

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

In the Matter of

- BOARD BUSINESS

- TRAINING EDUCATION - MEMBER CALLO

BOARD BUSINESS

Date: February 3, 2025  
Time: 7:00 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON  
FRED CALLO  
STEVE JENNISON  
CINDY LANZETTA  
BOB TRONCILLITO  
JOHN LaMELA

ALSO PRESENT: PAT HINES  
GERARD COMATOS, ESQ.  
JEN FLYNN

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, February 3rd, 2025, regular meeting at  
7 7:00 p.m. On the agenda this evening we have approval  
8 of the minutes for the January 3rd and January 21st  
9 meeting. We have, under Public Hearings, Nathanson B&B  
10 at 69 Bingham Road in Marlboro for a public hearing of  
11 their site plan. Under Ongoing Application Review, we  
12 have Bradley Rosen for a two-lot subdivision at 184  
13 Plattekill Road in Marlboro for a sketch of their  
14 subdivision. We have Mekeel Marlboro Mini Storage at  
15 1430 Route 9W in Marlboro for a sketch of their site  
16 plan. And we have Some Place Upstate at 20 Mount Rose  
17 in Marlboro for a sketch of their site plan. Under  
18 Special Topics and Discussion, we have senior housing.  
19 The next deadline is Friday, February 7th, and the next  
20 scheduled meeting is Tuesday, February 18th, and that  
21 will be held upstairs in the conference room.

22                   First off, can I have a motion to approve the  
23 minutes for the January 3rd and January 21st meeting  
24 respectively.

25                   MR. CALLO: I'll make that motion.

-BOARD BUSINESS-

1 CHAIRMAN BRAND: Is there a second?

2 MR. TRONCILLITO: I'll second it.

3 CHAIRMAN BRAND: Any discussion?

4 (No response.)

5 CHAIRMAN BRAND: Any objection?

6 (No response.)

7 CHAIRMAN BRAND: Announcements. Mr. Callo.

8 MR. CALLO: Yes, Mr. Speaker. I have one  
9 hour of training by New York Planning Federation,  
10 Preparing Update for Growth, one hour of training.  
11 Thank you.

12 CHAIRMAN BRAND: Jen, I believe you had an  
13 announcement as well.

14 MS. FLYNN: Yes, I do. So the Town Board has  
15 the Planning Board fees. I'm going to raise the  
16 application fee and the escrow fee. So do you want me  
17 to go through them all, or do you want me to just email  
18 this to you and give it to her to put into the minutes?

19 CHAIRMAN BRAND: You can go through it. It  
20 won't take that long.

21 MS. FLYNN: So a residential subdivision is  
22 now going to be \$1,000 plus 150 per lot or unit.  
23 Residential site plan, multi family, is going to be  
24 \$1,000 plus 100 per unit. Commercial subdivision is  
25 \$1,000 plus 200 per lot or unit. Commercial site plan

-BOARD BUSINESS-

1 is 2,000 plus \$10 per 1,000 square foot of building.  
2 Minor site plan is 500. All other site plan reviews is  
3 1,000. Simple two lot line revision is 1,000. The rec  
4 fees are the same.

5 Escrow. The residential subdivision is going  
6 up to \$2500 plus 150 per lot or unit. Residential site  
7 plan for multi family, 2500 plus 100 per unit.  
8 Commercial subdivision is 2500 up to four lots; 200 per  
9 lot thereafter. Commercial site plan is 3,000. Minor  
10 site plan, the short-term rental, home occupation, bed  
11 and breakfast, is going up to \$1500. All other site  
12 plan reviews is 2,000. Simple two lot is going up to  
13 2,000. And the preliminary conceptual is going to 500.

14 CHAIRMAN BRAND: Great. And just so that the  
15 Board is aware, Jen and I were in discussion with the  
16 Supervisor regarding those fees, and he was in  
17 agreement as long as we were in agreement. Thank you,  
18 Jen.

19 Anything else under announcements?

20 (No response.)

21 Time noted: 7:04 p.m.

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

23 Certified to be a true and accurate transcript.

24 Stacie Sullivan

25 Stacie Sullivan, CSR

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

In the Matter of

NATHANSON B&B

Project No. 25-1000  
69 Bingham Road, Marlboro  
Section 108.4; Block 8; Lot 36

PUBLIC HEARING - SITE PLAN

Date: February 3, 2025  
Time: 7:04 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON  
FRED CALLO  
STEVE JENNISON  
CINDY LANZETTA  
BOB TRONCILLITO  
JOHN LaMELA

ALSO PRESENT: PAT HINES

GERARD COMATOS, ESQ.

