

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

-----X
In the Matter of

- APPROVAL OF 2/21/23 MINUTES

-----X

BOARD BUSINESS

Date: March 6, 2023
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, Chairperson
CINDY LANZETTA
JAMES GAROFALO
FRED CALLO
STEPHEN JENNISON
JOE LOFARO
BOB TRONCILLITO

ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
JEN FLYNN, PLANNING BOARD SECRETARY

-----X
Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BOARD BUSINESS

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

4 (Pledge of Allegiance.)

5 CHAIRMAN BRAND: Agenda, Town of
6 Marlborough Planning Board, Monday, March 6, 2023,
7 Regular Meeting at 7:30 p.m. On the agenda
8 tonight we have the approval of the stenographic
9 minutes for 2/21. Also on the agenda, Terence and
10 Laura Cuddy for a final of the subdivision at 50
11 Bailey Gap Road in Highland and the Marlborough
12 Fire District for a final of their lot line,
13 Orange and Grand Street in Marlboro.

14 The next deadline is Friday, March 10th.

15 The next scheduled meeting, Monday, March 20th.

16 MR. GAROFALO: Mr. Chairman, I'd like to
17 have an amendment to the agenda. I'd like to
18 include discussion on both the subdivision, and
19 before that, this issue of the final approvals
20 that we've been discussing.

21 CHAIRMAN BRAND: Okay. I was planning
22 on doing that anyway, so I don't think that we
23 need to make a formal amendment, but we will
24 definitely take care of that.

25 MR. GAROFALO: Thank you.

BOARD BUSINESS

1 CHAIRMAN BRAND: You are very welcome.
2 First I'd like to have -- any business before the
3 Board before we get started?

4 (No response.)

5 CHAIRMAN BRAND: No. Okay. I'd like to
6 have a motion to approve the stenographic minutes
7 for 2/21, please.

8 MR. GAROFALO: I'll make that motion.

9 CHAIRMAN BRAND: Mr. Garofalo.

10 MR. CALLO: I'll second it.

11 CHAIRMAN BRAND: Mr. Callo. Any
12 discussion?

13 (No response.)

14 CHAIRMAN BRAND: Any objection?

15 (No response.)

16 CHAIRMAN BRAND: So moved.

17 Time noted: 7:31 p.m.

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1 CERTIFICATE

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3 I, STACIE SULLIVAN, a shorthand reporter and
4 Notary Public within and for the State of New
5 York, do hereby certify:

6 That I reported the proceedings in the
7 within-entitled matter and that the within
8 transcript is a true and accurate record to the
9 best of my knowledge and ability.

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

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Stacie Sullivan

Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 TERENCE AND LAURA CUDDY

5 Project No. 22-6020
5 50 Bailey Gap Road, Highland
6 Section 95.4; Block 1; Lot 14

7 -----X
8 FINAL - SUBDIVISION

9 Date: March 6, 2023
10 Time: 7:32 p.m.
10 Place: Town of Marlborough
11 Town Hall
11 21 Milton Turnpike
12 Milton, New York 12547

13 BOARD MEMBERS: CHRIS BRAND, Chairperson
14 CINDY LANZETTA
14 JAMES GAROFALO
15 FRED CALLO
15 STEPHEN JENNISON
16 JOE LOFARO
16 BOB TRONCILLITO

17 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
18 JEN FLYNN, PLANNING BOARD SECRETARY

19 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
20

21

22

23

24 -----X
25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

CUDDY - FINAL SUBDIVISION

1 CHAIRMAN BRAND: First up, Terence and
2 Laura Cuddy for a final of the subdivision. We do
3 have before us a SEQR Negative Declaration, Notice
4 of Determination of Nonsignificance for this
5 project, as well as a resolution of approval by
6 the Town of Marlborough Planning Board.

7 Meghan, anything you would like to
8 highlight on either of these items?

9 MS. CLEMENTE: Just the requirement that
10 the driveway maintenance agreement be done
11 before -- and have my approval before this is
12 fully approved.

13 MS. BROOKS: Is that the only condition?

14 MS. CLEMENTE: No. There are some
15 other -- that is a condition. The driveway --
16 before the construction of the driveway set by the
17 highway superintendent, a permit must be acquired
18 from the --

19 MS. BROOKS: For the proposed new
20 driveway, if they put that in?

21 MS. CLEMENTE: For the proposed new
22 driveway, yes. Payment of rec fees. And prior to
23 the issuance of a building permit, the applicant
24 has to stake and be shown on the plot provided to
25 the Town to ensure compliance with the location on

CUDDY - FINAL SUBDIVISION

1 the subdivision plot.

