

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

In the Matter of

- APPROVAL OF 4/17/23 MINUTES
- APPROVAL OF 5/1/23 MINUTES

BOARD BUSINESS

Date: May 15, 2023
Time: 7:30 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
JAMES GAROFALO
FRED CALLO
JOE LOFARO
BOB TRONCILLITO

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

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BOARD BUSINESS

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

4 (Pledge of Allegiance.)

5 CHAIRMAN BRAND: Agenda, Town of Marlborough
6 Planning Board, Monday, May 15th, 2023, regular meeting
7 at 7:30 p.m. On the agenda tonight we have the
8 approval of the stenographic minutes for 4/17 and 5/1.
9 We also have Altieri and Kruszewski for a final of
10 their lot line at 278 and 268-272 Orchard Road in
11 Highland; Mazzola Oil & Service for a preliminary of
12 their site plan at 1871 Route 9W, Milton; Keeney for
13 a sketch of the site plan on Old Indian and 9W, Milton.
14 We have two conceptual site plan discussions with the
15 engineer and the lawyer for Dealtrey subdivision for a
16 discussion of the subdivision at 1160-1166 Route 9W in
17 Marlboro, and the Dock Road discussion on the petition
18 for the rezone.

19 The next deadline is Friday, May 19th. The
20 next scheduled meeting, Monday, June 5th, 2023.

21 Can I have a motion --

22 MR. GAROFALO: Mr. Chairman, can I request
23 some information about the agenda? And that is, on the
24 Dealtrey subdivision plan, it says sketch, and in one
25 of the -- in the letter that they sent, it seemed like

BOARD BUSINESS

1 the building inspector was telling them that they could
2 submit the application, so I'm not sure if their intent
3 was originally to be just a discussion or if their
4 intent was actually to be part of a sketch plan.

5 CHAIRMAN BRAND: I'm assuming since Jen put
6 them on for the discussion, that that's where they are
7 supposed to be. Jen?

8 MS. FLYNN: Correct.

9 MR. GAROFALO: Okay.

10 CHAIRMAN BRAND: I'd like to have a motion
11 for the approval of the stenographic minutes for 4/17
12 and 5/1 respectively.

13 MR. LOFARO: I'll make that motion.

14 CHAIRMAN BRAND: Joe. Second?

15 MR. CALLO: Second.

16 CHAIRMAN BRAND: Any discussion?

17 MR. GAROFALO: Yes. On page 19, line 21 --
18 this is 4/17 -- it was intended to say no stopping.
19 You have a "sic" because you did not understand why it
20 said no parking and then no parking. It was intended
21 to be no stopping. So that's the only change.

22 CHAIRMAN BRAND: With that amendment being
23 noted, do we have any objection to the approval of
24 those minutes?

25 (No response.)

BOARD BUSINESS

CHAIRMAN BRAND: No. So moved.

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

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 ALTIERI & KRUSZENSKI

4 Project No. 23-1003
5 278 & 268-272 Orchard Road, Highland
6 Section 95.4; Block 1; Lot 31 & 33
-----X

7
8 FINAL - LOT LINE

9 Date: May 15, 2023
10 Time: 7:34 p.m.
Place: Town of Marlborough
11 Town Hall
21 Milton Turnpike
12 Milton, New York 12547