JEN FLYNN

APPLICANT'S REPRESENTATIVES: SHULAMIT NATHANSON  
ASA NATHANSON

Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

*NATHANSON B&B - PUBLIC HEARING SITE PLAN*

1                   CHAIRMAN BRAND: First up is the public  
2                   hearing for Nathanson B&B at 69 Bingham Road. Legal  
3                   Notice. Site Plan Application. Please take notice: A  
4                   public hearing will be held by the Marlborough Planning  
5                   Board pursuant to the Town of Marlborough Town Code  
6                   Section 155.31 and Section 155.32 on Monday,  
7                   February 3, 2025, for the following application,  
8                   Nathanson Bed & Breakfast, at the Town Hall, 21 Milton  
9                   Turnpike, Milton, New York, at 7:00 p.m. or as soon  
10                  thereafter as may be heard. The applicant is asking  
11                  for site plan approval and special use permit for a  
12                  bed & breakfast on lands located at 69 Bingham Road,  
13                  Marlboro, New York, 12542, Section 108.4, Block 8, Lot  
14                  36. Any interested parties, either for or against this  
15                  proposal, will have an opportunity to be heard at this  
16                  time. Chris Brand, Chairman, Town of Marlborough  
17                  Planning Board.

18                         Do you have the mailings that you sent out?

19                         MS. NATHANSON: I'm sorry?

20                         CHAIRMAN BRAND: How many mailings did you  
21                         send out?

22                         MS. NATHANSON: How many?

23                         CHAIRMAN BRAND: Yes. You can just give them  
24                         to the secretary. She'll count them.

25                         MS. NATHANSON: A couple that I sent after

*NATHANSON B&B - PUBLIC HEARING SITE PLAN*

1           those were not deliverable, so I sent more.

2                   CHAIRMAN BRAND:   First off, is there anyone  
3           here from the public that's here for this public  
4           hearing this evening?

5                   (No response.)

6                   CHAIRMAN BRAND:   No.   So I'm assuming there  
7           will be no questions or comments from the public this  
8           evening.

9                   MR. JENNISON:   I move to close the public  
10          hearing.

11                  CHAIRMAN BRAND:   Is there a second?

12                  MR. CALLO:    I second that.

13                  CHAIRMAN BRAND:   Any discussion?

14                  (No response.)

15                  CHAIRMAN BRAND:   Any objection?

16                  (No response.)

17                  CHAIRMAN BRAND:   Okay.   So moved.   Pat.

18                  MR. HINES:   We have no outstanding comments.  
19          We had minimal comments on the 6th and recommended that  
20          you schedule a public hearing.

21                  CHAIRMAN BRAND:   Okay.   Any other comments  
22          from the Board?   Are we in agreement?

23                  MS. LANZETTA:   I was going to say I make a  
24          recommendation to have the Resolution of Approval.

25                  CHAIRMAN BRAND:   Yes.

*NATHANSON B&B - PUBLIC HEARING SITE PLAN*

1 MR. JENNISON: I'll second it.

2 CHAIRMAN BRAND: Any discussion?

3 (No response.)

4 CHAIRMAN BRAND: Any objection?

5 (No response.)

6 CHAIRMAN BRAND: So we'll do that for the  
7 next meeting. We'll have a Resolution of Approval  
8 drawn up to vote upon at your next meeting.

9 MS. NATHANSON: Explain to me.

10 CHAIRMAN BRAND: We will vote yes or no at  
11 the next meeting. You've gone through the steps. It's  
12 just a formality to have the Resolution approved that  
13 we'll review. It will go over any outstanding  
14 conditions that you might have to complete, but,  
15 otherwise, it will probably be approved at the next  
16 meeting.

17 MS. NATHANSON: Okay. Do we have to be  
18 present because we're going away?

19 MS. FLYNN: It's March the 3rd.

20 MS. NATHANSON: We're not going to be in  
21 town.

22 MS. FLYNN: Our next meeting was going to be  
23 February 18th, but it's our next meeting after that.

24 MS. NATHANSON: We're not going to be here  
25 for both.



NATHANSON B&B - PUBLIC HEARING SITE PLAN

1                   CHAIRMAN BRAND:  It's not necessary that you  
2                   be here.  We'll just make a note that you were planning  
3                   on being here, but you're unable to attend.

