

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

In the Matter of

- BOARD BUSINESS

- CONTINUING EDUCATION - MEMBER LOFARO

- CONTINUING EDUCATION - MEMBER GAROFALO

BOARD BUSINESS

Date: March 4, 2024

Time: 7:30 p.m.

Place: Town of Marlborough

Town Hall

21 Milton Turnpike

Milton, New York 12547

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

ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
ATTORNEY

GERARD J. COMATOS, JR., ESQ., PLANNING  
BOARD ATTORNEY

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, March 4, 2024, regular meeting at  
7 7:30 p.m. On the agenda tonight we have the approval  
8 of the minutes for February 5th, 2024. Under the  
9 Ongoing Application Review, we have a final for Slutsky  
10 and Bowdren for their minor site plan at 79 Ridge Road  
11 in Marlboro; a final for the Stralow Farm site plan for  
12 their short-term rental; a preliminary of a subdivision  
13 for Deborah Jones at 98 Orange Street in Marlboro; a  
14 sketch of a site plan for the Willow Tree Resort Hotel  
15 at 300-304 Willow Tree --

16                  MR. HINES: Chris, that one withdrew.

17                  CHAIRMAN BRAND: Willow Tree is no longer?

18                  MS. FLYNN: No.

19                  CHAIRMAN BRAND: We'll take that one off. We  
20 have a sketch of a site plan for Summit Drive  
21 Properties at Summit Drive in Marlboro and a sketch of  
22 a site plan for Vito Triolo Pizza Town at 1326 Route 9W  
23 in Marlboro. Under New Application Review, we have  
24 Feeney, two-lot subdivision, for a sketch of a  
25 subdivision on Plattekill Road in Marlboro. And under

## BOARD BUSINESS

1 Special Topics and Discussion, we have a discussion of  
2 the site plan for Dock Road and a discussion for a site  
3 plan for ELP Solar Truncali at 335 Bingham Road. The  
4 next deadline is Friday, March 8th, and the next  
5 scheduled meeting, Monday, March 18th, 2024.

6 I'd like to have a motion for the approval of  
7 the minutes for the February 5th meeting.

8 MR. TRONCILLITO: So moved.

9 CHAIRMAN BRAND: Bobby. Is there a second?

10 MR. GAROFALO: I'll second.

11 CHAIRMAN BRAND: Any discussion?

12 (No response.)

13 CHAIRMAN BRAND: Any objection?

14 (No response.)

15 MR. LOFARO: Excuse me, Chairman. I just  
16 need to introduce some training.

17 CHAIRMAN BRAND: Please.

18 MR. LOFARO: So I just did a one hour SEQR  
19 basics --

20 MS. FLYNN: Joe, can you talk into the  
21 microphone?

22 MR. LOFARO: So I have a one hour SEQR basic  
23 certificate. One hour training.

24 CHAIRMAN BRAND: Great. Any other  
25 announcements?

## BOARD BUSINESS

1 MR. GAROFALO: Yes. I attended the  
2 February 9th workplace and sexual harassment seminar  
3 that the Town put on for all employees.

4 CHAIRMAN BRAND: Thank you.

5 MR. GAROFALO: That's one hour, February 9th.

6 MR. TRONCILLITO: Me too.

7 CHAIRMAN BRAND: Bobby. Jen, any  
8 communications?

9 MS. FLYNN: I'm sorry. Just so everybody  
10 knows, when you watch the video, also you get the hour.  
11 I just need everybody to sign this sheet that you have  
12 done it. Otherwise, you don't get the hour.

13 CHAIRMAN BRAND: Great. Thank you. Any  
14 other announcements?

15 (No response.)

16 CHAIRMAN BRAND: Jen, any communications?

17 MS. FLYNN: No.

18 Time noted: 7:33 p.m.

19

20 C E R T I F I C A T I O N

21

22 Certified to be a true and accurate transcript.

23

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 FINAL - MINOR SITE PLAN

9 Date: March 4, 2024  
 10 Time: 7:34 p.m.  
 11 Place: Town of Marlborough  
 Town Hall  
 21 Milton Turnpike  
 12 Milton, New York 12547

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

17 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER  
 18 MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
 ATTORNEY  
 19 GERARD J. COMATOS, JR., ESQ., PLANNING  
 20 BOARD ATTORNEY  
 21 JEN FLYNN, PLANNING BOARD SECRETARY

22 APPLICANT'S REPRESENTATIVES: JACLYN BOWDREN  
 23 SEAN SLUTSKY

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

## SLUTSKY &amp; BOWDREN - FINAL MINOR SITE PLAN

1 CHAIRMAN BRAND: First up on the agenda we  
2 have a final for the site plan of Slutsky and Bowdren  
3 for the short-term rental at 79 Ridge Road in Marlboro.

4 Meghan and/or Gerry, do you have any comments  
5 on this?

6 MS. CLEMENTE: No.

7 CHAIRMAN BRAND: Pretty straightforward.

8 MS. CLEMENTE: Yep.

9 CHAIRMAN BRAND: For the application of  
10 Slutsky and Bowdren for a site plan application for the  
11 Town of Marlborough Planning Board, we have a SEQR  
12 Negative Declaration and Notice of Determination of  
13 Non-Significance. Jen, would you please poll the  
14 Board?

