

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

-----X
In the Matter of

- Approval of 3/6/23 Minutes

-----X
BOARD BUSINESS

Date: March 20, 2023
Time: 7:34 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

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

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

-----X
Karen Flemmig, Court Reporter
kflemmig@yahoo.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 of the Town of
6 Marlborough Planning Board, Monday, March 20,
7 2023. Regular meeting at 7:30 p.m.

8 On the agenda this evening we have the
9 approval of the stenographic minutes for March the
10 6th, Sarinsky Eastside Ridge Road, a public
11 hearing of the subdivision at 191 Ridge Road in
12 Marlboro, and Altieri & Kruszewski for a sketch of
13 a lot line, 278 and 268-272 Orchard Road in
14 Highland, first sketch of their lot line. We do
15 not have a conceptual site plan discussion this
16 evening.

17 Next deadline is Friday, March 24th,
18 2023. Next scheduled meeting, Monday April 3rd,
19 2023.

20 Anything from the Board at large before
21 we get started?

22 MR. GAROFALO: Mr. Chairman, at the end,
23 can we have a brief discussion on those items for
24 the subdivision?

25 CHAIRMAN BRAND: Absolutely.

BOARD BUSINESS

1 MR. GAROFALO: Thank you.

2 CHAIRMAN BRAND: That being said, I
3 would like to have a motion to approve the
4 stenographic minutes for March the 6th, please.

5 MS. LANZETTA: I'll make that motion.

6 CHAIRMAN BRAND: Is there a second?

7 MR. CALLO: I'll second it.

8 CHAIRMAN BRAND: Any discussion?

9 (No response.)

10 CHAIRMAN BRAND: Any objection?

11 (No response.)

12 CHAIRMAN BRAND: So moved.

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

14 C E R T I F I C A T E

15

16 I, KAREN FLEMMIG, a shorthand reporter and
17 Notary Public within and for the State of New
18 York, do hereby certify:

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

23 I further certify that I am not related to
24 any of the parties to this action by blood or
25 marriage and that I am in no way interested in

BOARD BUSINESS

1 the outcome of this matter.

2 IN WITNESS WHEREOF, I have hereunto set my
3 hand.

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Karen M. Flemmig

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Karen M. Flemmig
Court Reporter

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

-----X
In the Matter of

SARINSKY EASTSIDE RIDGE RD

Project No. 22-6017
191 Ridge Road, Marlboro
Section 103.3; Block 4; Lot 51
-----X

PUBLIC HEARING - SUBDIVISION

Date: March 20, 2023
Time: 7:35 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

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

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

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

-----X
Karen Flemmig, Court Reporter
kflemmig@yahoo.com

SARINSKY EASTSIDE RIDGE RD SUBDIVISION – PUBLIC HEARING

1 CHAIRMAN BRAND: First up tonight we
2 have the public hearing for the subdivision of
3 Sarinsky Eastside Ridge Road, 191 Ridge Road in
4 Marlboro.

5 Legal Notice, Subdivision Application.
6 Please take notice a public hearing will be held
7 by the Marlborough Planning Board pursuant to the
8 State Environmental Quality Review Act or SEQRA
9 and the Town of Marlborough Town Code Section
10 134-33 on Monday, March 20th, 2023, for the
11 following application. Subdivision of Lands of
12 Sarinsky at the Town Hall, 1650 Route 9W, Milton,
13 New York, at 7:30 p.m. or soon thereafter as may
14 be heard. The applicant is seeking approval of a
15 two lot subdivision application for lands located
16 at 150 Ridge Road in Marlboro, New York, Section
17 103.3, Block 4, Lot 51. Any interested parties
18 either for or against this proposal will have an
19 opportunity to be heard at this time. Chris
20 Brand, Chairman, Town of Marlborough Planning
21 Board.

22 So, Patty, did you want to tell us about
23 the mailings?

24 MS. BROOKS: Absolutely. In preparing
25 for the meeting this evening, I realized that

SARINSKY EASTSIDE RIDGE RD SUBDIVISION - PUBLIC HEARING

1 there were mailings only sent out to people within
2 500 feet of Tax Parcel 51 and not within Tax
3 Parcel 8.211. So after the public hearing this
4 evening, I would request that the Board keep the
5 public hearing open until the April 3rd meeting to
6 afford us the opportunity of properly notifying
7 the rest of the adjoining landowners.

