

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

2 -----X
In the Matter of

3 - APPROVAL OF 11/6/23 MINUTES
4 -----X

5
6 BOARD BUSINESS

7 Date: December 4, 2023
8 Time: 7:30 p.m.
9 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, New York 12547
10

11 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
FRED CALLO
12 JAMES GAROFALO
STEVE JENNISON
13 CINDY LANZETTA
JOE LOFARO
14 BOB TRONCILLITO
15

16 ALSO PRESENT: PATRICK HINES, ENGINEER
MEGHAN CLEMENTE, ESQ.
17 JEN FLYNN, PLANNING BOARD SECRETARY
18
19
20
21
22
23
24

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

BOARD BUSINESS

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

4 (Pledge of Allegiance.)

5 CHAIRMAN BRAND: Agenda, Town of
6 Marlborough Planning Board, December 4, 2023, regular
7 meeting at 7:30 p.m. On the agenda tonight we have the
8 approval of the minutes for November 6, 2023.
9 Announcements. Communications. There are no public
10 hearings. Under Ongoing Application Review, we have the
11 Stralow Farm for a final of their site plan at 551
12 Lattintown Road in Marlboro. We also have Slutsky and
13 Bowdren STR Marlboro for a sketch of their minor site plan
14 at 79 Ridge Road in Marlboro. Under Special Topics of
15 Discussion, we have subdivision lot line application. The
16 next deadline is Friday, December 8th. The next scheduled
17 meeting, Monday, December 18th.

18 I'd like to have a motion for the approval
19 of the stenographic minutes for November 6th, please.

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

21 MR. CALLO: I'll second it.

22 CHAIRMAN BRAND: Any discussion?

23 (No response.)

24 CHAIRMAN BRAND: Any objection?

25 (No response.)

BOARD BUSINESS

1 CHAIRMAN BRAND: So moved. Any
2 announcements from the Board?

3 (No response.)

4 CHAIRMAN BRAND: Jen, any communications to
5 speak of?

6 MS. FLYNN: None.

7 CHAIRMAN BRAND: All right.

8 Time noted: 7:31 p.m.

9

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

11

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

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

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

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

24

Stacie Sullivan

25

Stacie Sullivan, CSR

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

3 -----X
 4 In the Matter of

5 STRALOW FARM

6 Project No. 23-1023
 7 551 Lattintown Road, Marlboro
 8 Section 108.2; Block 2; Lot 45
 9 -----X

10 FINAL - SITE PLAN

11 Date: December 4, 2023
 12 Time: 7:32 p.m.
 13 Place: Town of Marlborough
 14 Town Hall
 15 21 Milton Turnpike
 16 Milton, New York 12547

17 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
 18 FRED CALLO
 19 JAMES GAROFALO
 20 STEVE JENNISON
 21 CINDY LANZETTA
 22 JOE LOFARO
 23 BOB TRONCILLITO

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

APPLICANT'S REPRESENTATIVES: RAVEN STRALOW
 ERIC STRALOW

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

STRALOW FARM - FINAL SITE PLAN

1 CHAIRMAN BRAND: First up we have Stralow
2 Farm for a final of their site plan. Pat, did you want to
3 run through your comments first?

4 MR. HINES: Sure. Our first comment is,
5 just at the November meeting, I received the larger scale
6 plan that identified the uses.

7 The project is before the Board for a
8 short-term rental under Section 155-32.3. Short-term
9 rentals are limited to two guests per bedroom. I don't
10 have any indication of how many bedrooms this has, so
11 we'll discuss that as we go through.

12 We're suggesting that the "tiny home" be
13 labeled as the subject of this application. Right now,
14 someone pulls this map out, it's not clear which structure
15 on the site we're talking about.

16 I suggested the jurisdictional fire
17 department take a look at access to the tiny home
18 structure, and I believe that they've requested a
19 turnaround area --

20 MR. TRONCILLITO: Yes.

21 MR. HINES: -- in the vicinity of the
22 short-term rental.

23 Delineation of the parking spaces was
24 requested. A permanent, stabilized parking area rather
25 than the delineated area that just says grass area for

STRALOW FARM - FINAL SITE PLAN

1 parking.