15 MS. FLYNN: Chairman Brand.

16 CHAIRMAN BRAND: Yes.

17 MS. FLYNN: Member Lanzetta.

18 MS. LANZETTA: Yes.

19 MS. FLYNN: Member Lofaro.

20 MR. LOFARO: Yes.

21 MS. FLYNN: Member Callo.

22 MR. CALLO: Yes.

23 MS. FLYNN: Member Jennison.

24 MR. JENNISON: Yes.

25 MS. FLYNN: Member Garofalo.

## SLUTSKY &amp; BOWDREN - FINAL MINOR SITE PLAN

1 MR. GAROFALO: Yes.

2 MS. FLYNN: Member Troncillito.

3 MR. TRONCILLITO: Yes.

4 CHAIRMAN BRAND: We also have before us on  
5 the application of Stralow Farm for a site plan  
6 application a Resolution of Approval by the Town of  
7 Marlborough Planning Board.

8 MS. CLEMENTE: This is for Slutsky and  
9 Bowdren.

10 CHAIRMAN BRAND: Slutsky and Bowdren. Sorry.  
11 I did say Stralow.

12 MS. CLEMENTE: I sent two. One had the wrong  
13 title. Then I sent an up-to-date copy.

14 CHAIRMAN BRAND: Anything on this, Meghan?

15 MS. CLEMENTE: No. Just -- nothing  
16 substantive really. They just have to comply with the  
17 requirements in the Code for short-term rentals and  
18 then specify on the map that the number of guests is  
19 limited to two, which is in the Code.

20 MS. FLYNN: Which I'll need two maps.

21 MS. BOWDREN: Okay.

22 CHAIRMAN BRAND: Jen, would you poll the  
23 Board?

24 MS. FLYNN: Chairman Brand.

25 CHAIRMAN BRAND: Yes.

## SLUTSKY &amp; BOWDREN - FINAL MINOR 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: You're all set. Thank you.

14 MR. SLUTSKY: Thank you.

15 CHAIRMAN BRAND: Good luck.

16 Time noted: 7:35 p.m.

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18 C E R T I F I C A T I O N

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20 Certified to be a true and accurate transcript.

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22 Stacie Sullivan

23 Stacie Sullivan, CSR

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

3 In the Matter of

4 STRALOW FARM

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

8 FINAL - SITE PLAN

9 Date: March 4, 2024  
 10 Time: 7:36 p.m.  
 11 Place: Town of Marlborough  
 12 Town Hall  
 21 Milton Turnpike  
 Milton, New York 12547

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

17 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

18 MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
 19 ATTORNEY

20 GERARD J. COMATOS, JR., ESQ., PLANNING  
 BOARD ATTORNEY

21 JEN FLYNN, PLANNING BOARD SECRETARY

22 APPLICANT'S REPRESENTATIVES: RAVEN STRALOW  
 23 ERIC STRALOW

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

## STRALOW FARM - FINAL SITE PLAN

1                   CHAIRMAN BRAND: Next on the agenda we have  
2                   the final for the site plan of Stralow Farm at 551  
3                   Lattintown Road. For the application of Stralow Farm  
4                   for their site plan application, we have the SEQ  
5                   Negative Declaration and Notice of Determination of  
6                   Non-Significance. Jen, would you poll the Board.

7                   MR. GAROFALO: Mr. Chairman?

8                   CHAIRMAN BRAND: Mr. Garofalo.

9                   MR. GAROFALO: I would like a discussion on  
10                  one subject before we get into these motions.

11                  CHAIRMAN BRAND: What is that pertaining to,  
12                  Mr. Garofalo?

13                  MR. GAROFALO: That pertains to the fact that  
14                  at the February 5th meeting the applicant noted that he  
15                  was not going to have the dumpster. The dumpster I  
16                  think is still on the plan, and unless that is made a  
17                  condition, I would like to go over all of the reasons  
18                  why that should not be permitted. And I think this is  
19                  a chance for the applicant to reaffirm that he's not  
20                  going to have a dumpster there, but he's going to be  
21                  using the trash cans.

22                  CHAIRMAN BRAND: Could you clarify? Are you  
23                  planning on using the dumpster?

24                  MS. STRALOW: I think that what we spoke,  
25                  when we spoke last week, we will not be using the

## STRALOW FARM - FINAL SITE PLAN

1        dumpster. We put out two tow-aways, like you asked us  
2        to, and then those are taken care of, so it's  
3        separated.

4                MR. GAROFALO: So there will be no dumpster  
5        there. So I would like to have that as a condition of  
6        approval; that there will be no dumpster; that'll be  
7        removed from the plan.

8                CHAIRMAN BRAND: Why would that --

9                MS. FLYNN: I think you guys had the  
10       discussion --

11               CHAIRMAN BRAND: We had the discussion  
12       regarding the removal of the dumpster and the removal  
13       of the trash cans and decided that was a moot point;  
14       that dumpsters obviously don't need to be moved every  
15       24 hours.

16               MR. GAROFALO: But I disagree with that, and  
17       I'll explain why. There should not be a dumpster there  
18       for several reasons. One is it specifically says trash  
19       receptacles, and a dumpster is clearly a trash  
20       receptacle. Also, a dumpster by the side of the road  
21       like that is a hazard for traffic.

22               CHAIRMAN BRAND: But they had the dumpster  
23       there previously; right? It's not something new that  
24       they're putting there for the short-term rental.

