

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

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In the Matter of

- BOARD BUSINESS

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BOARD BUSINESS

Date: May 1, 2023
Time: 7:28 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
STEVE JENNISON
JOE LOFARO
BOB TRONCILLITO

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

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Karen Flemming, Court Reporter
kflemming@yahoo.com

BOARD BUSINESS

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

4 (Pledge of Allegiance.)

5 CHAIRMAN BRAND: Agenda, Town of Marlborough
6 Planning Board, Monday, May 1st, 2023. Regular
7 meeting at 7:30 p.m. On the agenda tonight we have
8 Mad Batters/Bakers Tale for a final of their site plan
9 at 578 Route 44/55, Highland. We also have a
10 conceptual site plan discussion with the engineer for
11 Someplace Upstate at 20 Mount Rose Road in Marlboro
12 for discussion of their site plan.

13 Next deadline is Friday, May 5th, 2023.
14 Next scheduled meeting, Monday, May 15th, 2023,
15 upstairs.

16 Jen, did you want to start us off?

17 MS. FLYNN: I do. First of all, I wanted to
18 acknowledge that we did raise all of our escrow fees.
19 And they are in effect as of now. They were passed by
20 the Town Board. Danielle, God bless her, changed all
21 the prices on all of our applications. Everything is
22 online. So that's all done right now.

23 MR. LOFARO: So anybody who has already
24 applied and in the process is under the old --

25 MS. FLYNN: Well, there's really nobody who

BOARD BUSINESS

1 has applied. So whoever applies next, that is the new
2 pricing.

3 And then on our site plans from back in 2015
4 to date, I have some things that need to be followed
5 up. Not sure if they have the one year started, the
6 two year finished. There's a couple on here.
7 There's, like, seven applications on this list. I
8 will update it with the new ones, and I'll forward it
9 to you guys tomorrow so you can look at it and see.
10 Do you want the resolutions with that?

11 MS. LANZETTA: The date of the resolution.
12 That will give us an idea of the time clock.

13 MS. FLYNN: Okay. And then, which includes
14 Pat and Meghan in this one, is when we are done with
15 an application, I need, like, the final billing so I
16 know when the application is totally finished because
17 some of them get a refund, then I get another bill.
18 And then they're, like, wait a minute. You just gave
19 me a refund. Why am I getting billed? So I need to
20 know when there is a last bill that's done. And with
21 these, I tried to do what I could do. I don't know.
22 I have some things circled for you. But other than
23 that -- like if they had to mark out a house, I
24 wouldn't know that.

25 MS. CLEMENTE: Right.

BOARD BUSINESS

1 CHAIRMAN BRAND: Can you guys do that on
2 your billing? Like, say, this is the final closing
3 out statement of this?

4 MS. CLEMENTE: Yes.

5 CHAIRMAN BRAND: Okay. That would be
6 helpful.

7 MR. JENNISON: When Jen is ready to close it
8 out, do you have typically 30 days, like a net 30? Or
9 is it a net 60?

10 MR. HINES: Our bills are net 30. But I can
11 send a bill when we do our sign off. I can include
12 our billing person on that list. Like when I sign off
13 on a map, I can just have Lacey generate a bill.

14 MS. FLYNN: That would be perfect. Like I
15 know I can e-mail you, like we're doing Mad Batters
16 today, and say, hey, this one was finalized. When do
17 you think you will have the final bill?

18 MR. HINES: Normally, Patty sends me a final
19 when I do a final sign off on it. I can send the bill
20 with that.

21 MS. FLYNN: Okay. That would be fantastic.
22 That's all I have.

23 (Time noted 7:33 p.m.)