2 Short-term rentals are covered under the
3 section of the code. There are numerous conditions
4 subject to the Building Department review for compliance.
5 The majority of that section itemizes inspections and
6 approval is by the Building Department.

7 I had a comment -- my Comment 8, once I
8 looked at the large scale plan, there are three potential
9 residential structures identified on the site. One, the
10 main house; one being the mobile home or former mobile
11 home; and then this tiny house. Subsequent to that
12 comment, I was able to discuss this with the code
13 enforcement officer. He's familiar with this site and
14 does not have a concern with the use of the tiny home as
15 the short-term rental as a structure. He did note that
16 the mobile home is not currently really habitable. He's
17 familiar with that and that it is not being used and is
18 just a remnant of some farmworker housing that was on the
19 site previously. So he does not have the concerns I
20 referenced in that comment.

21 There was a discussion held regarding
22 sanitary service to the short-term rental. We're
23 suggesting information pertaining to the sanitary sewer be
24 identified. The last time we discussed that the human
25 waste is removed by the clients. I have a concern about a

STRALOW FARM - FINAL SITE PLAN

1 structure that utilizes that method. I don't know that
2 this meets the requirements of Ulster County for a
3 building that doesn't have sanitary sewer service to it.

4 And there's a correction to the bulk table.
5 The mobile home on the site has the smallest side yard
6 setback.

7 And short-term rentals require a public
8 hearing as a special use in this zone.

9 So that's where we're at with the comments.
10 My major comment, Number 8, in speaking with the code
11 enforcement officer today, he does not have an issue, as
12 they're all preexisting. When it was labeled as a tiny
13 home, I almost thought it was one of those newer mobile
14 structures that were brought to the site. That's not the
15 case. This is a structure that has been on the site, so
16 he doesn't have a concern with that. But some of these
17 other issues need to be addressed as well.

18 MS. LANZETTA: We had the public hearing.

19 MS. FLYNN: Yes, 11/20.

20 MR. HINES: We didn't have anyone from the
21 public, I guess.

22 MS. LANZETTA: There was nobody.

23 CHAIRMAN BRAND: Comments from the Board?

24 MR. GAROFALO: I have some comments.

25 CHAIRMAN BRAND: Mr. Garofalo.

STRALOW FARM - FINAL SITE PLAN

1 MR. GAROFALO: On the form it does say the
2 number of bedrooms to be rented is two and it's four
3 people. I am a little concerned about having it on the
4 plan labeled as a mobile home residence; that someone may
5 imply that that is another liveable structure, and I think
6 to relabel it, whether it be workforce housing or
7 something to clarify the fact that it's not a separate
8 residence that can just be rented out long term. I'm not
9 sure -- I think originally when there was discussion, it
10 was only the tiny home that was going to be rented out.
11 And I don't have a problem with that, but I do have -- I
12 am concerned about the way that it's listed, if this were
13 ever to be sold, I think that should be clarified.

14 There is on the application -- I think it
15 may be a little confusing. We may have to change the
16 application form where it says proposed days and hours of
17 operation are indicated, I think maybe what we should do
18 is have it say proposed hours, but -- proposed days and
19 hours of operation, and then in parentheses put, 24/7
20 question mark, parentheses, because practically all of
21 these uses, short-term rental, home occupation, bed and
22 breakfast, are going to be used 24/7. So I think that
23 will help clarify, and we'll see that on other
24 applications where there's some confusion as to that.

25 I want to make sure that the -- if there's

STRALOW FARM - FINAL SITE PLAN

1 an escrow, that the escrow has been paid, because on
2 Number 8, they put not applicable.

