

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

2 -----X

3 In the Matter of

4 - BOARD BUSINESS

5 - CONTINUING EDUCATION - MEMBER LOFARO

6 - CONTINUING EDUCATION - MEMBER GAROFALO

6 -----X

7 BOARD BUSINESS

8
9 Date: March 4, 2024
10 Time: 7:30 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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

22 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER
23 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
24 ATTORNEY

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

27 JEN FLYNN, PLANNING BOARD SECRETARY

28

29

30

31 -----X
32 Stacie Sullivan, CSR
33 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

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22 Certified to be a true and accurate transcript.

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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 SLUTSKY AND BOWDREN STR MARLBORO

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

8 -----X

7 FINAL - MINOR SITE PLAN

9 Date: March 4, 2024
10 Time: 7:34 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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

22 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

23 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
24 ATTORNEY

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

27 JEN FLYNN, PLANNING BOARD SECRETARY

28 APPLICANT'S REPRESENTATIVES: JACLYN BOWDREN
29 SEAN SLUTSKY

30 -----X

31 Stacie Sullivan, CSR
32 staciesullivan@rocketmail.com

SLUTSKY & 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 Iofaro.

20 MB. LOFARO: Yes.

21 MS. FLYNN: Member Call

22 MR. CALVO: Yes.

23 MS. FLYNN: Member Jennison.

24 MB JENNISON: Yes

25 MS. FLYNN: Member Garofalo

SLUTSKY & 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 & 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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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 STRALOW FARM

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

7 -----X
8 FINAL - SITE PLAN

9 Date: March 4, 2024
10 Time: 7:36 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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

22 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

23 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
24 ATTORNEY

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

27 JEN FLYNN, PLANNING BOARD SECRETARY

28 APPLICANT'S REPRESENTATIVES: RAVEN STRALOW
29 ERIC STRALOW

30 -----X
31 Stacie Sullivan, CSR
32 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 SEQR
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.

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

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.

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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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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 DEBORAH JONES SD

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

8 -----X

7 PRELIMINARY - SUBDIVISION

9 Date: March 4, 2024
10 Time: 7:40 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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

22 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

23 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
24 ATTORNEY

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

JEN FLYNN, PLANNING BOARD SECRETARY

APPLICANT'S REPRESENTATIVE: WILLIAM JONES

-----X
24 Stacie Sullivan, CSR
25 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 MB. 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.

13

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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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 SUMMIT DRIVE PROPERTIES

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

8 -----X

7 SKETCH - SITE PLAN

9 Date: March 4, 2024
10 Time: 7:42 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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

22 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

23 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
24 ATTORNEY

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

JEN FLYNN, PLANNING BOARD SECRETARY

APPLICANT'S REPRESENTATIVE: MATT TOWNE

-----X
25 Stacie Sullivan, CSR
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 black 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.

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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2 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
2 TOWN OF MARLBOROUGH PLANNING BOARD

2 -----X
3 In the Matter of

4 VITO TRIOLO PIZZA TOWN

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

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

9 Date: March 4, 2024
10 Time: 7:54 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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

22 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

23 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
24 ATTORNEY

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

27 JEN FLYNN, PLANNING BOARD SECRETARY

28 APPLICANT'S REPRESENTATIVE: JOHN RICH

29 -----X
30 Stacie Sullivan, CSR
31 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.

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

22 Certified to be a true and accurate transcript.
23

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Stacie Sullivan

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Stacie Sullivan, CSR

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

2 -----X
3 In the Matter of

4 FEENEY TWO-LOT SUBDIVISION

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

8 -----X
9 SKETCH - SUBDIVISION

10 Date: March 4, 2024
11 Time: 8:00 p.m.
12 Place: Town of Marlborough
13 Town Hall
14 21 Milton Turnpike
15 Milton, New York 12547

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

23 ALSO PRESENT: PATRICK HINES, PLANNING BOARD ENGINEER

24 MEGHAN CLEMENTE, ESQ., PLANNING BOARD
25 ATTORNEY

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

28 JEN FLYNN, PLANNING BOARD SECRETARY

29 APPLICANT'S REPRESENTATIVE: DAVID FEENEY

30 -----X
31 Stacie Sullivan, CSR
32 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.

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.

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

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.

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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