25               MR. GAROFALO: Well, I've seen on Google Maps

## STRALOW FARM - FINAL SITE PLAN

1       it was two trash cans and not a dumpster. It's on the  
2       plan that it is a dumpster, and that's what I would  
3       like removed. They have agreed already to do that, to  
4       not have a dumpster there. And I think it is to their  
5       benefit, because if someone were to complain about that  
6       dumpster, that might end up being one or more strikes  
7       against them and they could lose their permit. So I  
8       think it is a wise decision on their part, and that's  
9       why I want it removed from the plans, so that it is  
10      very clear that there will not be a dumpster there.

11               CHAIRMAN BRAND: As it stands right now, Pat,  
12      we have the dumpster in the plans; correct? The  
13      intention was to keep the dumpster, and we did have a  
14      discussion of having the -- that being said --

15               MR. HINES: There is labeled on the plans  
16      what says "trash dumpster." I do not know what it  
17      looks like.

18               MR. GAROFALO: And the applicant already  
19      agreed on page 24 of the prior minutes to be using  
20      trash cans and not the dumpster.

21               MS. STRALOW: Sir, I believe that -- I  
22      believe to have agreed to adding trash cans for the use  
23      of the rental, which is separate from the dumpster that  
24      has been there, despite the aerial maps.

25               CHAIRMAN BRAND: I'm going to move forward

## STRALOW FARM - FINAL SITE PLAN

1 with the application as it stands right now. As far as  
2 the SEQR Negative Declaration and Notice of  
3 Determination of Non-Significance, Jen, would you poll  
4 the Board.

5 MS. FLYNN: Chairman Brand.

6 CHAIRMAN BRAND: Yes.

7 MS. FLYNN: Member Lanzetta.

8 MS. LANZETTA: Yes.

9 MS. FLYNN: Member Lofaro.

10 MR. LOFARO: Yes.

11 MS. FLYNN: Member Callo.

12 MR. CALLO: Yes.

13 MS. FLYNN: Member Jennison.

14 MR. JENNISON: Yes.

15 MS. FLYNN: Member Garofalo.

16 MR. GAROFALO: Yes.

17 MS. FLYNN: Member Troncillito.

18 MR. TRONCILLITO: Yes.

19 CHAIRMAN BRAND: We also have before us the  
20 application for Stralow Farm for the site plan a  
21 Resolution of Approval by the Town of Marlborough  
22 Planning Board. Meghan, anything you would like to  
23 point out?

24 MS. CLEMENTE: The same conditions from the  
25 last short-term rental application apply to this one as

## STRALOW FARM - FINAL SITE PLAN

1 well. The indication that the number of guests per  
2 bedroom is limited to two and that they have to comply  
3 with all the requirements in the Code as they pertain  
4 to short-term rentals. And I don't know if they  
5 received a revised sign-off from the Fire Department  
6 regarding the turnaround, but that is also a condition.

7 MR. TRONCILLITO: Yes. That's been submitted  
8 multiple times, the same one.

9 CHAIRMAN BRAND: Jen, would you poll the  
10 Board.

11 MS. FLYNN: I will need two new updated maps  
12 with that information.

13 MS. STRALOW: I believe I dropped them off  
14 already last week.

15 MS. FLYNN: You have to add -- what Meghan  
16 just said, you have to add that on to your map.

17 MS. STRALOW: Okay. Thank you.

18 MS. FLYNN: Chairman Brand.

19 CHAIRMAN BRAND: Yes.

20 MS. FLYNN: Member Lanzetta.

21 MS. LANZETTA: Yes.

22 MS. FLYNN: Member Lofaro.

23 MR. LOFARO: Yes.

24 MS. FLYNN: Member Callo.

25 MR. CALLO: Yes.

## STRALOW FARM - FINAL SITE PLAN

1 MS. FLYNN: Member Jennison.

2 MR. JENNISON: Yes.

3 MS. FLYNN: Member Garofalo.

4 MR. GAROFALO: No.

5 MS. FLYNN: Member Troncillito.

6 MR. TRONCILLITO: Yes.

7 CHAIRMAN BRAND: All right. You're all set.

8 Thank you.

9 MS. STRALOW: Thank you.

10 MR. STRALOW: Thank you.

11 Time noted: 7:40 p.m.

12

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

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15 Certified to be a true and accurate transcript.

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17 Stacie Sullivan

18 Stacie Sullivan, CSR

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

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

5 DEBORAH JONES SD

6 Project No. 23-1017  
 7 98 Orange Street, Marlboro  
 8 Section 108.4; Block 6; Lot 29.110  
 9 -----X

10 PRELIMINARY - SUBDIVISION

11 Date: March 4, 2024

12 Time: 7:40 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, PLANNING BOARD ENGINEER

25 MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
 ATTORNEY

GERARD J. COMATOS, JR., ESQ., PLANNING  
 BOARD ATTORNEY

JEN FLYNN, PLANNING BOARD SECRETARY

APPLICANT'S REPRESENTATIVE: WILLIAM JONES

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



## D. JONES SD - PRELIMINARY SUBDIVISION

1                   CHAIRMAN BRAND: Next on the agenda we have  
2 Deborah Jones for a preliminary of a subdivision at 98  
3 Orange Street in Marlboro. Pat, did you just want to  
4 run through your comments first?