3 CHAIRMAN BRAND: Jen, they're up to date
4 with their escrow?

5 MS. FLYNN: Yes.

6 CHAIRMAN BRAND: Okay.

7 MR. GAROFALO: And this is a farm. There
8 are farms next to it. I think it would be appropriate to
9 have the agricultural statement, and I think it would
10 be --

11 MS. STRALOW: I think we submitted one. We
12 submitted one already.

13 MR. GAROFALO: Okay. I think it should be
14 on the plan. And I would hope that when you have whatever
15 you give to the residents, that you show them that too so
16 that you don't get calls in the middle of the morning,
17 6:00 in the morning, people complaining about the noise
18 from the farms or the spraying. You might want to
19 consider that. It's not going to be a requirement from
20 the Board, but --

21 MS. STRALOW: We do include that
22 information in -- before anybody tries to book, we try to
23 be very clear. But it certainly wasn't like that in the
24 beginning, so that is a very good suggestion, because
25 people really need to know what it is that they're signing

STRALOW FARM - FINAL SITE PLAN

1 up for. Otherwise -- exactly. They do.

2 MR. GAROFALO: We're concerned that it not
3 only meet regulations, but things work out for you also,
4 because you're part of the public and --

5 MS. STRALOW: Thank you.

6 MR. GAROFALO: -- we serve you too.

7 MS. STRALOW: Thank you.

8 MR. GAROFALO: With the parking that's
9 going to be shown, the form says 200 square feet for each
10 space. Again, I'll remind you, it's only 162 feet for the
11 spaces.

12 MS. STRALOW: Yes.

13 CHAIRMAN BRAND: Any other comments or
14 questions from the Board?

15 (No response.)

16 CHAIRMAN BRAND: Could you just clarify for
17 me personally? So you have the tiny house. You're
18 renting out two bedrooms in this tiny house?

19 MS. STRALOW: Well, I think what's -- I put
20 down two bedrooms.

21 CHAIRMAN BRAND: How many bedrooms are in
22 the tiny house?

23 MS. STRALOW: It's an open layout. It is
24 meant to fit four people. I try to cap it at three,
25 because, again, I sincerely don't want anything -- any

STRALOW FARM - FINAL SITE PLAN

1 trouble. But, yes, it's an open space. It actually
2 sleeps -- it could accommodate six, but I only put down
3 those two in the event that people bring their kids
4 sometimes for camping. That would be the only -- not
5 kids, but like tweens. I also have it on the site that
6 it's not suitable for infants or young children because I
7 don't want that.

8 CHAIRMAN BRAND: Could you clarify the
9 toilet issue for me too maybe?

10 MS. STRALOW: Sure. I actually -- we
11 almost brought in an actual thing. So the Laveo flush
12 system is a dry system, and it does meet regulations for
13 New York State for waste disposal because it is encased
14 two times before anything happens. We have a private
15 dumpster situation on the farm that gets emptied once a
16 week, and if the people do not opt to take it with them,
17 which is what we encourage, they do have the option of
18 putting it in our dumpster. However, we do charge them
19 for that. And it does meet New York State regulations and
20 requirements for making sure that anything that is soiled
21 with any sort of potential human waste, it needs to be
22 enclosed in a bag. So it's kind of -- it's the same laws
23 that would apply to like a dirty diaper for like a kid.
24 It falls under that purview. So it does meet the
25 standards of that. It is made with a three-millimeter --

STRALOW FARM - FINAL SITE PLAN

1 I think it's called -- it's not melamine, but it's a very,
2 very thin silver reflective material that does not let out
3 any moisture or smell. So it's actually really nice
4 because there's no smell. And that is what it does
5 effectively. And, again, it's two -- actually, it's
6 double enclosed.

7 And I also submitted this week a -- sort of
8 the narrative that we have in our listing, what we tell
9 people. We submitted that we show the fees if they bring
10 extra people and the fees if they don't properly dispose
11 of their waste. And I will say that up until now we have
12 had no issues with this whatsoever, and we have been here
13 for years. We're not -- I guess I'm not saying this out
14 of I think it won't be a problem. I'm just coming from it
15 has not been an issue. And if anybody for whatever reason
16 doesn't remove their own -- basically their -- if anybody
17 doesn't remove it, they get charged, and all of that fee
18 goes a hundred percent to the person that cleans. Her
19 name is Erika. She lives close by.