24 C E R T I F I C A T E

25

BOARD BUSINESS

1 I, KAREN FLEMMIG, a shorthand reporter and Notary
2 Public within and for the State of New York, do hereby
3 certify:

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

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

11 IN WITNESS WHEREOF, I have hereunto set my hand.

12

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Karen M. Flemmig

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Karen M. Flemmig
Court Reporter

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TOWN OF MARLBOROUGH PLANNING BOARD
In the Matter of

MAD BATTERS/BAKERS TALE

Project No. 21-5028
578 Route 44/55, Highland
Section 95.2; Block 2; Lot 10

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FINAL - SITE PLAN

Date: May 1, 2023
Time: 7:33 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
STEVE JENNISON
JOE LOFARO
BOB TRONCILLITO

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

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

-----X

Karen Flemming, Court Reporter
kflemming@yahoo.com

MAD BATTERS - FINAL SITE PLAN

1 CHAIRMAN BRAND: All right. First up, Mad
2 Batters/Bakers Tale for a final of the site plan.

3 How are you, Patty?

4 MS. BROOKS: I'm good.

5 CHAIRMAN BRAND: So I think we're just going
6 through the resolution. Meghan, do you want to walk
7 us through anything we need to know about?

8 MR. GAROFALO: Excuse me, Chairman. There's
9 one question which I don't know whether or not it was
10 changed on the plan. That was the truck parking.

11 MS. BROOKS: Changing --

12 MR. GAROFALO: The parking area had been
13 moved.

14 MS. BROOKS: Changing the loading area to a
15 no stopping area.

16 MR. GAROFALO: Yes.

17 MS. BROOKS: Yes, that's one of the
18 conditions of approval.

19 MR. GAROFALO: Okay. So you're going to put
20 on the new plan the new -- where the new loading zone
21 is going to be and no parking where you were
22 previously showing it?

23 MS. BROOKS: That is correct.

24 MR. GAROFALO: Thank you.

25 MS. CLEMENTE: So I don't have anything --

MAD BATTERS - FINAL SITE PLAN

1 well, that is one of the conditions, changing the
2 signage for the loading area to the no stopping area.
3 And then the relocation of the dumpster that we talked
4 about at the last -- the public hearing from the last
5 meeting. Did you, Patty -- do you have an updated map
6 from the last one that you sent us?

7 MS. BROOKS: From the one we reviewed two
8 weeks ago, no. I didn't make the changes because I
9 don't like making the changes and running all the
10 final prints. I wanted to make sure there were no
11 other conditions.

12 MS. CLEMENTE: Okay. So we don't have
13 anything else to change, I don't think. This should
14 be fine.

15 CHAIRMAN BRAND: Any other questions?

16 Comments? No?

17 (No response.)

18 CHAIRMAN BRAND: All right. Then for the
19 application of Mad Batters Pastries and Bakers Tale
20 for site plan application, the Town of Marlborough
21 Planning Board, we have a SEQR Negative Declaration
22 and Notice of Determination of Nonsignificance.

23 Jen, would you poll the board.

24 MS. FLYNN: Chairman Brand?

25 CHAIRMAN BRAND: Yes.

MAD BATTERS - FINAL SITE PLAN

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: We also have for the
14 application of Mad Batters Pastries and the Bakers
15 Tale for a site plan application a resolution of
16 approval by the Town of Marlborough Planning Board
17 dated May 1, 2023.

18 Jen, would you poll the board.

19 MS. FLYNN: Chairman Brand?

20 CHAIRMAN BRAND: Yes.

21 MS. FLYNN: Member Lanzetta?

22 MS. LANZETTA: Yes.

23 MS. FLYNN: Member Lofaro?

24 MR. LOFARO: Yes.

25 MS. FLYNN: Member Callo?

MAD BATTERS - FINAL SITE PLAN

1 MR. CALLO: Yes.

2 MS. FLYNN: Member Jennison?

3 MR. JENNISON: Yes.

4 MS. FLYNN: Member Garofalo?

5 MR. GAROFALO: Yes.

6 MS. FLYNN: Member Troncillito?

7 MR. TRONCILLITO: Yes.

8 CHAIRMAN BRAND: I think you're all set,
9 Patty.

10 MS. BROOKS: Thank you.

11 CHAIRMAN BRAND: Thank you.

12 (Time noted 7:36 p.m.)

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

14

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

18 That I reported the proceedings in the
19 within-entitled matter and that the within transcript is a
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21 ability.

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

25 IN WITNESS WHEREOF, I have hereunto set my hand.

MAD BATTERS - FINAL SITE PLAN

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Karen M. Flemming

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Karen M. Flemming
Court Reporter

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