8 CHAIRMAN BRAND: Excellent. Thank you.
9 Pat, did you want to run through your comments
10 first?

11 MR. HINES: Yes. Most of mine are just
12 housekeeping. We did receive the Ulster County
13 septic approvals for the two new lots. The sight
14 distance has been added to the plans, and the
15 highway superintendent has signed off on the
16 driveway location. The lots are both proposed to
17 be served by Marlborough Water System. We are
18 suggesting that Note 10 should be revised.
19 There's a note there that says the lot is
20 buildable. We just don't have any evidence of
21 that. So I think the word "buildable" should be
22 removed.

23 And Note 11 we're suggesting be revised
24 that a permit is required from the Town of
25 Marlborough Water Department for connection to

SARINSKY EASTSIDE RIDGE RD SUBDIVISION - PUBLIC HEARING

1 Town water. No building permit should issue on
2 any of the lots without a permit to connect to the
3 water system.

4 CHAIRMAN BRAND: Thank you.

5 MR. HINES: Comments or questions from
6 the Board on this one? Nothing? Meghan, do you
7 have anything else on this one?

8 MS. CLEMENTE: I have nothing.

9 CHAIRMAN BRAND: So I guess, then, with
10 that being said, I would like to have a motion to
11 adjourn the public hearing until the April 3rd
12 meeting.

13 MR. JENNISON: Adjourn, or keep it open?

14 CHAIRMAN BRAND: Adjourn it until then.
15 And then we'll reopen it on April 3rd.

16 MR. JENNISON: I'll make that motion.

17 MR. TRONCILLITO: I'll second it.

18 CHAIRMAN BRAND: Any discussion?

19 (No response.)

20 CHAIRMAN BRAND: Any objection?

21 (No response.)

22 CHAIRMAN BRAND: We will do that. Are
23 we satisfied that should there be no significant
24 input from the public at that time, to authorize
25 the attorney to authorize a resolution of

SARINSKY EASTSIDE RIDGE RD SUBDIVISION - PUBLIC HEARING

1 approval?

2 MR. JENNISON: It's fine with me.

3 MS. LANZETTA: Yes.

4 CHAIRMAN BRAND: I'd like to have that
5 motion then.

6 MR. TRONCILLITO: I'll make that motion.

7 MR. JENNISON: I'll second it.

8 CHAIRMAN BRAND: Any discussion?

9 (No response.)

10 CHAIRMAN BRAND: Any objection?

11 (No response.)

12 CHAIRMAN BRAND: We will allow Meghan to
13 do that. All right. I think we're all set then.

14 MS. BROOKS: Thank you very much.

15 (Time noted 7:39 p.m.)

16 C E R T I F I C A T E

17

18 I, KAREN FLEMMIG, a shorthand reporter and
19 Notary Public within and for the State of New
20 York, do hereby certify:

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

25 I further certify that I am not related to

SARINSKY EASTSIDE RIDGE RD SUBDIVISION - PUBLIC HEARING

1 any of the parties to this action by blood or
2 marriage and that I am in no way interested in
3 the outcome of this matter.

4 IN WITNESS WHEREOF, I have hereunto set my
5 hand.

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Karen M. Flemmig

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Karen M. Flemmig
Court Reporter

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

-----X
In the Matter of

ALTIERI & KRUSZENSKI

Project No. 23-1003
278 & 268-272 Orchard Rd, Highland
Section 95.4; Block 1; Lot 31, 33
-----X

SKETCH - LOT LINE

Date: March 20, 2023
Time: 7:40 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

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

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

APPLICANT'S REPRESENTATIVE: BRENDAN JOHNSON

-----X
Karen Flemmig, Court Reporter
kflemmig@yahoo.com

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 CHAIRMAN BRAND: Next on the agenda we
2 have Altieri & Kruszenski for a sketch of a lot
3 line.

4 MR. JOHNSON: My name is Brendan. I'm
5 with Johnson Surveying. I'm representing the
6 landowners.

7 CHAIRMAN BRAND: Would you like to just
8 provide the Board with a brief overview of the
9 plans?

10 MR. JOHNSON: Yes. So we have two
11 parcels. And then the existing driveway for 278
12 Orchard Road encroaches currently into the other
13 parcel. It's been that way since it's been a
14 driveway. The owner of 278 now just wants to
15 rectify that to make sure everything is all good
16 and above board and whatnot if she ever plans to
17 sell or gift to her kids or whatnot. So that's
18 what we're looking for, just a minor change.
19 Nothing too extensive. Just to include some of
20 the driveway and a little area for maintenance and
21 whatnot.