20 CHAIRMAN BRAND: It has running water?

21 MS. STRALOW: Yes. Yes.

22 CHAIRMAN BRAND: The trailer, are you just
23 keeping the trailer there?

24 MS. STRALOW: The one up there -- well,
25 first of all, it's a honker. It is huge. And when we

STRALOW FARM - FINAL SITE PLAN

1 first moved to the property, we -- just so you know, the
2 trailer delayed us being able to even get the property for
3 six months. We ended up -- we should have listened to our
4 real estate agent when she told us to go with a local
5 bank. And when we did, it was fine. But we were -- we
6 didn't know what it was. Initially, somebody named Dawn
7 used to live there with her daughter year-round. So when
8 we first moved there, we got people to come in to help us,
9 and then I think at one point we had a conversation --
10 maybe we went down to Town to get a fire permit, and I
11 asked Tom something. He looked at me, and he was like you
12 don't have a C of O for that place. I was like what do
13 you mean? He's like that's seasonal. I had no idea what
14 he was talking about. This was like five years ago. I
15 looked it up. Then I realized, yeah, it was not --
16 there's no C of O. It was not habitable. So it has not
17 been used since. We have kept it up, because, obviously,
18 we don't want anything falling apart. We don't want mice.
19 I know it sounds very bougie for me to say that the dog
20 can go there sometimes, but, also, couples fight. Like
21 sometimes you need space. We're lucky.

22 CHAIRMAN BRAND: Sure. So this does not
23 involve -- none of your customer people will be in the
24 trailer?

25 MS. STRALOW: No. And it's never been the

STRALOW FARM - FINAL SITE PLAN

1 case. The other thing that I --

2 CHAIRMAN BRAND: I'm just asking.

3 MS. STRALOW: Absolutely. Oh, I'm sorry.

4 No, no. That was not an attitude on my part. It's never
5 been the case, which is why I also submitted -- if you
6 see, I also submitted my bookings -- the bookings, and I
7 did that partially to address some of the concerns that I
8 was picking up on. Forgive me, I'm a little slow. I
9 didn't realize you guys thought maybe that other -- the
10 other mobile home might be rented. I didn't realize that
11 at first. Then, as soon as I made the connection,
12 because, obviously, I've been a little sick, that's why I
13 downloaded the stuff. I took away any identifying
14 information, but I did leave the confirmation code so that
15 if there was ever a desire to compare a non-redacted one
16 to a regular one, you would see that my account is clean.
17 I've never had more than -- like I said, I've never had
18 more than four people stay there, and it's usually only
19 two. And that's the entire list of the reservation, when
20 it was booked, how many people stayed there, and I really
21 sincerely do not want people there.

22 I also was able to sit down with some of
23 the comments that we received the last couple of times,
24 and, again, forgive me, because it takes me a little bit
25 to make connections. I see where the surveyor labeled the

STRALOW FARM - FINAL SITE PLAN

1 120 feet versus the 111 feet. I already contacted
2 Mr. Feeney to correct that. This survey took us a while
3 to get because, unfortunately, there were a few mistakes.
4 The first round didn't even have my husband's name
5 correctly. So I don't think they'll have a problem making
6 sure that this information matches up here.

7 I also realized that like the grass parking
8 area, we don't have people park on the grass. That's not
9 even correct. I think having them correct that, no
10 problem with changing what it says with the mobile home
11 residence, I'm happy to have them -- ask them to change
12 that to whatever it needs to be. I held off on giving
13 Mr. Feeney specifics because he knew I was coming here
14 tonight, but he knows that I will be sending him a list of
15 stuff that just needs to be corrected.