13 BOARD MEMBERS: CHRIS BRAND, Chairperson
JAMES GAROFALO
14 FRED CALLO
JOE LOFARO
15 BOB TRONCILLITO

16 ALSO PRESENT: MEGHAN CLEMENTE, ESQ.
17 PATRICK HINES, ENGINEER
JEN FLYNN, PLANNING BOARD SECRETARY
18

19 APPLICANT'S REPRESENTATIVE: BRENDAN JOHNSON
20
21
22
23
24
-----X

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

ALTIERI & KRUSZENSKI - FINAL LOT LINE

1 CHAIRMAN BRAND: First up, Altieri and
2 Kruszenski for a final of the lot line at 278 Orchard
3 Road in Highland.

4 MR. JOHNSON: I'm Brendan Johnson with
5 Johnson Surveying. I think we were back here in March,
6 and we needed to meet some conditions. And I had a
7 hard time getting the clients together and figuring it
8 out, but really what the goal was, was to remedy the
9 issue with the driveway on 278 being on the other
10 property. And I know some of the conditions were to
11 create a road dedication to the Town, which we met.
12 And there was some clean-up with tax labels and whatnot
13 as well. I forget what else was on the comments, but
14 it was something about -- because the ownership was in
15 a different name deed-wise, and I brought some
16 paperwork from the Social Security department and
17 submitted that, saying that she had her name changed.
18 That's why it doesn't match on the deed. But other
19 than that, I think we met all the conditions from the
20 comments that were made.

21 CHAIRMAN BRAND: Pat, do you want to just run
22 through your --

23 MR. HINES: Yeah. Our comments were
24 addressed. I received a cleaned up copy of the map
25 this afternoon, referencing -- taking out the

ALTIERI & KRUSZENSKI - FINAL LOT LINE

1 references to Dutchess County and the City of Beacon.
2 Those have been appropriately changed. We requested a
3 note be placed on the plans that the lot line change
4 will not affect any existing utilities on either
5 property. And I know Meghan has that in the approval.
6 And then the roadway dedication parcel has been
7 depicted, which is also addressed in Meghan's approval
8 resolution. So we have no outstanding comments.

9 CHAIRMAN BRAND: Any comments from the Board?

10 MR. GAROFALO: I have one comment, and that
11 is, these were received this morning, at least I did in
12 the email and not in the packet, but given how little
13 the changes are, and I did have a few seconds to look
14 at it, and it looked like they were okay. So I don't
15 have any objection even though it was a late submittal.

16 CHAIRMAN BRAND: Meghan, do you have anything
17 for your resolution?

18 MS. CLEMENTE: No, not beyond what Pat
19 mentioned. Just the payment of fees, the addition of
20 the note to the plat regarding the impact on the
21 existing utilities, excuse me, and the offer of roadway
22 dedication. And I can make contact with you on that.
23 And just the standard -- I know -- I don't think
24 there's any planned developments for this area --

25 MR. JOHNSON: No.

ALTIERI & KRUSZENSKI - FINAL LOT LINE

1 MS. CLEMENTE: -- but as a standard
2 condition, we say that prior to any issuance of a
3 building permit, the applicant has the location staked.
4 That's all.

5 CHAIRMAN BRAND: Okay. That being said, Jen,
6 would you poll the Board for the application of Altieri
7 and Kruszenski for the lot line revision, the
8 resolution approved by the Town of Marlborough Planning
9 Board dated May 15, 2023.

10 MS. FLYNN: Chairman Brand.

11 CHAIRMAN BRAND: Yes.

12 MS. FLYNN: Member Lanzetta.

13 CHAIRMAN BRAND: Absent.

14 MS. FLYNN: Member Lofaro.

15 MR. LOFARO: Yes.

16 MS. FLYNN: Member Callo.

17 MR. CALLO: Yes.

18 MS. FLYNN: Member Jennison.

19 CHAIRMAN BRAND: Absent.

20 MS. FLYNN: Member Garofalo.

21 MR. GAROFALO: Yes.

22 MS. FLYNN: Member Troncillito.

23 MR. TRONCILLITO: Yes.

24 CHAIRMAN BRAND: All right. Thank you.

25 You're all set, then, sir.

ALTIERI & KRUSZENSKI - FINAL LOT LINE

MR. JOHNSON: Thank you much. Appreciate it.

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

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 MAZZOLA OIL SERVICE

4 Project No. 23-1007
5 1871 Route 9W, Milton
6 Section 103.1; Block 1; Lot 28.1
7 -----X

8 PRELIMINARY - SITE PLAN

9 Date: May 15, 2023
10 Time: 7:37 p.m.
11 Place: Town of Marlborough
12 Town Hall
21 Milton Turnpike
Milton, New York 12547

13 BOARD MEMBERS: CHRIS BRAND, Chairperson
14 JAMES GAROFALO
15 FRED CALLO
JOE LOFARO
BOB TRONCILLITO

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

19 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
20
21
22
23
24
25 -----X

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

MAZZOLA - PRELIMINARY SITE PLAN

1 CHAIRMAN BRAND: Next on the agenda we have
2 Mazzola Oil Service for a preliminary of their site
3 plan. Pat, I guess we'll start with you.