2 CHAIRMAN BRAND: Is that good, Patti?

3 MS. BROOKS: Yes. Absolutely. And I'm
4 sure -- usually the draft resolution will be sent
5 to me earlier in the day. If we could just do
6 that in the future, just so that if there's an
7 issue or something, we can try and resolve it at
8 the meeting.

9 MS. FLYNN: Do you want a copy?

10 MS. BROOKS: I'm sure I'll get it after
11 now.

12 CHAIRMAN BRAND: Any discussion --

13 MS. BROOKS: No issues on this one.

14 CHAIRMAN BRAND: Any discussion on this?

15 (No response.)

16 CHAIRMAN BRAND: Then, for the
17 application of Terence and Laura Cuddy for the
18 two-lot subdivision, the SEQR Negative
19 Declaration, Notice of Determination of
20 Nonsignificance, Jen, would you poll the Board?

21 MS. FLYNN: Chairman Brand.

22 CHAIRMAN BRAND: Yes.

23 MS. FLYNN: Member Lanzetta.

24 MS. LANZETTA: Yes.

25 MS. FLYNN: Member Lofaro.

CUDDY - FINAL SUBDIVISION

1 MR. LOFARO: Yes.

2 MS. FLYNN: Member Callo.

3 MR. CALLO: Yes.

4 MS. FLYNN: Member Jennison.

5 MR. JENNISON: Yes.

6 MS. FLYNN: Member Garofalo.

7 MR. GAROFALO: Yes.

8 MS. FLYNN: Member Troncillito.

9 MR. TRONCILLITO: Yes.

10 CHAIRMAN BRAND: You also have before
11 you the Resolution of Approval by the Town of
12 Marlborough Planning Board dated March 6, 2023.
13 Jen, would you poll the Board?

14 MS. FLYNN: Chairman Brand.

15 CHAIRMAN BRAND: Yes.

16 MS. FLYNN: Member Lanzetta.

17 MS. LANZETTA: Yes.

18 MS. FLYNN: Member Lofaro.

19 MR. LOFARO: Yes.

20 MS. FLYNN: Member Callo.

21 MR. CALLO: Yes.

22 MS. FLYNN: Member Jennison.

23 MR. JENNISON: Yes.

24 MS. FLYNN: Member Garofalo.

25 MR. GAROFALO: Yes.

CUDDY - FINAL SUBDIVISION

1 MS. FLYNN: Member Troncillito.

2 MR. TRONCILLITO: Yes.

3 CHAIRMAN BRAND: Recreation Fee Findings
4 for the Town of Marlborough Planning Board.

5 Whereas, the Planning Board has reviewed a
6 subdivision application known as Terence and Laura
7 Cuddy with respect to real property located at 50
8 Bailey Gap Road in the Town of Marlborough.

9 Member Garofalo offered the following which was
10 seconded by Member Callo:

11 It is hereby resolved that the Planning
12 Board makes the following findings pursuant to
13 Section 277(4) of the Town Law:

14 Based on the present and anticipated
15 future need for park and recreational
16 opportunities in the Town of Marlborough, and to
17 which the future population of this subdivision
18 will contribute, parklands should be created as a
19 condition of the approval of the subdivision.

20 However, a suitable park of adequate
21 size to meet the above requirement cannot be
22 properly located within the proposed project site.

23 Accordingly, it is appropriate that, in
24 lieu of providing parkland, the project sponsors
25 render to the Town payment of a recreation fee to

CUDDY - FINAL SUBDIVISION

1 be determined in accordance with the prevailing
2 schedule established for that proposed by the Town
3 of Marlborough.

4 This subdivision known as Terence and
5 Laura Cuddy resulted in one lot for a total of
6 \$2,000 in recreation fees.

7 Whereupon the following vote was taken:
8 Chairman Brand, yes. Callo.

9 MR. CALLO: Yes.

10 CHAIRMAN BRAND: Garofalo.

11 MR. GAROFALO: Yes.

12 CHAIRMAN BRAND: Jennison.

13 MR. JENNISON: Yes.

14 CHAIRMAN BRAND: Lanzetta.

15 MS. LANZETTA: Yes.

16 CHAIRMAN BRAND: Lofaro.

17 MR. LOFARO: Yes.

18 CHAIRMAN BRAND: Troncillito.

19 MR. TRONCILLITO: Yes.

20 CHAIRMAN BRAND: It's dated March 6th.

21 All right. That should do it for Cuddy.

22 Time noted: 7:35 p.m.

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1 C E R T I F I C A T E

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3 I, STACIE SULLIVAN, a shorthand reporter and
4 Notary Public within and for the State of New
5 York, do hereby certify:

6 That I reported the proceedings in the
7 within-entitled matter and that the within
8 transcript is a true and accurate record to the
9 best of my knowledge and ability.