16 And I did submit, I think, parking
17 directions and instructions just so you could see that I
18 have signs up, I have very specific signs, and that there
19 is a graveled area. Sorry. I can keep talking, but I --

20 CHAIRMAN BRAND: No, no. It wasn't you.

21 MS. STRALOW: Okay. There is a graveled
22 area. I had signs custom made to show people like do not
23 go here. And I also submitted the aerial map that I have.
24 I don't think I gave you guys a color copy, but if you
25 look at the digital file, it's in color. And everything

STRALOW FARM - FINAL SITE PLAN

1 that is red, it's private. They have a visual of, like,
2 the confines of the property and where they're allowed to
3 go and not go on our property. The only thing that I
4 forgot to do, and my husband brought it up, is all of the
5 posted do not cross signs that we have, because we have
6 had issues, you know, years ago, not really now, with
7 people coming onto the property thinking that they were
8 just going to, you know, pew pew (phonetic). So we -- as
9 a result we actually became very vigilant about where
10 people were and were not going to go. So we haven't had
11 any issues with that either. Signs are posted everywhere,
12 and we don't allow that to happen on the property,
13 unfortunately. Yes, sir?

14 MR. JENNISON: You described your sanitary
15 composting toilet, correct, or it's not a composting
16 toilet?

17 MS. STRALOW: It's not a composting toilet.

18 MR. JENNISON: So do you have a letter from
19 the County Health Department? Because that's one of the
20 requirements, that you have to show proof -- the applicant
21 shall confirm that the sanitary service to the short-term
22 rental is in compliance with the standards set by the
23 County Department of Health. Do you have that?

24 MS. STRALOW: I do not have that.

25 MR. JENNISON: How are you going to obtain

STRALOW FARM - FINAL SITE PLAN

1 that?

2 MS. STRALOW: I will do whatever we need to
3 do, even if it means shutting it down and putting septic
4 in. I mean, I will do whatever needs to happen to get
5 that. We're not trying to be below board.

6 MR. JENNISON: No. I understand that. But
7 I just looked up the code for New York State about
8 composting toilets, but I'm not seeing what you described.
9 Can you tell me what code in the law that you're referring
10 to? What's the number?

11 MS. STRALOW: What do you mean, which code
12 in the law that I'm referring to?

13 MR. JENNISON: About your sanitary system
14 that you have.

15 MS. STRALOW: Honestly, it sounds like I'm
16 not going to meet that standard. So if there is a
17 standard on composting toilets, I'm more than happy to get
18 a composting toilet that will meet standards. Like,
19 that's not a problem for me.

20 MR. JENNISON: What I'm saying is that like
21 some of my friends who have campers, we camp, and they
22 have a composting toilet in their -- so they don't have to
23 dump their black tank.

24 MS. STRALOW: Yeah, the black water stuff.
25 I mean, we came up -- yes. I'm more than happy to procure

STRALOW FARM - FINAL SITE PLAN

1 a composting toilet. There's a couple of models we've
2 looked at. It was -- that's okay.

3 MR. JENNISON: But is the County going to
4 approve it? I'm trying to get to this because that's a
5 sticking point for us.

6 MS. STRALOW: No. I understand. I don't
7 know if the County is going to approve it. I know that
8 they do have certain -- like, I know last time I was here,
9 I mentioned appendix Q and them having sort of their
10 own -- they adopted those rules for like tiny residences
11 before. My hope is that if we don't get approved with
12 what we have, that there will be an avenue from the
13 Department of Health, if that's what needs to be happen.

14 MR. JENNISON: Have you paid a \$400 permit
15 fee and have Ulster County Health Department come out and
16 review your system?

17 MS. STRALOW: I would have to talk to
18 Mr. Feeney about that, I'm going to be honest.

19 MR. JENNISON: Well, that would have been
20 something you would have applied for.

21 MS. STRALOW: Okay. I don't know that I
22 individually applied for stuff. I know that we paid them
23 a lot of money to get us in front -- to get us to a place
24 where we were told we were good to get in front of you
25 guys, and that's really the honest truth; that we've done

STRALOW FARM - FINAL SITE PLAN

1 everything that we thought we were supposed to do and will
2 continue to do anything that you guys think we're supposed
3 to do within financial reason for us. But we're not --
4 again, I don't want question marks or any discomfort
5 around this stuff.

6 MS. LANZETTA: I don't know -- if the
7 Building Department is going to be overseeing this and
8 making sure that it's habitable and meets all the proper
9 codes, is it really up to us to determine whether or not
10 that's the case?