4                   MS. NATHANSON:  Yes.

5                   CHAIRMAN BRAND:  Perfect.  Thank you.

6                   MR. NATHANSON:  Thank you.

7                   MS. FLYNN:  And 23 went out.

8                   Time noted:  7:07 p.m.

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

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13                   Certified to be a true and accurate transcript.

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15                   \_\_\_\_\_ *Stacie Sullivan*

16                   Stacie Sullivan, CSR

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

In the Matter of

BRADLEY ROSEN TWO LOT SD

Project No. 24-2021  
184 Plattekill Road, Marlboro  
Section 108.2; Block 9; Lot 36

SKETCH - SUBDIVISION

Date: February 3, 2025  
Time: 7:07 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON  
FRED CALLO  
STEVE JENNISON  
CINDY LANZETTA  
BOB TRONCILLITO  
JOHN LaMELA

ALSO PRESENT: PAT HINES

GERARD COMATOS, ESQ.

JEN FLYNN

APPLICANT'S REPRESENTATIVES: PATTI BROOKS

Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

*BRADLEY ROSEN 2-LOT SD - SKETCH SUBDIVISION*

1                   CHAIRMAN BRAND: Next up, under Ongoing  
2                   Application Review we have the Bradley Rosen two-lot  
3                   subdivision at 184 Plattekill Road in Marlboro.

4                   Pat, would you like to go over your comments?

5                   MR. HINES: Sure. The Ulster County Health  
6                   Department approval for the septic remains outstanding.

7                   The response letter identifies a turnaround  
8                   has been provided, but we couldn't locate it. I  
9                   believe we received some new maps today that have that  
10                  shown on it.

11                  The slope analysis was provided today as  
12                  well.

13                  We got an email from Ulster County Highway  
14                  regarding the driveway location. They state that they  
15                  will issue a permit, I believe.

16                  And then the EAF was to be modified with some  
17                  other comments that the Planning Board members  
18                  contributed, but, again, we received some additional  
19                  information today that addressed most of those  
20                  comments, but we haven't delved into it.

21                  CHAIRMAN BRAND: Patti, do you have anything  
22                  to add to that?

23                  MS. BROOKS: I think the only question I did  
24                  have is Andy Willingham just wanted to confirm that you  
25                  were just looking for him to show the driveway grade is

*BRADLEY ROSEN 2-LOT SD - SKETCH SUBDIVISION*

1       less than 15 percent on the driveway. Okay. That was  
2       the only question. Everything else I believe we were  
3       able to address. We did just receive the Board of  
4       Health approval today. And I do have the 12 copies of  
5       everything to give to Jen this evening. And can I ask  
6       why we need 12 copies, all this paper?

7               CHAIRMAN BRAND: Comments or questions from  
8       the Board at this point?

9               (No response.)

10              CHAIRMAN BRAND: Pat, where are we with this  
11      logistically?

12              MR. HINES: I believe you would be in a  
13      position to schedule a public hearing.

14              CHAIRMAN BRAND: Our next available is  
15      March 3rd, Jen; is that correct?

16              MS. FLYNN: Yes.

17              CHAIRMAN BRAND: Does that work for you,  
18      Patti?

19              MS. BROOKS: Sure.

20              CHAIRMAN BRAND: Can I have a motion to  
21      schedule the public hearing for March 3rd?

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

23              MR. TRONCILLITO: I'll second it.

24              CHAIRMAN BRAND: Any discussion?

25              (No response.)

BRADLEY ROSEN 2-LOT SD - SKETCH SUBDIVISION

1 CHAIRMAN BRAND: Any objection?

2 (No response.)

3 CHAIRMAN BRAND: So we will see you on  
4 March 3rd for the public hearing.

5 MS. BROOKS: Thank you.

6 Time noted: 7:10 p.m.

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

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10 Certified to be a true and accurate transcript.

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12 Stacie Sullivan

13 Stacie Sullivan, CSR

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

In the Matter of

MEKEEL MARLBORO MINI STORAGE

Project No. 24-2013  
1430 Route 9W, Marlboro  
Section 109.1; Block 2; Lot 11

SKETCH - SITE PLAN

Date: February 3, 2025  
Time: 7:10 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON  
FRED CALLO  
STEVE JENNISON  
CINDY LANZETTA  
BOB TRONCILLITO  
JOHN LaMELA

ALSO PRESENT: PAT HINES

GERARD COMATOS, ESQ.