22 CHAIRMAN BRAND: Great. Thank you.
23 Pat, did you want to run through your comments?

24 MR. HINES: Sure. Just in going through
25 the application packet, I noted that the Letter of

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 Agent appears to only be signed by the owner of
2 lot 31. And the adjoining lot that's subject to
3 this, lot 33, should also have that.

4 I did not receive the ethics disclosure.
5 Maybe it was in other's packet, but I did not have
6 that in our packet.

7 MR. JOHNSON: I misread that. I thought
8 it was not applicable. I just misread how it was
9 supposed to be. So that will be --

10 MR. HINES: I think it needs to be
11 included with every application.

12 CHAIRMAN BRAND: Which part did you
13 misread? The ethics, or the Letter of Agent for
14 both parcels?

15 MR. JOHNSON: Not the Letter of Agent.
16 I'm still working on the Letter of Agent. The
17 ethics part, I thought it was someone who was
18 affiliated with the Town. But now I realize after
19 reading it --

20 MS. LANZETTA: That would be pertinent
21 to both owners?

22 MR. JOHNSON: Yes. So it will have both
23 those.

24 MR. HINES: The applicant has requested
25 waivers for Checklist Item 17, the location of the

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 existing sanitary sewer disposal systems.
2 Checklist Item 21, the AG Data Statement as no
3 construction is proposed. And Checklist Items 26
4 through 50 as the project is a lot line change
5 with no planned construction. If you look at
6 those 26 through 50, it's more detailed
7 information typically required of a site plan.

8 Lot line changes are Type II Actions
9 under SEQRA, so this Board does not need to take
10 any SEQR action.

11 Just some notes on the plans, a lot of
12 the references notes City of Beacon and Dutchess
13 County. Those need to be cleaned up.

14 I question the comment from the code
15 enforcement officer regarding the presence of the
16 trailer on the site. On March 16th, county clerk
17 issued a letter that in his opinion, it's an
18 acceptable application and should move forward
19 with the lot line change. I think the Board all
20 received that, as well.

21 We would recommend a note be added to
22 the plans that the lot line change will not impact
23 any utilities on existing properties. That's
24 responsive to not showing the locations of the
25 septic systems on the lot. Again, this is only

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 transferring a small piece of property located at
2 the access drive.

3 We also require roadway dedication
4 parcels. I am suggesting that rather than putting
5 that burden on both of these lots at this point,
6 that at least the lot that was gaining property at
7 the driveway frontage should show that roadway
8 dedication parcel, as well.

9 CHAIRMAN BRAND: Thank you. Before we
10 get too deeply into the weeds with this
11 application, is there any objection to having the
12 applicant receive waivers for the requested items
13 on his application?

14 MR. TRONCILLITO: I'm fine with that.

15 CHAIRMAN BRAND: Can I have a motion to
16 do that?

17 MR. TRONCILLITO: I'll make the motion.

18 MR. JENNISON: I'll second that.

19 CHAIRMAN BRAND: Any discussion?

20 (No response.)

21 CHAIRMAN BRAND: Any objection?

22 (No response.)

23 CHAIRMAN BRAND: Okay. So we will allow
24 the waiver for those things that you asked for in
25 Pat's comments.

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 Any other discussion on this
2 application?

3 MS. LANZETTA: I don't see anything
4 showing a bill of sale or anything that
5 Mrs. Kruszenski -- I see the deeds, but I don't
6 see -- technically, I don't see anything that
7 shows her actual ownership of the property.

8 MR. JOHNSON: I actually have to talk to
9 her about that. I believe the situation was that
10 she was married and then widowed, and I don't
11 think it was transferred via deed after that fact.
12 Because her name, if you look at the deed, is
13 Debra K. Bellisico (phonetic). I think the "K"
14 was the Kruszenski. It's a clarification I have
15 to make with her as well because when I was doing
16 the plat, I realized that as well.

17 MS. LANZETTA: I would just like to see
18 some kind of documentation. I mean, I did see
19 that she's listed as the owner on the Ulster
20 County tax parcel roll, but I didn't see any list
21 of any sale of the property or anything.