4 MR. HINES: So the Planning Board reviewed
5 the project prior to the last meeting. I think that
6 was very helpful to the Board, and it was helpful for
7 myself as well. We did confirm that the site is served
8 by municipal sewer. It was extended across the street
9 several years ago.

10 The Board evaluated the oil truck parking
11 area. They had actually pulled the vehicles ahead from
12 where they're actually going to park so the Board could
13 see that. I think the Board was generally okay with
14 that issue.

15 It was discussed during the meeting to
16 physically separate the site in the vicinity of the RV
17 repair from the adjoining site, to use curbing, berm,
18 some form. A wood post-and-rail fence has been
19 depicted on the plans now to kind of, I'll say, corral
20 the RV parking onto this site and not the adjoining
21 site.

22 The jurisdictional fire department comments
23 should be received. I note that they often request a
24 Knox Box access control, so that should be depicted.

25 Then we're requesting that the outdoor

MAZZOLA - PRELIMINARY SITE PLAN

1 storage areas be dimensioned on the plan just for
2 clarity.

3 CHAIRMAN BRAND: Comments or questions from
4 the Board?

5 MR. GAROFALO: I'll go last, if anybody else
6 has any.

7 CHAIRMAN BRAND: I feel like you should go
8 first tonight. Start strong.

9 MR. GAROFALO: Okay. In the EAF, 9W is --
10 should be considered a bicycle route, so that should
11 have been a yes and not a no. That's Number 8C.

12 MS. BROOKS: So what do you want to be a yes?

13 MR. GAROFALO: 8C.

14 MS. BROOKS: Okay. I don't know that I think
15 there's pedestrian accommodations or bicycle routes on
16 or near it, but --

17 MR. GAROFALO: Route 9 is essentially -- it's
18 not a numbered route, but it might be considered a
19 bicycle route for the Town.

20 MR. HINES: You might end up dead.

21 MS. BROOKS: Again, I don't necessarily think
22 I agree with that.

23 CHAIRMAN BRAND: Next.

24 MR. TRONCILLITO: Bad enough driving on that
25 road, never mind riding a bicycle.

MAZZOLA - PRELIMINARY SITE PLAN

1 MR. GAROFALO: The blacktop on the northern
2 area, that should be striped. And what you really
3 want, I think, in that area, since it looks like it's
4 about a 10 percent grade, is for the vehicles to be
5 parking parallel and not perpendicular so they don't
6 accidentally roll down the hill to Route 9W.

7 MS. BROOKS: Well, I think you observed when
8 we were there, at the top it is flat, and they also had
9 all the vehicles wheel chocked, and that makes sense
10 for them to park the vehicles that way.

11 MR. GAROFALO: No, but the RVs -- I'm not
12 talking about the oil trucks, because they're
13 actually -- it kind of crests right where they're
14 beginning to park, so they're actually facing down,
15 away from Route 9W. I'm talking about the other area
16 between the oil trucks and Route 9W where the RVs would
17 be. That particular area looks like to me maybe close
18 to a 10 percent grade, and I think it would be best to
19 have vehicles not park perpendicular to Route 9,
20 because then there might be a chance that they might
21 roll down.

22 I don't agree with the statement regarding
23 the grass area between where the fuel trucks are going
24 to park and the edge of the property. I think you
25 still need to have some kind of barrier, whether it be

MAZZOLA - PRELIMINARY SITE PLAN

1 a fence or some vegetation or something, so that it is
2 clear to the folks that they are to go no further.
3 Yeah, the rocks that were there, I don't think were
4 really big enough. I'm thinking about much -- if you
5 were to have larger -- much larger rocks there, that
6 would be good. But I didn't see anything that would
7 prevent a truck from accidentally not seeing the edge
8 of pavement and going a few more feet and going over
9 the edge or rolling over. Certainly putting blocks
10 under that would be a very good idea, but I think it
11 would be appropriate to put something there.