JEN FLYNN

APPLICANT'S REPRESENTATIVES: CARMEN VASILE  
NANCY VASILE

Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: Pat, whenever you're ready  
2                   with your comments.

3                   MR. HINES: The project proposes two  
4                   additional storage units at the facility. Two units  
5                   will be located south of the existing units on the  
6                   site. The plan was previously approved in January of  
7                   2002. At that time it was identified that the plan  
8                   would be phased. The project is back before the Board  
9                   for reapproval of the two new storage units for a total  
10                  of four that were reviewed in 2002. It is noted that  
11                  in 2002 a Full Environmental Assessment Form was  
12                  reviewed and a Negative Dec was issued for the entire  
13                  project. Again, we will have to redo that at this  
14                  point, 23 years later.

15                  The project complies with all bulk table  
16                  requirements in the HD Zoning District.

17                  Erosion Sediment Control Plan contains hay  
18                  bale sediment barriers. That is not an accepted  
19                  practice. It was in 2002, but not in 2025.

20                  The detail sheet contains grass paver detail  
21                  proposed between the back of the paved shoulder and the  
22                  highway boundary. I'm not really sure what that's  
23                  there for. It looks like between the state highway and  
24                  the embankment they're looking to put grass pavers.  
25                  There's no sidewalks in that area, so I just need their

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1 engineer to clarify that.

2 Sheet 3 shows an entrance detail. I think  
3 that's a remnant of the 2002 plans, as that entrance  
4 has been constructed.

5 DOT approval for modifications to the  
6 emergency access drive as well as those pavers, if  
7 they're to remain, is required.

8 We're in a position to declare our intent for  
9 Lead Agency and circulate to DOT as an involved agency.  
10 It will also need to go to County Planning.

11 The EAF identifies 1.25 acres of physical  
12 disturbance. I don't believe it is that much, but if  
13 greater than one acre is disturbed, a Stormwater  
14 Pollution Prevention Plan will be required. And we're  
15 suggesting the applicant's representative identify the  
16 limits of disturbance on the plans, rather than just in  
17 the EAF. That may clarify that.

18 We're looking for some additional information  
19 on the wall-mounted lighting and whether they're dark  
20 sky compliant. The County will weigh in on that as  
21 well when it gets sent there.

22 The discharge location for the new stormwater  
23 piping should be evaluated. Based on the topography  
24 provided, it will flow across onto the adjoining tax  
25 lot to the south. I believe originally that was all



*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1 intended to go in the other direction, towards the  
2 north.

3 The plans shows the landscaping that was  
4 installed in 2002. Mature landscaping exists along the  
5 property frontage.

6 Comments from the jurisdictional fire  
7 department.

8 There's 19 new proposed parking spaces  
9 proposed on the site. I don't know what the use of  
10 those 19 spaces is, if there's going to be outdoor  
11 storage of campers or something.

12 MR. VASILE: What's that?

13 MR. HINES: There's 19 parking spaces  
14 proposed on the site.

15 MR. VASILE: Yeah. I don't know why they did  
16 that.

17 MR. HINES: I don't know why they did that  
18 either. If you don't need those and if you're not  
19 proposing storage of vehicles and such --

20 MR. VASILE: Well, we can't use it --  
21 according to the way it was made, we can't use it for  
22 anything other than parking.

23 MR. HINES: So I think they can be removed if  
24 you don't want them.

25 MR. VASILE: I thought it may be -- I didn't

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1 know it or not know it, but maybe they were going to  
2 park campers there.

3 MR. HINES: They're not really big enough for  
4 that. They're conventional size parking spaces there.  
5 So if you don't want them, you can have your engineer  
6 remove them, but right now, parallel to the entrance  
7 drive there, there's 19 new parking spaces proposed.

8 MR. VASILE: It doesn't matter.

9 CHAIRMAN BRAND: So you can have -- and your  
10 engineer has these comments.

11 MR. VASILE: I got the map right here. They  
12 can stay for all we care, because some day we may need  
13 them parking spaces for something.