11 MR. JENNISON: According to what Meghan
12 just put in the resolution, we have to have proof from the
13 County that it's an acceptable sanitary system.

14 CHAIRMAN BRAND: That's a great
15 introduction to you, Meghan. I know you had some other
16 things there. Did you just want to go over some of the
17 things that you were looking for?

18 MS. CLEMENTE: Yes. Well, we -- did we
19 receive comments from the fire department?

20 MR. TRONCILLITO: I would just like to add
21 something to that. Just to make sure, the fire chief was
22 up there. I know we had a long conversation. I spoke
23 with him again tonight. We need that turnaround halfway
24 up, and then the knoll up at the top so we can get our
25 apparatus turned around is going to have to be taken care

STRALOW FARM - FINAL SITE PLAN

1 of.

2 MS. STRALOW: Yes, sir. He told me -- we
3 talked timelines and stuff like that too.

4 MS. FLYNN: I'll need a letter stating that
5 you had a conversation from the fire department.

6 MR. TRONCILLITO: He didn't draft one up
7 for that. I gave Pat the other one tonight. I'll have
8 him draft up a letter for you. Do you need a copy of that
9 also, Jen?

10 MS. FLYNN: Yes.

11 MR. TRONCILLITO: Okay. I'll make you a
12 copy.

13 MS. CLEMENTE: So we talked about the code
14 enforcement officer. If you want to ask for comments from
15 the code enforcement officer about what he talked about
16 with Pat, I'm sure he would be more than willing to
17 provide you all with written comments. I put that in here
18 as a condition, because if he had comments which
19 restricted the uses, that would obviously be a detriment
20 to their application.

21 As for the sanitary waste removal system,
22 in order to get a Negative Declaration, it has to not be a
23 hazard to human health. And the system that they have
24 now, presently, I would advise you to not, with the
25 information that you have, say that it isn't a hazard to

STRALOW FARM - FINAL SITE PLAN

1 human health. So I don't know if you can say with all the
2 information that you have that you could issue a Negative
3 Declaration. So they would need to provide compliance
4 with the Department of Health in order to say that it's
5 not a hazard to human health to get that Negative
6 Declaration.

7 CHAIRMAN BRAND: Was there anything else in
8 there that they may need to address?

9 MS. CLEMENTE: Aside from the parking and
10 then the modification of the bulk table, everything else
11 was in Pat's comments. That was pretty much it. And then
12 the fees, the number of bedrooms, which she already
13 addressed.

14 CHAIRMAN BRAND: So I think --

15 MR. GAROFALO: Excuse me, Mr. Chairman.
16 There are two very minor points.

17 One is, I'm not sure if the dumpster is on
18 the plan, but I think that should be noted on the plan.
19 Since this is a farm, I don't know if there's any kind of
20 restriction about them having it in the front yard or not,
21 but I think it should at least be on the plan.

22 And the second thing is, for your sake, you
23 may want to check your GFCI outlets, because the ones I
24 have in my house, they have a little light. When they're
25 not working, the light goes on. So that's -- if yours are

STRALOW FARM - FINAL SITE PLAN

1 like that, you may want to tell them in your sheet to
2 check that particular one.

3 MS. STRALOW: I do. I have -- I can send
4 it to you. I have a whole section walking people through
5 resetting the GFCI outlets, because people -- thank you.
6 I do have one question.

7 CHAIRMAN BRAND: Yes.

8 MS. STRALOW: As it relates to the survey
9 and the parking area, what I submitted is reflective of
10 where people actually park. I realized that on the actual
11 map it looks like there was a mistake, because there is no
12 grass parking area. Again, if you look at that grass,
13 it's not allowed, but with the signs and stuff like that,
14 I showed, I think, pictures of where you actually -- where
15 somebody actually will be parking, and it's certainly not
16 on the grass. Does that suffice? Do you need anything
17 more? I'm guess what I'm asking is that if I'm submitting
18 comments to Mr. Feeney about the way that the survey needs
19 to be reflective of what's actually happening, is that
20 something that you would want to also change on the
21 survey? I just don't want to miss anything.