12 CHAIRMAN BRAND: Are you saying more visually
13 for the drivers to see or more protective barrier-ish?

14 MR. GAROFALO: It could be a combination of
15 either a -- something -- preferably it would be a
16 barrier to keep them from going over, but also visually
17 to -- so that they're not so visually prominent from
18 the other property. So it could be a low guardrail.
19 It could be rocks. It could be vegetation. It could
20 be a fence. Just something there. And I'll leave that
21 to their discretion on what they can fit.

22 MS. BROOKS: I mean, right now there's 15 to
23 20 feet between the edge of the blacktop and the top of
24 the slope, so -- and I believe all of the Board was
25 there and saw it and felt that it was comfortable the

MAZZOLA - PRELIMINARY SITE PLAN

1 way it was, perhaps with the exception of you. They
2 are very large boulders. And perhaps a fuel oil truck,
3 if they really gassed it and really wanted to go over
4 that bank, would be successful in doing so, but I think
5 it's highly unlikely.

6 MR. GAROFALO: I didn't see that. I didn't
7 see what I would consider to be large boulders that
8 would prevent that.

9 MS. BROOKS: They were overgrown quite a bit,
10 because there is quite a bit of vegetation there
11 already.

12 MR. GAROFALO: And I would say that it's
13 important not to draw conclusions based on the site
14 visit, since it was not a public hearing; that really
15 the Board did not voice approval or disapproval at the
16 site for anything. We were there to gather
17 information.

18 MS. BROOKS: I understand that.

19 MR. GAROFALO: It's very important that that
20 be very clear, because we wouldn't you to have any
21 problems with the application because of that.

22 The outdoor storage areas do have to be
23 dimensioned in order to apply the parking requirement
24 for them. That's in the code. I think we really
25 should have -- because this is a mixed use site, we

MAZZOLA - PRELIMINARY SITE PLAN

1 really should have a table showing the parking for each
2 of the different areas. And if this is going to be
3 open to the public; i.e., there are going to be people
4 there at night, then maybe that probably should be lit.

5 MS. BROOKS: I'm sorry. If what's going to
6 be open to the public?

7 MR. GAROFALO: The outdoor storage.

8 MS. BROOKS: No. Those are individual
9 businesses that will be renting them.

10 CHAIRMAN BRAND: That's not a public --

11 MS. BROOKS: There will no public access to
12 that.

13 MR. GAROFALO: But still consider whether or
14 not they're going to be accessed at night, whether or
15 not there should be some lighting there for them, at
16 least minimal, or you may want to consider lighting for
17 security purposes.

18 CHAIRMAN BRAND: They're locked, fenced
19 areas; right?

20 MS. BROOKS: Yes, they are.

21 MR. GAROFALO: But, still, you might want to
22 have some security.

23 MS. BROOKS: And you're thinking that there's
24 additional parking that's required for the fenced
25 storage areas?

MAZZOLA - PRELIMINARY SITE PLAN

1 MR. GAROFALO: Yeah. I think it would fall
2 under probably warehousing in terms of parking, but if
3 you can check the code and see if I am wrong, but I
4 would think that you would need separate parking for
5 those.

6 CHAIRMAN BRAND: Wasn't -- maybe I'm
7 mistaken, Patty, but wasn't the intention of the
8 facilities for parking? They are parking things in
9 those boxes; rights?

10 MS. BROOKS: Yes, parking vehicles and
11 equipment inside the storage areas. So I guess I would
12 purport that the parking for the storage areas is
13 inside the storage areas.

14 MR. GAROFALO: And show the entrance and that
15 it's large enough to put a vehicle, because from
16 looking at this, you know, I don't necessarily see
17 that.

18 One of the regulations regarding access on a
19 corner property is for the accesses to be 500 feet
20 away. And, obviously, that's not gonna happen here,
21 but I think it's important to clarify where the
22 accesses are going to be, particularly on the County
23 roadside.