14 MS. LANZETTA: If there's any vehicles stored  
15 there, they have to be behind a fence.

16 MR. HINES: Right. Outdoor storage would  
17 have to be -- and that's one of my next comments, is  
18 whether the site is proposed to be fenced for security.  
19 Typically, these are fenced nowadays. That site is not  
20 currently fenced.

21 MR. JENNISON: Are you planning on fencing  
22 it?

23 MR. VASILE: Huh?

24 MR. JENNISON: Are you planning on fencing  
25 the whole area?

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1                   MR. VASILE:   What do you mean, festing?

2                   MR. JENNISON:   Fencing.

3                   MS. VASILE:   Fencing.

4                   MR. VASILE:   Fencing, no.   Because there's a  
5                   brook, and it's all -- on two sides.   The other side we  
6                   had to plant trees.

7                   MR. JENNISON:   Right.   What Mrs. Lanzetta was  
8                   saying is that if you're going to have storage, where  
9                   you're going to allow cars to be stored, there has to  
10                  be some security fencing.   If you're not going to have  
11                  outdoor storage of cars, then you don't need the fence.

12                  MR. VASILE:   Yeah.   We're not going to store  
13                  cars there.

14                  MR. JENNISON:   Right.

15                  MR. VASILE:   We don't plan on it.

16                  MR. HINES:   Again, my next comment was  
17                  whether the facility was proposed to be fenced.   It's  
18                  your option.   Typically they are.

19                  MR. JENNISON:   They're saying no.

20                  MR. HINES:   That's fine.

21                  Also, symbols should be in the legend.   There  
22                  are a lot of symbols on there that aren't included in  
23                  the legend.

24                  And it will need to go to County Planning.

25                  I did send these to Mr. Stridiron, your

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1 design professional. So he has these comments as well.

2 CHAIRMAN BRAND: Before I put it out for  
3 questions or comments, can I have a motion for the  
4 Planning Board of Marlborough to declare its intent for  
5 Lead Agency review on this project?

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

7 CHAIRMAN BRAND: Is there a second?

8 MR. TRONCILLITO: I'll second.

9 CHAIRMAN BRAND: Any discussion?

10 (No response.)

11 CHAIRMAN BRAND: Any objection?

12 (No response.)

13 CHAIRMAN BRAND: Pat, I know in the past they  
14 were asked for paver detail. Do you think their  
15 interpretation of the sidewalk, is that what it could  
16 be interpreted as?

17 MR. HINES: It may be. I don't understand it  
18 right now because there's no sidewalks in that area.  
19 If it's intended for a sidewalk, DOT is probably going  
20 to want something more -- they're going to want  
21 conventional sidewalks.

22 CHAIRMAN BRAND: Right. In the past when  
23 people have done things along the Route 9W corridor  
24 here, we haven't necessarily, unless there's new  
25 construction, made them put in sidewalks, but we did

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1 ask for them to give an easement to the Town for that.

2 MR. HINES: A lot of them we did require the  
3 sidewalks. This is closer to the hamlet than most. I  
4 think the only one we gave the waiver to was the  
5 lumberyard that had hundreds of feet of sidewalk.

6 MR. JENNISON: The only good part about it is  
7 that it's going towards CVS and people are walking  
8 along the road, and they're already going down through  
9 the heating and air conditioning, and they put the  
10 sidewalk in front of the Dunkin' Donuts. They're just  
11 on that side of the road, which theirs is on the  
12 opposite side.

13 CHAIRMAN BRAND: Right.

14 MR. JENNISON: But they're not going to be  
15 able to put a sidewalk along the left-hand side.

16 MR. HINES: There's an area in the  
17 right-of-way, but I don't know that DOT is going to  
18 allow paver in their right-of-way. They're probably  
19 going to want concrete sidewalk.

20 CHAIRMAN BRAND: I'll leave it up to the  
21 Board whether or not we want to ask them to include a  
22 sidewalk or to have them provide an easement for a  
23 sidewalk to be constructed at a later date.

24 MS. LANZETTA: Can we ask for guidance from  
25 DOT on that?

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1                   MR. HINES: We can.

2                   CHAIRMAN BRAND: Okay. Let's do that and see  
3 what they say first. We will include that in our Lead  
4 Agency papers request. Anything else from the Board?

5                   MS. LANZETTA: I'm not seeing the trees on  
6 the map that I have. Did you get a map that had the  
7 trees indicated?