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

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand.

16

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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 MARLBOROUGH FIRE DISTRICT

5 Project No. 23-1002
6 Orange and Grand Street, Marlboro
7 Section 108.2; Block 1; Lot 17 and 18

8 -----X
9 FINAL - LOT LINE

10 Date: March 6, 2023
11 Time: 7:36 p.m.
12 Place: Town of Marlborough
13 Town Hall
14 21 Milton Turnpike
15 Milton, New York 12547

16 BOARD MEMBERS: CHRIS BRAND, Chairperson
17 CINDY LANZETTA
18 JAMES GAROFALO
19 FRED CALLO
20 STEPHEN JENNISON
21 JOE LOFARO
22 BOB TRONCILLITO

23 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
24 JEN FLYNN, PLANNING BOARD SECRETARY

25 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

26 -----X
27 Stacie Sullivan, CSR
28 staciesullivan@rocketmail.com

MARLBOROUGH FIRE DISTRICT - FINAL LOT LINE

1 CHAIRMAN BRAND: Next up, we have the
2 Marlborough Fire District for a final of their lot
3 line.

4 Meghan, I'll refer to you again. You
5 have prepared the SEQR Negative Declaration,
6 Notice of Determination of Nonsignificance, as
7 well as the Resolution of Approval. Any
8 highlights?

9 MS. CLEMENTE: Just that this is a type
10 II action, so technically a separate Negative
11 Declaration resolution is not necessary. By all
12 means, the Board is free to do that, but no
13 further action is required.

14 CHAIRMAN BRAND: Great. Any discussion
15 on this one?

16 (No response.)

17 CHAIRMAN BRAND: All right, then. For
18 the application on the Marlborough Fire District
19 and Joe Marden, LLC, for a lot line change, the
20 Town of Marlborough Planning Board SEQR Negative
21 Declaration, Notice of Determination of
22 Nonsignificance, Jen, would you please poll the
23 Board?

24 MS. FLYNN: Chairman Brand.

25 CHAIRMAN BRAND: Yes.

MARLBOROUGH FIRE DISTRICT - FINAL LOT LINE

1 MS. FLYNN: Member Lanzetta.

2 MS. LANZETTA: Yes.

3 MS. FLYNN: Member Lofaro.

4 MR. LOFARO: Yes.

5 MS. FLYNN: Member Callo.

6 MR. CALLO: Yes.

7 MS. FLYNN: Member Jennison.

8 MR. JENNISON: Yes.

9 MS. FLYNN: Member Garofalo.

10 MR. GAROFALO: Yes.

11 MS. FLYNN: Member Troncillito.

12 MR. TRONCILLITO: Yes.

13 CHAIRMAN BRAND: You also have before
14 you the Resolution of Approval by the Town of
15 Marlborough Planning Board. Jen, would you poll
16 the Board?

17 MS. FLYNN: Chairman Brand.

18 CHAIRMAN BRAND: Yes.

19 MS. FLYNN: Member Lanzetta.

20 MS. LANZETTA: Yes.

21 MS. FLYNN: Member Lofaro.

22 MR. LOFARO: Yes.

23 MS. FLYNN: Member Callo.

24 MR. CALLO: Yes.

25 MS. FLYNN: Member Jennison.

MARLBOROUGH FIRE DISTRICT - FINAL LOT LINE

1 MR. JENNISON: Yes.

2 MS. FLYNN: Member Garofalo.

3 MR. GAROFALO: Yes.

4 MS. FLYNN: Member Troncillito.

5 MR. TRONCILLITO: Yes.

6 CHAIRMAN BRAND: That will do it for
7 those two projects.

8 Time noted: 7:37 p.m.

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10 C E R T I F I C A T E

11 I, STACIE SULLIVAN, a shorthand reporter and
12 Notary Public within and for the State of New
13 York, do hereby certify:

14 That I reported the proceedings in the
15 within-entitled matter and that the within
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20 marriage and that I am in no way interested in the
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22 IN WITNESS WHEREOF, I have hereunto set my
23 hand.

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