24 With regard to the one accessible parking
25 space that you have put in, I think it would --

MAZZOLA - PRELIMINARY SITE PLAN

1 MS. BROOKS: There are two.

2 MR. GAROFALO: There are two. Oh, okay. The
3 one in the back, away from Route 9, that one, I think
4 rather than putting it on parking space 2, I think you
5 would be better off putting the hatched space where 1
6 is and having the accessible spot next to the 1.
7 Because the way it is, you're almost narrowing down
8 the -- that channel, and that would make it a little
9 bit wider for cars to go around the parking lot in that
10 area. I think the -- some of -- the other accessible
11 spot, that should be dimensioned out because it looks
12 kind of odd, oddly dimensioned.

13 MS. BROOKS: It's just longer than 18 feet
14 because it's existing blacktop. So that's why it looks
15 odd.

16 MR. GAROFALO: Okay. But I wanted to make
17 sure that the crosshatched area is large enough, which
18 it probably -- you probably can make it large enough,
19 the way it looks.

20 One of the things that I saw was it looked
21 like there were cars that had -- the area to the west
22 of the house, there's that grass area between the two
23 blacktopped areas, and it looked like there had been
24 cars traversing that, as well as some cars parked it
25 might have been on the knoll of that hill. And if this

MAZZOLA - PRELIMINARY SITE PLAN

1 is going to serve the RV area, the RVs would have to go
2 from one side to the other, and I'm wondering if you're
3 going to come all the way out and go back in through
4 Route 9 or whether you want to consider whether or not
5 you want to have a more direct access between the two.

6 MS. BROOKS: There is an old gravel lane
7 there, which we showed on the first map, and then after
8 doing a site inspection myself, they haven't been
9 utilizing it. It is a rather steep grade, and they're
10 not planning on utilizing it, which we walked it when
11 we walked from the parking lot over to the Milton
12 Turnpike side, but they would prefer not to use that
13 for vehicles because of the grade.

14 MR. GAROFALO: It looked like it had been
15 used.

16 MR. HINES: It's kind of a bedrock outcrop
17 really.

18 MS. BROOKS: It's a bedrock outcrop.

19 MR. GAROFALO: Part of it, yes.

20 MS. BROOKS: And, yes, it had been used in
21 the past.

22 MR. GAROFALO: There's a section of parking
23 that says striped parking to the north of the house,
24 and maybe you can stripe that out. You can actually
25 put the striping in there.

MAZZOLA - PRELIMINARY SITE PLAN

1 CHAIRMAN BRAND: So we were all on the site.
2 Is there anyone that agrees with Mr. Garofalo that we
3 think we need additional embankments or berm in there,
4 or are the rocks that are there sufficient?

5 MR. TRONCILLITO: No. Listen, these are
6 professional drivers. They know what the heck they're
7 doing. These guys all gotta be certified, all kinds of
8 bells and whistles that go with that kind of operation.

9 CHAIRMAN BRAND: From what I recall on the
10 site visit, they were pretty large. I mean, I guess if
11 you were purposely trying to do it, but I think --

12 MR. LOFARO: I think the whole intent is
13 you're backing your truck up, you want to see a barrier
14 at some point, and I think there's plenty to see to
15 know that it's time to not keep going.

16 CHAIRMAN BRAND: Okay. Anything else,
17 Mr. Garofalo?

18 MR. GAROFALO: No. I think that's about it.

19 CHAIRMAN BRAND: Okay. Anything else from
20 anyone on the Board?

21 (No response.)

22 MR. TRONCILLITO: I'd just like to make one
23 statement. I have to congratulate them, taking a
24 building that's been around this community for eons,
25 repurposing it, and doing a nice job, what he's trying

MAZZOLA - PRELIMINARY SITE PLAN

1 to do. I have to take my hat off to him.

2 MS. BROOKS: I'll pass that along.

3 MR. TRONCILLITO: Yes, please.

4 MR. CALLO: A hundred percent.

5 CHAIRMAN BRAND: So, Pat, do we need a public
6 hearing for this?

7 MR. HINES: Yeah. I think it needs to go to
8 County Planning as well.

9 MS. BROOKS: Yeah. I wanted to make sure
10 that the Board was satisfied with the submission, and I
11 can now put together a full package for Jen to submit,
12 you know, from the beginning up to this point to send
13 to the Ulster County Planning Board. I'll try and get
14 that to you tomorrow, Jen, and then that way that can
15 get sent up.