8                   MR. JENNISON: Do you have a landscaping map?

9                   MR. VASILE: Yeah, we did the landscaping.

10                  MR. JENNISON: Back in 2002?

11                  MS. LANZETTA: We don't have any existing.

12                  MR. VASILE: We did the landscaping to their  
13 specs.

14                  MR. HINES: I reviewed it on like a Google  
15 Earth thing too, and it looked like there was  
16 substantial tree growth there that were planted a while  
17 back.

18                  MS. LANZETTA: But my point is, on the map  
19 that I have, I don't have any indication of any  
20 vegetation there, on the new map that I received. I'd  
21 like to see that there and perhaps a notation that none  
22 of that will be removed unless required by the DOT.

23                  MR. VASILE: We don't have any plans to  
24 remove anything.

25                  MS. LANZETTA: That's you, but the next guy

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1           who gets the property --

2                   MR. VASILE:  They're 30 feet high now.

3                   MS. LANZETTA:  I understand that.

4                   MR. VASILE:  The only thing is, what I don't  
5           like, is now they can't see my building.  They can't --  
6           we're closing off my advertisement of seeing the  
7           buildings there.

8                   MS. LANZETTA:  Well, you could, as part of  
9           the site plan, you could offer to remove those trees  
10          and put something shorter, but that would have to be  
11          part of the site plan as well.

12                  MR. VASILE:  We'll do that when it's  
13          necessary.

14                  MS. LANZETTA:  My point is we want to make  
15          sure that the vegetation that's there remains there  
16          unless you choose to put some other type of vegetation  
17          there, in which case it should be included now in the  
18          site plan.  So give it some thought, but I would like  
19          to see the fact that there is vegetation there and it's  
20          not planning on being moved.

21                  Also, my other question was, do we have a --  
22          with the new buildings there, do we have enough turning  
23          radius for the emergency vehicles to be able to get  
24          down in there?

25                  MR. HINES:  So they're proposing a widening

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1           where the emergency access drive is. They're going to  
2           widen that entrance.

3                   MS. LANZETTA: But will they be able to get  
4           into the facility, be able to turn, be able to access  
5           the buildings?

6                   MR. HINES: It's steep going in, but I think  
7           that's been the emergency access for 23 years. But  
8           they are proposing to widen that in the state highway  
9           right-of-way.

10                   MS. LANZETTA: I'm talking internally,  
11          internally with the buildings. Not getting in.

12                   MR. HINES: Yeah. I think they're going to  
13          have to come in and then they have to go around. In  
14          other words, they're not going to make an immediate  
15          left turn. They're going to have to come in and go  
16          down and around.

17                   MR. VASILE: It's 83 feet from the front of  
18          the building to the edge. That should be enough to  
19          turn into.

20                   MR. TRONCILLITO: When we had that fire down  
21          there in Building 2, we came in the north entrance,  
22          came down and swung around and stretched the lines out.  
23          There's room.

24                   MR. HINES: And that's only for emergency,  
25          should that other access be blocked for some reason.



*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1                   MR. TRONCILLITO: There's plenty of room to  
2 do what you gotta do down there.

3                   MS. LANZETTA: Then, once again, I'll  
4 reiterate that the present lighting will probably not  
5 meet standards that dark sky requires. So you'll  
6 probably need to get a different wall-mounted unit. So  
7 before you send it up to County, you might want to  
8 include a different unit than the one that's there.

9                   MS. VASILE: She's saying that you'll have to  
10 change the lighting on the building.

11                  MR. VASILE: Why is that?

12                  MS. LANZETTA: Because they're supposed to be  
13 completely shielded now so the light goes down.

14                  MR. VASILE: They are pretty much completely  
15 shielded.

16                  MS. LANZETTA: It has to be completely  
17 shielded. Right now they're kind of like three-quarter  
18 shielded. You don't have to change the ones on the old  
19 buildings, but the new ones have to be shielded.

20                  MR. VASILE: Okay. The company that's  
21 building these all over the country, they're going to  
22 use a shielded one, or are they going to use the same  
23 ones that they've used?

24                  CHAIRMAN BRAND: They need to be dark sky  
25 compliant. And, Pat, do you have that -- is that

*MEKEEL MARLBORO MINI STORAGE - SKETCH SITE PLAN*

1 County that'll give it to them?

2 MR. HINES: Yeah. Their applicant -- your  
3 representative can look that up and make sure that  
4 they're dark sky compliant. It's in my comments.