22 MR. JOHNSON: I'll certainly have her
23 provide whatever she has with that.

24 CHAIRMAN BRAND: Anything else from the
25 Board?

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 MR. GAROFALO: Yes, I have one item.
2 That is, I think it's good that the change will
3 put that driveway on that property. I think
4 that's good. But in making that move over, that
5 lot I tend to agree would become more
6 nonconforming because of the lot extending into
7 the road. I tend to agree that that portion of
8 the change should be sent over to the Town, but
9 not necessarily the other property because that
10 isn't becoming more nonconforming. It actually
11 has less of the situation. So my feeling is that
12 the lot line should be moved in order to have that
13 dedication to the Town because it becomes a more
14 nonconforming use in that sense.

15 MR. JOHNSON: I've actually already
16 designed and drafted a dedication on the map that
17 I have here. I only got the comment letter
18 earlier. I was trying to take care of all of the
19 cleanup and the clerical stuff that was wrong on
20 the plat. I designed one. So I guess I can send
21 the PDF for review?

22 MR. GAROFALO: Yes. It's 25 feet from
23 the center line, I think.

24 MR. JOHNSON: Yes.

25 MR. GAROFALO: Okay. Thank you.

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 MR. HINES: James, you are concurring
2 with my comment?

3 MR. GAROFALO: Yes. I am totally
4 agreeing with that comment.

5 MR. HINES: So we're talking lot 31.
6 Thank you.

7 MR. JOHNSON: I figured that would come
8 up. It usually does with the center line deeds.

9 CHAIRMAN BRAND: Anything else on this
10 one? So we will go ahead and clean this up. Pat,
11 this one --

12 MR. HINES: This meets the requirement
13 for your streamline zone change.

14 CHAIRMAN BRAND: It does.

15 MR. HINES: And you can probably
16 authorize Meghan for the next meeting to prepare
17 those approvals.

18 CHAIRMAN BRAND: Is there any objection
19 to having the attorney prepare a resolution of
20 approval for us for the next meeting?

21 MR. TRONCILLITO: As long as we clean up
22 the ownership.

23 CHAIRMAN BRAND: Absolutely. That will
24 all be part of it. I'm sure of it.

25 MS. LANZETTA: And the next-door

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 neighbor being a party to this.

2 MR. JOHNSON: Of course. That would be
3 a condition, of course, that we can resolve. They
4 have it. They just haven't given it to me yet.

5 MR. JENNISON: I'll make that motion.

6 CHAIRMAN BRAND: Is there a second?

7 MR. TRONCILLITO: I'll second it.

8 CHAIRMAN BRAND: Any discussion?

9 (No response.)

10 CHAIRMAN BRAND: Any objection?

11 (No response.)

12 CHAIRMAN BRAND: All right. We will see
13 you then April 3rd. Hopefully, you have done your
14 homework.

15 MR. JOHNSON: Will do. Thank you.

16 MR. HINES: So the submission for that I
17 believe is Friday. We need everything revised by
18 Friday.

19 MR. JOHNSON: I don't know if I can get
20 my homework done that quickly.

21 MR. HINES: That's why I'm suggesting if
22 you can't, do you want to move it to the 17th?

23 MR. JOHNSON: You have meetings every
24 two weeks; right?

25 MR. HINES: Yes.

ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 CHAIRMAN BRAND: Correct. If you don't
2 make that deadline, it will just be pushed to the
3 17th. Just let us know as soon as you can. That
4 way Meghan doesn't become overburdened with
5 homework, as well.

6 MR. JOHNSON: It's really them getting
7 me the documentation. Thank you. I appreciate
8 it.

9 CHAIRMAN BRAND: Thank you. Do you need
10 the stenographer for this?

11 MS. LANZETTA: No.

12 (Time noted 7:48 p.m.)

13 C E R T I F I C A T E

14

15 I, KAREN FLEMMIG, a shorthand reporter and
16 Notary Public within and for the State of New
17 York, do hereby certify:

18 That I reported the proceedings in the
19 within-entitled matter and that the within
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22 I further certify that I am not related to
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ALTIERI & KRUSZENSKI - SKETCH LOT LINE

1 IN WITNESS WHEREOF, I have hereunto set my
2 hand.

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Karen M. Flemmig

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Karen M. Flemmig
Court Reporter

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