16 MR. TRONCILLITO: Patty, when do they meet,
17 the County?

18 MS. BROOKS: The first Wednesday of the
19 month. So today is the 15th. If it goes out on the
20 16th, hopefully they'll be reviewing it at their June
21 meeting.

22 CHAIRMAN BRAND: Then we'll wait to hear back
23 from them to schedule the public hearing?

24 MS. BROOKS: I guess what I would request is
25 that the public hearing be set for the second meeting

MAZZOLA - PRELIMINARY SITE PLAN

1 in June.

2 MS. FLYNN: I'm sorry, but there will not be
3 a meeting -- the second meeting in June and the first
4 meeting in July. So our next meeting will be the
5 second meeting in July.

6 MS. BROOKS: Oh, wow.

7 MS. FLYNN: So our meeting is on the 5th.
8 Ulster County meets on the 7th.

9 CHAIRMAN BRAND: So the second meeting in
10 July we'll do the public hearing.

11 MS. BROOKS: Okay. If we're missing two
12 meetings, then we don't have a choice.

13 MR. HINES: It falls on two holidays.

14 CHAIRMAN BRAND: So we will schedule that for
15 the second meeting in July.

16 (Time noted: 7:52 p.m.)

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MAZZOLA - PRELIMINARY SITE PLAN

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
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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 KEEBOMED, INC.

4 Project No. 21-5914
5 Old Indian & 9W, Milton
6 Section 103.3; Block 1; Lot 17.110
7 -----X

8 SKETCH - SITE PLAN

9 Date: May 15, 2023

10 Time: 7:53 p.m.

11 Place: Town of Marlborough
Town Hall

12 21 Milton Turnpike
Milton, New York 12547

13 BOARD MEMBERS: CHRIS BRAND, Chairperson
14 JAMES GAROFALO
15 FRED CALLO
JOE LOFARO
BOB TRONCILLITO

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

19 APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS
20
21
22
23
24
25 -----X

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

KEEBOMED - SKETCH SITE PLAN

1 However, the plans that came in today had it down at
2 .90, so they're well below the acre threshold. At the
3 .02 percent, I was going to suggest that they do need
4 to do a stormwater pollution prevention plan, but
5 they've reduced the grading by that tenth of an acre.

6 DOT approval is required for connection to
7 the storm drain system. The fire department has
8 weighed in requesting the Knox Box access control for
9 the building. The dumpster enclosure is still out
10 there, kind of in the front.

11 MS. BROOKS: We have some pretty heavy
12 landscaping to screen the dumpster area, actually the
13 entire frontage, based on the highway -- highway
14 corridor rules that --

15 CHAIRMAN BRAND: Design guidelines.

16 MS. BROOKS: Design guidelines. Thank you.
17 That's what they're called.

18 MR. HINES: So that's up to the Board, if
19 you're okay with that. County Planning submission will
20 be required. We're suggesting that the public hearing
21 could be scheduled, which is now two months out.

22 The applicant -- we requested the loading
23 dock be labeled. The size of the trucks to access the
24 site plan was requested. An architectural submission
25 for the building could be required. That's up to the

KEEBOMED - SKETCH SITE PLAN

1 Board, but this is in that 9W corridor, and that is one
2 of the -- an architectural rendering is one of the
3 suggested items in that. And that's what we have.

4 CHAIRMAN BRAND: Yeah, I did -- Cindy
5 couldn't be here this evening, but she did send a
6 statement that she wanted me to read into the record,
7 so I'm going to go ahead and do that.