5 MR. VASILE: They don't give much light.

6 MR. HINES: They just need to meet that  
7 standard, the current standard.

8 MR. VASILE: All right.

9 CHAIRMAN BRAND: Anything else on this one?  
10 Any other comments or questions? Yes.

11 MR. COMATOS: Do we know who the owner of Tax  
12 Lot 1.32 is?

13 MR. HINES: The land to the south, who owns  
14 that?

15 MR. VASILE: To the south is Rusk. George  
16 Rusk.

17 MR. COMATOS: Has he granted a drainage  
18 easement?

19 MR. VASILE: A what?

20 MR. COMATOS: A drainage easement to permit  
21 surface water to run from your lot to his lot.

22 MR. VASILE: No. Our -- the brook runs from  
23 the top of Rosoff's Hill down onto my property, down  
24 across the east end of my property, and down across  
25 Rusk to the river, and that's been there probably 2,000

25 Stacie Sullivan, CSR

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

2 -----X  
In the Matter of

3 SOME PLACE UPSTATE

4 Project No. 23-1008  
5 20 Mount Rose, Marlboro  
6 Section 109.1; Block 4; Lots 57, 58, 71  
-----X

7 SKETCH - SITE PLAN

8  
9 Date: February 3, 2025  
10 Time: 7:26 p.m.  
11 Place: Town of Marlborough  
12 Town Hall  
21 Milton Turnpike  
Milton, New York 12547

13 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON  
FRED CALLO  
14 STEVE JENNISON  
CINDY LANZETTA  
15 BOB TRONCILLITO  
JOHN LaMELA  
16

17 ALSO PRESENT: PAT HINES

18 GERARD COMATOS, ESQ.

19 JEN FLYNN

20 APPLICANT'S REPRESENTATIVES: PATTI BROOKS  
21  
22  
23

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



*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: Let him go through all of  
2                   it.

3                   MS. BROOKS: -- all of it?

4                   MR. HINES: What was that answer?

5                   CHAIRMAN BRAND: You finish.

6                   MR. HINES: Okay. We did identify a concern  
7                   that the buses are -- it's identified that buses will  
8                   unload guests on Mount Rose Road. Unloading and  
9                   loading of buses in a Town roadway shouldn't be  
10                  permitted. Those buses should be provided an area to  
11                  get off the Town roadway. We've identified that as a  
12                  concern for Ken Wersted's office as well as the Highway  
13                  Superintendent.

14                  Number 6 is that the sound study is being  
15                  updated and will be submitted.

16                  We're recommending that the Board solicit  
17                  comments from the Health Department regarding the  
18                  temporary rest room facilities based on the intensity  
19                  of the use identified. Additional information  
20                  pertaining to the use of portable facilities, if  
21                  approved by the Health Department, should be provided,  
22                  including the length that they're going to be there,  
23                  maintenance, ADA accessibility, the location of those  
24                  facilities on the site. The number of temporary rest  
25                  rooms should be identified. The scope of use here is

*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1       for many, many weekends during the year. It seems to  
2       me that it's a more intense use than should be  
3       permitted to use portable type toilets, and more  
4       permanent facilities should be provided based on the  
5       time frame and the number of days identified.

6               The Office of Parks, Recreation and Historic  
7       Preservation was included in the Lead Agency  
8       circulation based on the archeological sensitivity  
9       identified in the EAF. We have not heard back from  
10      them.

11             This use is a special use in this zone. A  
12      public hearing will be required at a future date. And,  
13      again, special use review criteria are pertinent for  
14      the Board to review this based on the special use  
15      sections of the Code and the various impacts that you  
16      must address on the neighborhood.

17             Lighting for all parking areas should be  
18      addressed on the plans.

19             The Planning Board is requesting to review  
20      the project narrative with compliance to the special  
21      use criteria in your Code.

22             Jurisdictional emergency services should  
23      review the plan.

24             Just a note that Item 8 of the special use  
25      criteria: In or adjacent to a Residential District.

*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1       In addition to the above criteria in the case of any  
2       use located in or directly adjacent to a Residential  
3       District; the location and size of such use, the nature  
4       and intensity of the operations involved in or  
5       conducted in connection therewith, the size of the site  
6       in relation to its use, the site layout in relation to  
7       existing and future access streets shall be such that  
8       both pedestrian and vehicular traffic to and from the  
9       use and the assembly of persons in connection therewith  
10      shall not be hazardous or inconvenient to or  
11      incongruence with said Residential District or conflict  
12      with the normal traffic of the neighborhood. So that  
13      item should be specifically reviewed by the Planning  
14      Board in your process of reviewing this and coming to a  
15      conclusion.