5                   MR. HINES: Our previous comments have been  
6 addressed. I know they had meetings with the Water and  
7 Sewer Department regarding what they wanted out there.  
8 We believe that the project is ready for a Negative  
9 Declaration and final approval. There's just one  
10 condition for when that's written; that the Access and  
11 Maintenance Agreement be reviewed as the water and  
12 sewer for one of the lots traverses across Mr. Jones's  
13 existing residence. So, with that condition, we have  
14 nothing else outstanding.

15                  CHAIRMAN BRAND: Meghan, have you received  
16 that?

17                  MS. CLEMENTE: No.

18                  CHAIRMAN BRAND: So that's something you need  
19 to have moving forward.

20                  MR. HINES: That can be a condition.

21                  CHAIRMAN BRAND: Any comments or questions  
22 from the Board?

23                         (No response.)

24                  CHAIRMAN BRAND: No. I'd like to have a  
25 motion to authorize the attorney to draft a Negative

## D. JONES SD - PRELIMINARY SUBDIVISION

1 Declaration and a Resolution of Approval for this for  
2 our next meeting.

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

4 MR. LOFARO: I'll second it.

5 CHAIRMAN BRAND: Any discussion?

6 (No response.)

7 CHAIRMAN BRAND: Any objection?

8 (No response.)

9 CHAIRMAN BRAND: All right. We will see you  
10 at the next meeting with the resolution.

11 MR. JONES: Thank you.

12 Time noted: 7:41 p.m.

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

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16 Certified to be a true and accurate transcript.

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18 Stacie Sullivan

19 Stacie Sullivan, CSR

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

3 In the Matter of

4 SUMMIT DRIVE PROPERTIES

5 Project No. 23-1004  
 6 Summit Drive, Marlboro  
 Section 108.4; Block 6; Lot 29.311

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

9 Date: March 4, 2024  
 10 Time: 7:42 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 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

18 MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
 19 ATTORNEY

20 GERARD J. COMATOS, JR., ESQ., PLANNING  
 BOARD ATTORNEY

21 JEN FLYNN, PLANNING BOARD SECRETARY

22 APPLICANT'S REPRESENTATIVE: MATT TOWNE

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

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1                   CHAIRMAN BRAND: We have a sketch of a site  
2 plan at Summit Drive Properties at Summit Drive in  
3 Marlboro. Good evening.

4                   MR. TOWNE: Hello.

5                   CHAIRMAN BRAND: Pat, did you want to start  
6 off with your comments?

7                   MR. HINES: Sure. In response to our  
8 previous comments, the applicant -- actually, the  
9 highway superintendent's previous comments regarding  
10 the snowplowing, the applicant has identified that they  
11 believe there's adequate room on the cul-de-sac for  
12 snowplowing. I believe that the highway superintendent  
13 should weigh back in on that to make sure he believes  
14 that response. I think he has a concern about where  
15 that snow is gonna go.

16                   There was a meeting. We had numerous  
17 comments on the water and sewer, and apparently there  
18 was a meeting last week -- I think Friday maybe or  
19 Thursday -- regarding water and sewer, and they were  
20 looking for the applicant to fill us in on that how  
21 that meeting went. I know the Water and Sewer  
22 Department had some issues with their utilities. I  
23 don't know if we want to touch on that now.

24                   CHAIRMAN BRAND: Yes. Did you just want to  
25 address that?

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1                   MR. TOWNE: Sure. Yes. So we had the  
2 meeting with the supervisor, Water superintendent, and,  
3 basically, what was decided was we're not able to  
4 connect to the Grand Street portion. There's a  
5 pressure differential between the -- they're basically  
6 two separate systems, and there's a pressure  
7 differential from up on Summit and down on Grand  
8 Street, and if they're connected, there's going to be  
9 some issues. So what was agreed upon was we're going  
10 to have an eight-inch privately maintained line on our  
11 property, and it's going to extend all the way to the  
12 south, and there's going to be another fire hydrant  
13 that the Water Department is going to use for flushing.  
14 And the water superintendent, Charles Muggeo, also  
15 wanted a joint easement to run in parallel with the  
16 proposed sewer line, which if in the future a  
17 connection can be made, it can be put there. So that's  
18 basically what was decided at that meeting.

19                  MR. TRONCILLITO: Where were they tying into,  
20 the waterline? Where would you tie it in? What part  
21 of the town, whereabouts? Off of which street?

22                  MR. TOWNE: Grand Street. Summit Drive.

23                  MR. TRONCILLITO: You're going to tie it down  
24 into Grand Street?

25                  MR. HINES: No. Right now they're proposing

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1 to come in off of Summit and just come into the site  
2 with a dead end.

3 MR. TOWNE: Oh, yeah. We're coming in off  
4 Summit, yeah. That's what you were asking.

5 MR. TRONCILLITO: Okay. Eight-inch?

6 MR. TOWNE: Eight-inch. And, just, we talked  
7 about the highway super also. I'm going to meet him at  
8 the site, and we're going to talk about the snow  
9 removal issue.

10 MR. HINES: So my next comment is I don't  
11 have any record of us circulating lead agency. We can  
12 do that now if the Board so desires. There are a  
13 couple of involved agencies and SHPO.

14 MS. CLEMENTE: That was done in October.

15 MR. HINES: I don't have any record of it  
16 being circulated. It may have been authorized, but it  
17 didn't happen. I will follow up and make sure that  
18 happens.