8 It says: I'm unable to attend the meeting
9 Monday night. I appreciate all the issues raised by
10 Pat Hines. In regards to the applications, I want to
11 reiterate that the comment for Keebomed regarding the
12 architectural rendering needs to be stressed to the
13 applicant. This new building will be directly across
14 from the Ship Lantern Inn, which is recognized in the
15 Town of Marlborough Historic Resource Survey, Part 1,
16 page 52, as a historic establishment dating back to
17 1925. The new building will be quite visible as part
18 of the Route 9W corridor. The Town adopted visual
19 guidelines, including many pictures of the type of
20 buildings that the Town would like to see on the Route
21 9W corridor that could be accessed at, and she gives a
22 website. Minimally, I would suggest details that look
23 similar to the Dollar Store design in Milton with
24 colors that might mimic the Ship Lantern Inn building.
25 Of course, other design ideas are included in the

KEEBOMED - SKETCH SITE PLAN

1 design guidelines as well.

2 I'm also concerned about the stormwater
3 issues also, which I think we addressed. The Board can
4 ask for a stormwater management plan. Since the
5 applicant has already done grading work in violation of
6 the Town Code, I would not have a problem requiring
7 them to do that. I would appreciate the Board adding
8 these concerns to those raised by Pat's comments.
9 Thank you, Cindy Lanzetta.

10 So we do have some additional drawings,
11 you're saying, that are in --

12 MS. BROOKS: Well, these had been submitted
13 by the deadline. It was the maps that we had not
14 submitted. So the submission package had details that
15 had been supplied by the manufacturer to the applicant,
16 and those were submitted, along with the lighting
17 photometric plan and the interior of the building
18 showing the height.

19 CHAIRMAN BRAND: And after your review, would
20 you say that they're in line with the Route 9W Corridor
21 Building and Site Design Guidelines?

22 MS. BROOKS: Well, that's why we ended up --
23 because, again, it's a long building. They do talk
24 about warehousing and storage buildings, and those are
25 customarily part of what's in the Town. These were

KEEBOMED - SKETCH SITE PLAN

1 drawn up before the applicant -- there's only one door.
2 They do talk about trying to break up windows, but when
3 you have -- they don't want make-believe windows, and
4 when you have a storage building, windows are kind of
5 contrary to what you're trying to achieve inside the
6 building. So that's why we reduced significantly the
7 parking area. I moved the parking closer to the
8 building so that there could be more landscaping around
9 the perimeter of it, to try to buffer this from Route
10 9W. And I talked to the applicant about talking to the
11 company to see if there were some way that we could
12 soften the length of that building. It's obviously a
13 rather long building with just a doorway on the
14 southerly end facing 9W. So he's going to be working
15 with the manufacturer to see what we can come up with.

16 CHAIRMAN BRAND: I know as the bonus guy that
17 goes to the Ulster County Planning Board, we often get
18 criticized for our allowing certain structures in the
19 Town of Marlborough and we're not as strict as they
20 believe that we should be in that area, particularly
21 through the corridor. I know that, like, towns such as
22 Gardiner are very strict in what they require the
23 applicants to have. So I think if we can get away from
24 the metal pole barny looking thing, especially there
25 next to the Ship, and taking into consideration the

KEEBOMED - SKETCH SITE PLAN

1 guidelines, that would be something to look at, for
2 sure.

3 MS. BROOKS: Okay.

4 MR. HINES: Yeah. Those can be dressed up
5 oftentimes with stone --

6 MS. BROOKS: Halfway up?

7 MR. HINES: -- halfway up, or not halfway in
8 this building, but partially up. There's other things
9 besides windows and other -- you know, cupolas or
10 something to make it look more barn like than a pole
11 barn. There's ways of doing that.

12 CHAIRMAN BRAND: I think that would be
13 definitely that I personally would like to see.

14 MR. TRONCILLITO: Yeah. That would dress it
15 up a little.

16 MR. CALLO: A hundred percent.

17 MR. GAROFALO: I did not have enough time to
18 really look at the new plans, but I did notice two
19 things, which I think you can correct. One is the
20 accessible parking space is against the building, and
21 since you only need one, I would put the crosshatched
22 area along the building line, because as it is, if a
23 person pulls in there and they back out, they're almost
24 going to be backing into that door.

25 MS. BROOKS: Certainly.

KEEBOMED - SKETCH SITE PLAN

1 MR. GAROFALO: Just switch the crosshatched
2 area with the other areas so that the vehicles are
3 actually a little further away.

