BRAND: Can I have a motion to close the public hearing?

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

CHAIRMAN BRAND: Is there a second?

MR. LOFARO: I'll second.

CHAIRMAN BRAND: All those in favor?

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: Is there a motion for a negative declaration?

MS. LANZETTA: I'll make the motion that we recommend -- that there are no adverse environmental impacts, that we find for a negative declaration on this lot line change.

CHAIRMAN BRAND: Is there a second?

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MR. LOFARO: I'll second it.

CHAIRMAN BRAND: All those in favor,  
say aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: It passes.

I believe we can move on to preliminary  
and possibly final approval in one motion  
maybe.

MS. LANZETTA: I know Ron is not here,  
so I can't ask the question that I had last  
time.

Just to cover our bases, until we get  
clarification from Ron, if we decide to do our  
final recommendation for this project, that we  
also waive the public hearing on the final plat.

CHAIRMAN BRAND: Okay. Is that a  
motion to that effect?

MS. LANZETTA: I think we have to okay

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the preliminary?

CHAIRMAN BRAND: I was hoping to do it  
in one shot.

MS. LANZETTA: Do the preliminary and  
wave the --

CHAIRMAN BRAND: Public hearing.

MS. LANZETTA: -- public hearing on the  
final and go ahead with final.

CHAIRMAN BRAND: Is there a second to  
that motion?

MR. TRAPANI: I'll second.

CHAIRMAN BRAND: All those in favor,  
say aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: That passes.

MS. BROOKS: Thank you very much.

(Time noted: 7:44 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 21st day of June 2016.

*Michelle Conero*

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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

MICHAEL MANIATIS

Project No. 16-9005  
127 Church Street, Milton  
Section 103.1; Block 2; Lots 29, 30 & 31

----- X

PUBLIC HEARING  
SKETCH - LOT LINE REVISION

Date: June 6, 2016  
Time: 7:45 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

ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: MICHAEL MANIATIS

----- X

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

CHAIRMAN BRAND: Next on the agenda

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MICHAEL MANIATIS

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is Michael Maniatis.

MR. TRUNCALI: "Legal notice, lot line revision application. Please take notice a public hearing will be held by the Marlborough Planning Board pursuant to the State Environmental Quality Review Act and the Town of Marlborough Town Code 134-33 on Monday, June 6, 2016 for the following application: Michael and Mary Ellen Maniatis, 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 lot line revision for lands located at 127 Church Street, Section 103.1; Block 2; Lots 29, 30 and 31. Any interest 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: Again, our engineer is not here but he did get a letter from the superintendent of highways which cleared up one issue.

The location of the septic tank and leach field have been depicted on the lot.



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He recommends a negative declaration based on that information.

First, the public hearing. Is there anyone here to speak for or against this?

MR. GAROFALO: James Garofalo. I would ask the applicant to give a brief description of what's being done for the public. Thank you.

MR. MANIATIS: I live on Church Street. We bought the property next door and we want to annex the property to our current property.

If you want, I can show you the map here and you can get an idea of what it looks like. This is where I live. This is the property that we're talking about. This map shows the property line, not there but -- this piece of property here was divided with a line right here. So we would like to remove the line and add this property.

MR. GAROFALO: Thank you.

CHAIRMAN BRAND: You're very welcome.

Anyone else?

(No response.)

CHAIRMAN BRAND: Okay. I'd like to have a motion to close the public hearing.

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MICHAEL MANIATIS

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

CHAIRMAN BRAND: Thank you. Is there a second?

MR. TRUNCALI: I'll second it.

CHAIRMAN BRAND: All those in favor, say aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: The public hearing is closed.

Do I have a motion for a negative declaration on this lot line revision?

MS. LANZETTA: I would say that there's no negative environmental impact at this lot line revision and therefore I think we can find a negative declaration.

CHAIRMAN BRAND: Great. Is there a

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MICHAEL MANIATIS

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second?

MR. CAUCHI: I'll second.

CHAIRMAN BRAND: All those in favor,  
say aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: I guess as we did last  
time, we could provide a motion for preliminary  
approval, final approval and wave the public  
hearing all in one motion.

MR. TRAPANI: I'll make that motion.

CHAIRMAN BRAND: Is there a second?

MR. TRUNCALI: I'll second it.

CHAIRMAN BRAND: All those in favor,  
say aye.

MR. TRAPANI: Aye.

MS. LANZETTA: Aye.

MR. TRUNCALI: Aye.

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MR. CAUCHI: Aye.

MR. LOFARO: Aye.

CHAIRMAN BRAND: Aye.