19 So we received a SWPPP. We continue to have  
20 a concern regarding the discharge location on that  
21 steep slope. I know you said you have a level  
22 spreader, but level spreaders can't discharge the  
23 slopes greater than 10 percent, and there are certainly  
24 significant slopes between there and a natural water  
25 course. So we continue to have a concern about that

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1 level spreader being on that steep slope.

2 MR. TOWNE: Is this something that we can  
3 kind of work out offline?

4 MR. HINES: Yeah. It's just one of our  
5 comments. I think there's a couple of other SWPPP  
6 comments as well. If you can propose something else  
7 or, you know, find a way to get that to a natural water  
8 course or pipe into a natural water course. It's just  
9 that when you put a level spreader on a steep slope  
10 like that, it's going to reconcentrate going down those  
11 slopes. And the DEC regulations specifically say not  
12 greater than a 10 percent downgrade.

13 We continue to have a concern about site  
14 lighting. We had suggested maybe some bollard-type  
15 lighting on the access drive coming in. It's going to  
16 be pretty dark coming in off that residential  
17 cul-de-sac there right to the site. There's a narrow  
18 right-of-way there. They have a concern regarding the  
19 grading and the width of the roadway, what's left for  
20 lighting, but I just think it's going to be a real dark  
21 section coming into that apartment complex if lighting  
22 isn't addressed, so I'd like you to look that as well.

23 The sewer has been revised. We had previous  
24 comments regarding the slope of the sewer. They have  
25 provided drop manholes in order to dissipate the

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1 velocity, which is okay, but we need a detail of that  
2 drop manhole in compliance with 10 States Standards.  
3 With those depths, it will have to be an outside drop,  
4 so we need a detail of that manhole put on there.

5 The manhole location on Grand Street should  
6 have the inverts labeled. It just says to be  
7 determined.

8 The buildings are proposed to be sprinklered,  
9 so the method for water meters and back flow  
10 prevention must be identified. I don't know if you  
11 discussed that with the water superintendent, but this  
12 is one site plan and probably should have one meter.  
13 The Town is not going to want to be metering your  
14 building separate under common ownership, unless --

15 MR. TOWNE: Yeah. The meeting -- there's  
16 going to be one meter per building is what they agreed  
17 upon.

18 MR. HINES: They're going to do that.

19 MR. TOWNE: Did you talk to Charles? He said  
20 he was going to reach out.

21 MR. HINES: I did not.

22 CHAIRMAN BRAND: So there's going to be one  
23 meter per building?

24 MR. TOWNE: One meter per building is what  
25 was decided.



## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1                   MR. HINES: As long as the Town is okay with  
2                   that, I'm okay with it.

3                   There will be need to be protection for the  
4                   system because the buildings are sprinklered. They'll  
5                   need to be PODs, which should be shown.

6                   And the concrete wash-out area should be  
7                   added to the plans.

8                   MR. TRONCILLITO: What type of sprinkler  
9                   system are you putting in?

10                  MR. TOWNE: I -- that's --

11                  MR. HINES: It's going to be a 13R, I'm sure.

12                  MR. TRONCILLITO: Okay. Escape system.

13                  MR. HINES: It gets the people out of the  
14                  building. No voids. No attics. No basements.

15                  CHAIRMAN BRAND: Any additional comments or  
16                  questions from the Board?

17                  MR. GAROFALO: I have a few minor comments.

18                  On Plan SP-1, please rotate the accessible  
19                  symbols 180 degrees so that they're facing the drivers  
20                  and not the building.

21                  On SP-2, in between where the crosshatched  
22                  area is, you need a no parking sign. And I would  
23                  appreciate it if you would remove -- if you would  
24                  remove the word handicapped. It's not handicapped  
25                  accessible. It's just accessible. And that's wherever

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1           that's found.

2                   MR. TOWNE:   Okay.

3                   MR. GAROFALO:   Finally, if on your  
4           landscaping plan, you could indicate which of those  
5           planting species are native, and that could be native  
6           to North America.  It doesn't have to be native to the  
7           area of New York.  Thank you.

8                   CHAIRMAN BRAND:   Any other comments or  
9           questions?

10                  MS. LANZETTA:   Yeah.  I would like  
11           clarification.  Are these going to be rental units?

12                  MR. TOWNE:   My understanding is they're going  
13           to be rental units, but I can ask the owner and get  
14           back to you because I'm not totally sure.

15                  MS. LANZETTA:   I'm curious about this,  
16           because if we're going to have stormwater retention  
17           maintenance issues in the possible future, do we need  
18           to take a look at doing a drainage district for this?

19                  MR. HINES:   So on a single ownership unit, it  
20           will have a stormwater facilities maintenance agreement  
21           executed to the Town that says that they will operate  
22           and maintain that.  On a subdivision, we would do  
23           drainage districts.  On site plans, we do that  
24           stormwater facilities maintenance agreement.

25                  MS. LANZETTA:   So, then, it would have to be

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1 rental units, I would assume.

2 MR. HINES: It's one site. It's one  
3 ownership. Even if it was condominiums, we would still  
4 treat it as a site plan.

5 MS. LANZETTA: Okay.

6 MR. HINES: There's no intent of condominium  
7 because they would be running individual water lines to  
8 each of them if they were condos.