4 MS. BROOKS: Absolutely.

5 MR. GAROFALO: The second question deals with
6 the landscaping. And the front yard is technically I
7 think Route 9W, because that is a major street between
8 the two, and I'm not sure if you're allowed to have the
9 dumpster in the front yard. So that's another
10 question, and maybe that could be satisfied through
11 some landscaping. I don't know. But I'm not sure if
12 you're allowed to have a structure like that in the --
13 or if that is actually considered a structure since
14 it's not permanently affixed to the ground. But it's
15 something you should take a look at.

16 MS. BROOKS: Absolutely. And I'll also talk
17 to the applicant and see whether we can move the
18 dumpster closer to next to parking spot 10. I was
19 trying to keep it away from Cubbard Drive, because we
20 had previously had concerns from the neighbors on
21 Cubbard Drive, and that's the residential side of the
22 property, so that was my reasoning for putting it on
23 the Route 9W side.

24 CHAIRMAN BRAND: Is that not allowed, Pat, to
25 have a dumpster in the front? Is that technically --

KEEBOMED - SKETCH SITE PLAN

1 MR. HINES: Well, it says accessory uses, but
2 this is further in from the front yard. It's not in
3 the front yard setback. It is in the front of the
4 building. My concern was visual as well, as
5 Mr. Garofalo said. The first thing you're going to see
6 heading north is the dumpster.

7 CHAIRMAN BRAND: Right. Okay. It's
8 something to think about for sure. Any other comments
9 or questions for this one?

10 MR. GAROFALO: Will we be getting copies of
11 those plans?

12 MS. BROOKS: Yes.

13 MR. GAROFALO: Okay. Thank you.

14 MS. BROOKS: I was going to run them and
15 bring them. In fact, I told Jen I was going to drop
16 them off, but I wanted to make sure that there were no
17 other minor changes, because 13 sets of plans is as --
18 is a lot and it's more onerous than any of the other
19 municipalities I work with. So that's something I
20 would also implore the Board to consider maybe, whether
21 you really need 13 sets of everything at every meeting,
22 especially when everybody is getting things digitally
23 now.

24 MS. FLYNN: It's 12.

25 MS. BROOKS: Twelve. Thirteen because I need

KEEBOMED - SKETCH SITE PLAN

1 a file copy.

2 MS. FLYNN: For the first set, yes, I need
3 12, but for the preliminary, we could go with -- you
4 can't even go with nine, because -- so I would need ten
5 for the preliminary.

6 MS. BROOKS: Okay. So I guess that's the
7 question. You know, in this age of digital
8 distribution, is everybody still wanting a hard copy of
9 everything every time? And if the answer is yes, then
10 it is what it is.

11 MR. HINES: I do. I'm a hard copy person.

12 MS. BROOKS: Yes. From a review standpoint,
13 I like to be able to write on a drawing. I can't
14 dispute that.

15 MR. GAROFALO: I would suggest that if we're
16 going to make a change like that, that we actually make
17 the changes in the form so that it is clear.

18 MS. FLYNN: I don't really think that's
19 necessary right now. We get the 12 copies to start
20 with, and then -- well, I think that's good for right
21 now.

22 CHAIRMAN BRAND: So we are sending this one
23 to County as well?

24 MS. BROOKS: Yes. And I will put an extra
25 package together for Jen to send to them.

KEEBOMED - SKETCH SITE PLAN

1 CHAIRMAN BRAND: Will there be -- that packet
2 include new renderings for the architectural design?

3 MS. BROOKS: I hope so, because I know the
4 Ulster County Planning Board would not be pleased with
5 these.

6 CHAIRMAN BRAND: They will not be, no. So
7 we're going to go ahead and schedule the public hearing
8 for the second meeting in July for this one as well?

9 MS. BROOKS: In July, yes.

10 CHAIRMAN BRAND: Okay.

11 MS. BROOKS: Thank you very much.

12 CHAIRMAN BRAND: What is that date, Jen?

13 MS. FLYNN: The 15th.

14 CHAIRMAN BRAND: July 15th. Thank you.

15 MS. FLYNN: I'm sorry. It's the 17th.

16 (Time noted: 8:04 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