

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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## C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set my  
hand.

Stacie Sullivan

Stacie Sullivan, CSR

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

3 In the Matter of

4 TERENCE AND LAURA CUDDY

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

7 -----X  
 8 FINAL - SUBDIVISION

9 Date: March 6, 2023

10 Time: 7:32 p.m.

11 Place: Town of Marlborough  
 Town Hall

12 21 Milton Turnpike  
 Milton, New York 12547

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

23

24

25

## C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set my  
hand.

Stacie Sullivan

Stacie Sullivan, CSR

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

2 -----X  
In the Matter of

3 MARLBOROUGH FIRE DISTRICT

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

7  
8 FINAL - LOT LINE

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

13 BOARD MEMBERS: CHRIS BRAND, Chairperson  
CINDY LANZETTA  
14 JAMES GAROFALO  
FRED CALLO  
15 STEPHEN JENNISON  
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

## 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.

9

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  
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16 transcript is a true and accurate record to the  
17 best of my knowledge and ability.

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19 any of the parties to this action by blood or  
20 marriage and that I am in no way interested in the  
21 outcome of this matter.

22 IN WITNESS WHEREOF, I have hereunto set my  
23 hand.

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Stacie Sullivan

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Stacie Sullivan, CSR