9 MS. LANZETTA: As far as the vegetative  
10 buffer, that's something that's required under our site  
11 plan regulations; that this has to -- it must be  
12 screened from the public road. So I know we've been  
13 talking about, you know, the entranceway. I do  
14 personally feel that bollards or some type of lighting  
15 is required, because if you're coming in there on a  
16 snowy night or a foggy night, it's going to be hard to  
17 see where that entranceway is. Along with that,  
18 there's gotta be sufficient vegetation or screening so  
19 that the people aren't seeing this, you know, site from  
20 the road. And, like I said, that's required under our  
21 site plan.

22 MR. TOWNE: Okay.

23 MS. LANZETTA: And then I'm just curious as  
24 far as is this considered -- the entrance into this  
25 place, is this considered a driveway, a private road,

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1 or an entranceway?

2 MR. HINES: It's part of the site plan.

3 MS. CLEMENTE: It's a driveway.

4 MR. TOWNE: Driveway.

5 MS. LANZETTA: Thank you.

6 MR. CALLO: I have a question. These units,  
7 are they -- apartments, are they upstairs/downstairs,  
8 or is everything on one level, those units?

9 MR. TOWNE: So there are six two-bedroom.

10 MR. CALLO: On the one side, it's showing  
11 downstairs. That only has egress, obviously, to the 9W  
12 side. I'm just wondering if that's  
13 upstairs/downstairs, or is that --

14 MR. TOWNE: I'm not totally sure. I could  
15 find that out.

16 MR. CALLO: How many units?

17 MR. TOWNE: So there's six units in each  
18 building, so there's 24.

19 MR. CALLO: Twenty-four units. So two people  
20 in each building, so 45 to 50 people. And every person  
21 has a car. So everyone is going to drive through the  
22 back of Marlboro to get to this building still. I  
23 think I brought this up at the last time we were here.  
24 9W is right there. There's no possible way -- if I was  
25 on Summit Drive -- when we have a public hearing for

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

1       this, those people are going to be lined up here,  
2       because that whole community up there is basically a  
3       dead end, and you're going to have all those cars  
4       coming in, Amazon trucks and UPS and the garbage truck  
5       and everyone else is going to come all the way through  
6       Summit Drive, which is basically a dead-end road with  
7       \$400,000 homes, to get to apartments. I just want to  
8       say that. That doesn't make me happy, but whatever.

9               MR. GAROFALO: I would like to point out in  
10       partial response, one, that statistically those will  
11       probably have no more than 1.5 vehicles per unit and  
12       that the distribution of travel, particularly in the  
13       peak hour, is over several hours, so that these  
14       vehicles will be leaving over a several-hour period and  
15       not necessarily all at once. And those -- that data is  
16       appropriate for Marlboro, according to the New York  
17       State census. Thank you.

18              CHAIRMAN BRAND: Any other comments or  
19       questions from the Board?

20              (No response.)

21              CHAIRMAN BRAND: So you'll get some of these  
22       issues worked out before you return to us?

23              MR. TOWNE: Yes.

24              CHAIRMAN BRAND: Great. Thank you.

25              Time noted: 7:54 p.m.

## SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN

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

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4 Certified to be a true and accurate transcript.

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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X  
In the Matter of

3 VITO TRIOLO PIZZA TOWN

4 Project No. 23-1024  
5 1326 Route 9W, Marlboro  
6 Section 108.4; Block 3; Lot 28  
-----X

7 SKETCH - SITE PLAN

8  
9 Date: March 4, 2024  
10 Time: 7:54 p.m.  
11 Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547  
12

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

17 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

18 MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
ATTORNEY

19 GERARD J. COMATOS, JR., ESQ., PLANNING  
20 BOARD ATTORNEY

21 JEN FLYNN, PLANNING BOARD SECRETARY

22 APPLICANT'S REPRESENTATIVE: JOHN RICH  
23  
24  
-----X

25 Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

## V. TRIOLO PIZZA TOWN - SKETCH SITE PLAN

1                   CHAIRMAN BRAND: Next on the agenda, Vito  
2 Triolo Pizza Town for a sketch of a site plan at 1326  
3 Route 9W in Marlboro.

4                   Pat, if you want to start us off with your  
5 comments when you're ready.

6                   MR. HINES: Sure. The plans have been  
7 revised. They provided cut sheets for the slats at the  
8 dumpster enclosure and the fence along 9W -- that was  
9 discussed -- for some visual screening. They're  
10 proposing a brown-colored slat. That was submitted,  
11 unless the color --

12                  MR. RICH: Reddish brown to match the  
13 building.

14                  MR. HINES: The ZBA has issued the necessary  
15 variances on 11 January. The Fire Department  
16 connection has been depicted along the front and the  
17 sidewalk area. The fire escape has been labeled to be  
18 removed. And Ulster County Planning referral is  
19 required as well as a public hearing.

20                  So, our previous comments have been  
21 addressed, the majority of them, and I think it's in  
22 enough shape to go to Ulster County Planning at this  
23 point and the Board can discuss the public hearing.