Any opposed?

(No response.)

CHAIRMAN BRAND: All right. Thank you.

MR. MANIATIS: Thank you.

(Time noted: 7:48 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 21st day of June 2016.

*Michelle Conero*

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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

RALPH PARTINGTON

Project No. 16-9003  
20 Partington Lane, Marlboro  
Section 108.2; Block 7; Lot 38

----- X

SKETCH - SUBDIVISION

Date: June 6, 2016  
Time: 7:48 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

ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: STEVEN MARKLE

----- X

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

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RALPH PARTINGTON

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CHAIRMAN BRAND: Next up, Mr. Partington.

MR. MARKLE: I get so nervous when I come up here, guys.

You guys have all the copies of the maps. The engineer dropped them off at the Town. I don't have a copy myself.

MS. LANZETTA: You can have that in case somebody wants to come up and look.

CHAIRMAN BRAND: This is a sketch of a subdivision.

MR. MARKLE: Yes.

CHAIRMAN BRAND: We did receive information from the engineer regarding this. As well, the code enforcement officer provided a letter regarding preexisting conditions on the lot, that they're not creating zoning setback issues.

The maps have been revised depicting private roadways and rights-of-way in the opposite locations that had previously been depicted, identifying the private roadway serving the lots. A twenty-foot wide right-of-way serves parcels to the north.

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RALPH PARTINGTON

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So it seems like you cleaned up the road issue that we had.

MR. MARKLE: Yes. The road issue, the easement for the utility lines with the private lane where it is now. Now the front of the house is actually the front of the house, the sides are all correct. I think that was it.

CHAIRMAN BRAND: Were you able to acquire the deeds -- a copy of the deeds?

MR. MARKLE: I did digitally. I thought now Partington Lane goes where it's supposed to, this way instead of this way, I thought it was no longer an issue. The only connecting property is Dave Smith's in the back.

MS. LANZETTA: I do have a question about the private road. I would like to see what kind of an agreement there is in the deed or if there are any legal documents for the sharing of that road, how that's being shared by the adjacent property owners.

MR. MARKLE: Okay. Just Partington Lane or all the driveways?

CHAIRMAN BRAND: All of the right-of-ways I would think.



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RALPH PARTINGTON

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MS. LANZETTA: Yeah. Particularly the private road.

MR. MARKLE: Okay. Yeah. It just says he has the right to go through, a regular right-of-way. There's nothing specific. He has no maintenance agreement or anything like that.

MS. LANZETTA: So if he wants to do anything on that road he doesn't have to get any okay from the adjacent property owner, there's no --

MR. MARKLE: Just from me. That's it.

MS. LANZETTA: David Smith?

MR. MARKLE: Right. He would have to get permission from me.

MS. LANZETTA: You're David Smith?

MR. MARKLE: No, no, no. I'm Steven Markle. We own the driveway. He has the right to go through to his property. That's it. He doesn't have the right to do anything to the land.

MS. LANZETTA: This services David Smith as well.

MR. MARKLE: That's what I'm saying.

MS. LANZETTA: You guys don't have any

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kind of agreement or --

MR. MARKLE: Nope. Believe me, I wish we did because I get stuck paying for it.

MS. LANZETTA: That might be something that we might want to take a look at.

MR. MARKLE: Right. I mean if we can make him legally do something, that's great. I don't know if we can.

MS. LANZETTA: If we had the deeds we would have a better idea of what is in existence now as far as the right-of-ways.

MR. MARKLE: Okay.

CHAIRMAN BRAND: I believe the attorney and the engineer both recommended that as well last time. If there wasn't something in place, to get something in place.

MR. LOFARO: That's for your benefit.

MR. MARKLE: Yeah.

MR. LOFARO: He should be doing maintenance on the driveway as well. So you should really look into that.

MR. MARKLE: Right. As far as I know there's no legal way to enforce that. I've researched it. Like I said, I'm the one stuck

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paying for everything, and they fly up and down the driveway and do whatever they want. But they have a right-of-way.

MS. LANZETTA: Do you find that to be typically true, if there's only a right-of-way there's no way of putting together an agreement or --

MS. ANDERSON: If they already -- you could do it if you were subdividing property and creating a common driveway between people. That's an opportunity to create maintenance agreements and that kind of thing. If it's a situation where somebody has had a right-of-way for a long period of time already, you can't force that person to then have an agreement. They already have the right-of-way.

If I'm understanding the situation correctly, they have a right-of-way over your property?