22 MR. HINES: Yeah, yeah. Those parking
23 areas should be delineated.

24 MS. STRALOW: Thank you, sir. Okay.

25 CHAIRMAN BRAND: So I think what we'll need

STRALOW FARM - FINAL SITE PLAN

1 is some finalized maps from Mr. Feeney, some more complete
2 maps, and then some type of clarification as far as Health
3 Department approval of your sanitary system.

4 MS. STRALOW: Yeah. I'll have to figure
5 out what that looks like.

6 CHAIRMAN BRAND: Thank you.

7 MS. STRALOW: Thank you so much.

8 Time noted: 7:56 p.m.

9

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

11

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

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

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

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

24

Stacie Sullivan

25

Stacie Sullivan, CSR

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

3 In the Matter of

4 SLUTSKY AND BOWDREN STR MARLBORO

5 Project No. 23-1028
 6 79 Ridge Road, Marlboro
 Section 108.2; Block 3; Lot 28.110

7 -----X
 8 SKETCH - MINOR SITE PLAN

9 Date: December 4, 2023
 10 Time: 7:56 p.m.
 Place: Town of Marlborough
 11 Town Hall
 21 Milton Turnpike
 12 Milton, New York 12547

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

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

20 APPLICANT'S REPRESENTATIVES: JACLYN BOWDREN
 21 SEAN SLUTSKY

22
 23
 24 -----X
 25 Stacie Sullivan, CSR
 staciesullivan@rocketmail.com

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 CHAIRMAN BRAND: Next up, Slutsky and
2 Bowdren for a minor site plan, 79 Ridge Road in Marlboro.
3 Pat, did you want to run through your comments first?

4 MR. HINES: These applicants as well are
5 applying for a short-term rental under your short-term
6 rental section of your code. Once again, it's a special
7 use in the R-AG zone.

8 A schematic portion of a plan has been
9 submitted. No bulk tables or other information are
10 depicted. The Planning Board should determine if the map
11 submitted is acceptable for use in the application. It's
12 really just a photocopy of a piece of a plan.

13 Occupancy is limited to two guests per
14 bedroom. Two bedrooms are identified on the application,
15 allowing four guests total. They have provided a
16 registration from Ulster County.

17 Compliance with section -- the short-term
18 rental section, the majority of those requirements fall on
19 the Building Department.

20 They've schematically shown a parking area
21 on the 8.5 by 11 photocopy of the plan. The Board should
22 determine if the actual site plan should be submitted,
23 similar to the last applicant.

24 The application for short-term rentals
25 states a maximum of five overnight guests. That's in

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 conflict with the two per bedroom that are permitted. So
2 that may need to be updated.

3 And a public hearing is required for the
4 application.

5 So the Board needs to -- I mean, you got an
6 eight and a half photocopy, but, typically, you require
7 some additional or more detailed mapping for this kind of
8 use.

9 CHAIRMAN BRAND: Comments or questions from
10 the Board?

11 MR. GAROFALO: I have a few.

12 CHAIRMAN BRAND: Mr. Garofalo.

13 MR. GAROFALO: I think there's a number of
14 things on the application form that need to be --

15 MS. LANZETTA: You have to speak a little
16 bit louder.

17 MR. GAROFALO: There are a number of things
18 on the application form that need to be identified,
19 including also on the short-term rental application
20 certification. One is that it's a R-AG-1 district, which
21 is on both applications. The application for the
22 short-term rental certification also should show -- I
23 believe that this is a private sewer, not a municipal
24 sewer.

25 MS. BOWDREN: That's right.

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 MR. GAROFALO: So you need to indicate that
2 on the form. And the number of parking spaces is
3 different on the two forms. One says two. One says
4 three. So that needs to be corrected.

5 As far as the hours of operation, I notice
6 that you noted the check-in/check-out times. Actually,
7 people are going to be staying overnight or maybe more
8 than one, so it's really 24/7. Hopefully, we can correct
9 that so it's a little bit more understandable on the form
10 itself. We are working on improving our forms.

11 For the public hearing, we no longer
12 require the returned receipts, so take that into account.
13 It has to be certified mail, but it no longer has to be
14 returned receipts.