24                  CHAIRMAN BRAND: Comments or questions from  
25 the Board?



## V. TRIOLO PIZZA TOWN - SKETCH SITE PLAN

1                   MR. GAROFALO: Just one minor comment. On  
2 the plans change the word handicapped to accessible.

3                   And I also wanted to remind everyone that the  
4 Town Plan for the hamlet would remove all the parking  
5 along that side of the road, but the Comprehensive Plan  
6 on page 27, 2017, noted that the plan should be  
7 revised. But the current plan shows all that parking,  
8 and I'm certainly in agreement that they should be  
9 allowed to continue to use the application of the five  
10 parking spaces along there with the hope that the Town  
11 will replace that parking in the future if they ever  
12 eliminate it.

13                  MS. LANZETTA: That would be up to the DOT,  
14 and the DOT would help us replace those parking spaces  
15 if they thought that it was necessary.

16                  CHAIRMAN BRAND: Which parking spaces are you  
17 referring to, James?

18                  MR. GAROFALO: The Hamlet Plan that was drawn  
19 up for traffic for the hamlet included a traffic signal  
20 at Western and Route 9W, and it would eliminate all of  
21 the parking along the east side, which is where the  
22 Pizza Town is. That was the approved plan. I did not  
23 necessarily agree with that as being a -- the best  
24 plan. However, that is the plan that's at stake, but I  
25 think the Comprehensive Plan notes that that should be

## V. TRIOLO PIZZA TOWN - SKETCH SITE PLAN

1 revised and looked at again.

2 CHAIRMAN BRAND: Okay. Thank you. Any other  
3 comments or questions?

4 (No response.)

5 CHAIRMAN BRAND: So I'd like a motion to  
6 refer it to the Ulster County Planning Board.

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

8 CHAIRMAN BRAND: Is there a second?

9 MR. GAROFALO: I'll second it.

10 CHAIRMAN BRAND: Any discussion?

11 (No response.)

12 CHAIRMAN BRAND: Any objection?

13 (No response.)

14 CHAIRMAN BRAND: So we'll refer that. When  
15 are they meeting again, Cindy?

16 MR. HINES: Tomorrow.

17 MS. LANZETTA: Wednesday.

18 CHAIRMAN BRAND: That will push us to April.  
19 We would want to schedule a public hearing after the  
20 comments, so the second meeting in April.

21 MS. FLYNN: The 15th.

22 CHAIRMAN BRAND: April 15th. Can I have a  
23 motion to schedule the public hearing for April 15th?

24 MR. CALLO: I'll make a motion.

25 CHAIRMAN BRAND: Is there a second?

## V. TRIOLO PIZZA TOWN - SKETCH SITE PLAN

1 MR. GAROFALO: I'll second it.

2 CHAIRMAN BRAND: Any discussion?

3 (No response.)

4 CHAIRMAN BRAND: Any objection?

5 (No response.)

6 CHAIRMAN BRAND: All right. So we will see  
7 you on April 15th after we hear back from the County.  
8 For the public hearing, you'll need to do the mailings.  
9 Please make sure that you get the right number of  
10 mailings sent out. You can talk to Jen in my office to  
11 help you out with that.

12 MR. RICH: Okay.

13 MS. LANZETTA: Can I just back up for one  
14 minute? When should the Summit go up to the County?

15 MR. HINES: I would like one more round of  
16 comments to have those all addressed. They're going to  
17 ask about lighting and water supply and all that.

18 MS. LANZETTA: Okay. Thanks.

19 Time noted: 7:59 p.m.

20

21 C E R T I F I C A T I O N

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23 Certified to be a true and accurate transcript.

24

25

Stacie Sullivan

Stacie Sullivan, CSR

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

3 In the Matter of

4 FEENEY TWO-LOT SUBDIVISION

5 Project No. 24-2002  
 6 Plattekill Road, Marlboro  
 Section 108.3; Block 3; Lot 1.100

7 -----X  
 8 SKETCH - SUBDIVISION

9 Date: March 4, 2024  
 10 Time: 8:00 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 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

18 MEGHAN CLEMENTE, ESQ., PLANNING BOARD  
 19 ATTORNEY

20 GERARD J. COMATOS, JR., ESQ., PLANNING  
 BOARD ATTORNEY

21 JEN FLYNN, PLANNING BOARD SECRETARY

22 APPLICANT'S REPRESENTATIVE: DAVID FEENEY  
 23

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

## FEENEY TWO-LOT SUBDIVISION - SKETCH SUBDIVISION

1                   CHAIRMAN BRAND: Next on the agenda, under  
2                   New Application Review, we have a sketch of a  
3                   subdivision for the Feeney two-lot subdivision on  
4                   Plattekill Road in Marlboro.

5                   Pat, do you want to start us off with your  
6                   comments when you're ready?

7                   MR. HINES: Sure. We reviewed the concept  
8                   plan. The future plan will need to be stamped by a  
9                   licensed surveyor. We'll need the metes and bounds  
10                  added on there. I know Mr. Feeney has a surveyor on  
11                  board already.

12                 The septic systems will need to be approved  
13                 by County Health.

14                 MR. FEENEY: They've been approved already.

15                 MR. HINES: The driveway access should be  
16                 reviewed. I believe it's a Town road there; right?

17                 MR. FEENEY: It's a County road. County has  
18                 reviewed it, their engineers and the commissioner, and  
19                 they're in agreement conceptually. They said just  
20                 apply for the permits once the subdivision is approved.  
21                 I've got that in an email that I can provide.