MR. MARKLE: Yeah. It's existing. A woman used to own the whole property. My grandparents bought this section and she lived in the back. When she sold that they had the right-of-way through the property. We're talking

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it's old. It just says they have that twenty-foot easement or right-of-way right where it's marked on the map. Nothing I can do about it.

CHAIRMAN BRAND: Where is that document that says that?

MR. MARKLE: It's on the deed. Yeah. Yup. So I have digital copies of all the deeds. I didn't submit them because I thought at this point it wasn't --

MS. LANZETTA: If you can forward those to Jen and she could send them to us.

MR. MARKLE: Absolutely. No problem.

CHAIRMAN BRAND: Anything else from the Board?

(No response.)

CHAIRMAN BRAND: I think we need to schedule a public hearing for this. That would be -- what's the next date, Jen? July 5th?

MS. FLYNN: July 5th, Tuesday.

MR. TRAPANI: July 4th is Monday, so it would have to be on the next day.

CHAIRMAN BRAND: We can go ahead and schedule that for July 5th for a public hearing. I would try to get as much of the information

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from the deeds regarding the rights-of-way.

MR. MARKLE: Like I said, I have a digital copy of all the deeds. I will forward them. I didn't send them because I didn't think you needed them at this point.

Thank you.

Do you need this copy back?

MS. LANZETTA: I'll take it unless you need it.

MR. MARKLE: Then I can forget it next time. Thank you.

(Time noted: 7:53 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 21st day of June 2016.

*Michelle Conero*

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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

TRAPANI FARMS

Project No. 16-9006  
818 Lattintown Road, Milton  
Section 102.4; Block 1; Lot 28

----- X

SKETCH - SUBDIVISION

Date: June 6, 2016  
Time: 7:53 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
JOEL TRUNCALI  
BEN TRAPANI (Recused)  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI

ALSO PRESENT: JANIS GOMEZ ANDERSON, ESQ.  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

----- X

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

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CHAIRMAN BRAND: Next up, Trapani Farms, sketch.

MR. TRAPANI: I'll have to excuse myself.

(Mr. Trapani was excused.)

MS. BROOKS: We are proposing a two-lot subdivision of 34.87 acres of land located on the easterly side of Lattintown Road between Mulberry Lane and Lattintown and Old Indian Road. We're creating a 1.15 acre residential lot for the land owner's sister and husband. A residential home is proposed to be constructed.

We have shown the agricultural setbacks as required.

This property was farmed many years ago. It was a Nardone parcel and then it was approved for, I believe, a seventeen-lot subdivision which was never built out. Trapani Farms bought the entire property and is again using it as an active farm and farm market. So there is no other development proposed other than a sibling dwelling.

CHAIRMAN BRAND: Is this right behind the farm market?



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MS. BROOKS: The farm market is right around where it says lot 2.

CHAIRMAN BRAND: Okay.

MS. BROOKS: This is at the south end, right at the back of the Lattintown Baptist Church.

CHAIRMAN BRAND: Yup.

MS. LANZETTA: You said that that's a 75 foot setback --

MS. BROOKS: Yes.

MS. LANZETTA: -- depicted there?

MS. BROOKS: Yes. With the exception of along the Lattintown Baptist Church because it's only the ag properties.

MS. LANZETTA: The only other thing I would remind you is there has to be some kind of a berm or plantings there along those two borders as well, according to the code.

MS. BROOKS: I didn't recall that. I will definitely --

MS. LANZETTA: Yeah.

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

MS. LANZETTA: Again, just what Pat

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had.

MS. BROOKS: Do we have comments from Pat?

MS. LANZETTA: Yes.

MS. BROOKS: The applicant has already met with the Ulster County Department of Public Works. The guardrail does need to be relocated. The County has agreed to that. We prepared a separate map and application to send to them to get the actual permit.

The twelve-inch pipe that he's talking about, that again we're working with the County Highway Department on.

Peak Engineering is working on the Ulster County Health Department approval.

I think that's --

CHAIRMAN BRAND: I think our next thing is we'll schedule this for a public hearing. Do you think we'll have this back before the public hearing?

MS. BROOKS: Do you know how the Board of Health permit is coming? I know I will have DPW by then.

CHAIRMAN BRAND: Tentative?

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MS. BROOKS: I guess what I would ask the Board to do is to tentatively schedule the public hearing. If I have everything in place I can let Jen know. If I don't believe I'll be ready for that date, I also can let her know.

CHAIRMAN BRAND: Great. Thank you.  
Anything else?

(No response.)

MS. BROOKS: Thank you.

(Time noted: 7:58 p.m.)

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*Michelle Conero*

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MICHELLE CONERO