15 As far as the map goes, I think there's --
16 I think we're going to need something a little bit better.
17 There's a lot line shown to be removed. I presume that
18 they have already been removed. Okay. So that has to be
19 identified to see north arrows and at least some kind of
20 scale and address. I think we should also see some
21 indication of the size of that parking area. You only
22 need 162 square feet. I don't know if people would be
23 allowed to use the garage or not, but if they're allowed
24 to use the garage, that would count as a parking space
25 also.

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 On your emergency access, we're not
2 necessarily going to deal with this, but for your sake and
3 for the people's sake, I would put arrows, make an arrow,
4 because they see the line. It doesn't mean anything. You
5 put an arrow. It gives them direction. And emergency
6 people are going to want to have a very clear indication
7 what they're doing. So one arrow or just arrowheads or
8 maybe a couple of arrows. Whatever you want to do. I
9 think that would help also. An indication of north arrow
10 there too, as well as on the maps, so when the fire
11 department comes to look at this, they have an idea of the
12 way the two are set up together.

13 CHAIRMAN BRAND: Any additional comments
14 from the Board?

15 (No response.)

16 CHAIRMAN BRAND: Do you have the full map
17 that you made this copy from?

18 MR. SLUTSKY: Yes. I believe I have that
19 at home.

20 CHAIRMAN BRAND: That would probably be
21 more helpful.

22 MR. SLUTSKY: I don't know that I have
23 anything with a north arrow, but I can look for that.

24 CHAIRMAN BRAND: I'm sure that's on the
25 full map.

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 MR. HINES: It's probably on there by
2 default.

3 MR. SLUTSKY: Okay. Got it.

4 MR. GAROFALO: The scale is probably on
5 that map too.

6 CHAIRMAN BRAND: I think if you have that,
7 that would be good. Are we comfortable scheduling a
8 public hearing for this one at this time?

9 MS. LANZETTA: I would move that we
10 schedule the public hearing.

11 MR. LOFARO: I'll second.

12 CHAIRMAN BRAND: Any discussion?

13 (No response.)

14 CHAIRMAN BRAND: Jen, when is our next
15 available slot?

16 MS. FLYNN: I don't know if I can have it
17 in for the 18th, so January 2nd. That's a Tuesday. Our
18 first two meetings of January are Tuesdays.

19 CHAIRMAN BRAND: Does that work for you
20 guys?

21 MS. BOWDREN: Yeah, that works.

22 CHAIRMAN BRAND: Let's go for that. We'll
23 schedule the public hearing for January 2nd.

24 MR. JENNISON: How big of a garage is that?

25 MS. BOWDREN: It's a two-car garage. It's

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 big.

2 MR. JENNISON: I was going to say, you
3 can't fit three in there, three cars?

4 MS. BOWDREN: Maybe if you maneuver it.

5 MR. SLUTSKY: Probably not. And the
6 driveway is pretty big.

7 MR. JENNISON: That's two of your parking
8 spots right there.

9 MR. SLUTSKY: Easily.

10 MR. JENNISON: It looks rather big.

11 CHAIRMAN BRAND: I would probably recommend
12 if there's any way for you to clean up the map of your
13 house there a little bit better.

14 MR. SLUTSKY: Sure.

15 MS. BOWDREN: And we submit all of that
16 ahead of the public hearing?

17 CHAIRMAN BRAND: Yes. So the next deadline
18 would be for the --

19 MS. FLYNN: The Friday after the 18th is my
20 deadline for your meeting.

21 MR. HINES: The 22nd.

22 MS. BOWDREN: Thank you.

23 CHAIRMAN BRAND: Have a great evening.
24 Anything else before we adjourn?

25 (No response.)

SLUTSKY & BOWDREN STR - SKETCH MINOR SITE PLAN

1 CHAIRMAN BRAND: We're adjourned.

2 Time noted: 8:04 pm.

3

4 C E R T I F I C A T E

5

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

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

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

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

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Stacie Sullivan

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Stacie Sullivan, CSR

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