22                 MR. HINES: I think you sent us an email;  
23                 right?

24                 MR. FEENEY: I didn't, but I will send you  
25                 that.

## FEENEY TWO-LOT SUBDIVISION - SKETCH SUBDIVISION

1                   MR. HINES: The reference -- this has an  
2                   agricultural buffer.

3                   MR. FEENEY: Uh-huh. You just want the Code  
4                   reference?

5                   MR. HINES: We want that Code referenced on  
6                   there so people know where that came from.

7                   The lot line shown to the cul-de-sac -- it's  
8                   part of the lot, though; right?

9                   MR. FEENEY: It's part of the lot. I'll  
10                  remove that line out. It's not a right-of-way either.  
11                  It's part of the lot.

12                  MR. HINES: They're not using that access  
13                  point, but it just needs to be clarified.

14                  We're suggesting that the topography in the  
15                  area of the disturbance be depicted. It's a rather  
16                  large lot. There's only going to be the smaller  
17                  one-acre lot and then the house on the large lot. So I  
18                  think he's looking for a waiver of the two-foot  
19                  contours.

20                  MR. FEENEY: I have the two-foot contours, so  
21                  I can put them on. It's just going to add a lot of  
22                  lines.

23                  MR. HINES: It wasn't there.

24                  CHAIRMAN BRAND: For the whole property or  
25                  just for the area --

## FEENEY TWO-LOT SUBDIVISION - SKETCH SUBDIVISION

1                   MR. FEENEY: I have it for the whole thing,  
2                   so I can put it on. But if you only want it, to keep  
3                   it cleaner, I can just --

4                   MR. HINES: I was just trying to save the  
5                   exercise of doing a whole bunch of topo for nothing,  
6                   but if you have it, plop it on there. It's just a  
7                   little more ink.

8                   Then sight distance at the driveways should  
9                   be depicted.

10                  MR. FEENEY: So we'll need those even though  
11                  it's under County purview and they're okay with it?

12                  MR. HINES: I'll defer to Mr. Garofalo.  
13                  Typically they like to see it.

14                  CHAIRMAN BRAND: Please.

15                  MR. GAROFALO: You should put the sight  
16                  distances on there.

17                  MR. FEENEY: Okay.

18                  CHAIRMAN BRAND: Comments or questions from  
19                  the Board?

20                  MR. GAROFALO: Yes. Do we have the Board  
21                  approval for the waiver for him just to show the  
22                  two-foot contours on the smaller lot, Number 1?

23                  CHAIRMAN BRAND: He said he's got it for the  
24                  whole thing, so he's going to put it on there.

25                  MR. HINES: He's got it done already.

## FEENEY TWO-LOT SUBDIVISION - SKETCH SUBDIVISION

1                   MS. LANZETTA: Also, I want to remind the  
2                   Board that if we waive those kinds of things, then  
3                   there's restrictions of when they can come back for any  
4                   additional subdivision of the property. I am concerned  
5                   that it's a large parcel, and, you know, I prefer to  
6                   look at a parcel as a whole and how it connects with  
7                   the adjoining parcels. I'd like to see what it says in  
8                   reference to that easement parcel to the Scenic Rue De  
9                   Vin.

10                  MR. FEENEY: Yes. That's not an easement.  
11                  I'm going to take that note right away, off. It's part  
12                  of this parcel. It's not a right-of-way. It's not an  
13                  easement.

14                  MR. HINES: It's Feeney ownership.  
15                  Mr. Feeney is the engineer and the applicant. I  
16                  believe you're building your own house?

17                  MR. FEENEY: It's going to be my own house.

18                  MS. LANZETTA: I just wasn't sure if there  
19                  was any possibility that the Rue De Vin -- the Scenic  
20                  Rue De Vin would come through and eventually be part of  
21                  a larger subdivision.

22                  MR. FEENEY: I can never say never, but I  
23                  have no intentions of doing that because it's for my  
24                  own --

25                  MR. HINES: The placement of that house is



## FEENEY TWO-LOT SUBDIVISION - SKETCH SUBDIVISION

1           going to restrict that.

2                   MS. LANZETTA: Yeah. And that's why, again,  
3 I'm just asking these questions, because I'm thinking  
4 of the bigger picture.

5                   MR. HINES: Mr. Feeney is the owner and the  
6 engineer.

7                   MR. GAROFALO: I would suggest that -- I  
8 believe it's a 35-mile an hour speed limit there, but  
9 indicate what the speed is, and if there are any curve  
10 warning signs on that curve that the property fronts,  
11 to indicate what those are and if there's a recommended  
12 speed.

13                  MR. FEENEY: Okay. I don't think there are,  
14 but I will check.

15                  MR. GAROFALO: Thank you.

16                  CHAIRMAN BRAND: Okay. Anything else from  
17 the Board?

18                         (No response.)

19                  CHAIRMAN BRAND: So Mr. Feeney will get that  
20 cleaned up and come back.

21                  MR. FEENEY: Yes. I'll submit it this week.  
22 They're pretty minor.

23                  CHAIRMAN BRAND: Thank you.

24                         Time noted: 8:04 p.m.

25

## FEENEY TWO-LOT SUBDIVISION - SKETCH SUBDIVISION

## 1 C E R T I F I C A T I O N

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3 Certified to be a true and accurate transcript.

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Stacie Sullivan

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Stacie Sullivan, CSR  
Senior Court Reporter

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