16               CHAIRMAN BRAND: Okay. Patti, do you want to  
17      address some of those?

18               MS. BROOKS: Yes. I just had a couple of  
19      questions. With regard to the noise study, sound  
20      study, has EA Engineering been contracted and has the  
21      information been sent to them?

22               CHAIRMAN BRAND: They have not at this time.

23               MR. HINES: I'm recommending that -- the  
24      Board has that proposal, and I'm recommending they  
25      approve that tonight.



*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: We will vote on that  
2                   shortly, after you're finished with your comments.

3                   MS. BROOKS: I just wanted to clarify,  
4                   because the sound consultant was not planning on doing  
5                   any additional work or submitting any additional  
6                   information until the sound study was reviewed so that  
7                   he could address all the comments at one point in time.  
8                   So I did want to clarify that. In my response memo I  
9                   did say that he was working on it. He, when he read  
10                  the memo, got back to me and said I was not planning on  
11                  making any changes until I could address all of the  
12                  concerns at one time. So I do want to clarify that for  
13                  the record.

14                 CHAIRMAN BRAND: Makes sense.

15                 MS. BROOKS: The lighting plan -- will the  
16                 Planning Board be reviewing that, Ulster County  
17                 Planning Board, or will you have a consultant for that?

18                 CHAIRMAN BRAND: The lighting plan?

19                 MR. HINES: My office can do that.

20                 CHAIRMAN BRAND: And it will also get  
21                 reviewed by Ulster County Planning.

22                 So, that being said, can I have a motion to  
23                 accept the proposal for the noise study provided  
24                 through EA Engineering? I believe it was, Pat?

25                 MR. HINES: Yes.

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1                   CHAIRMAN BRAND:  Can I have a motion to do  
2                   that?

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

4                   CHAIRMAN BRAND:  Is there a second?

5                   MR. CALLO:  I'll second that.

6                   CHAIRMAN BRAND:  Any discussion?

7                   (No response.)

8                   CHAIRMAN BRAND:  Any objection?

9                   (No response.)

10                  CHAIRMAN BRAND:  We will do that.  Pat, do we  
11                  also need to move to have the -- solicit comments from  
12                  the Ulster County Health Department, or is that  
13                  something your office takes care of?

14                  MR. HINES:  So they were included in the Lead  
15                  Agency circulation, and we can coordinate with them the  
16                  Board's concerns, if you echo my concerns.

17                  MS. LANZETTA:  Can I add two additional  
18                  things to the Ulster County -- for the Ulster County  
19                  Department of Health?

20                  CHAIRMAN BRAND:  Certainly.

21                  MS. LANZETTA:  I'd also like for them to  
22                  double check on the existing septic permits for the  
23                  houses, and if not, any evaluation of whether or not  
24                  they have adequate septic for the use that they are  
25                  planning and also whether or not they need approval for

*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1 the public use of the pool, if that is going to be part  
2 of what they're -- people visiting are allowed to do.  
3 Oh, and there's a hot tub also regulated there. So I  
4 think that both of those things have to be regulated by  
5 Ulster County Department of Health.

6 CHAIRMAN BRAND: So we'll include that as  
7 well, Pat?

8 MR. HINES: Yes. We will coordinate that.

9 CHAIRMAN BRAND: Any other additional  
10 comments or questions from the Board?

11 (No response.)

12 CHAIRMAN BRAND: So we did receive a letter  
13 from our attorney and the Code Enforcement Officer, and  
14 the Code Enforcement Officer, and I quote, said: As  
15 the Zoning officer and sole interpreter of the Code, a  
16 single parcel of ten acres will be required to move  
17 forward with this application as written, not three  
18 lots that may or may not be combined in the future. If  
19 the application shows ownership and a lot line revision  
20 as part of the application, bringing a single parcel to  
21 ten acres or more, I would interpret that to being  
22 allowed to move forward.

23 We also have from Attorney Kyle W. Barnett  
24 that the Planning Board can afford the applicant the  
25 opportunity to amend the application to include the lot

*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1 line revision as stated by the Code Enforcement  
2 Officer.

3 So I think, Patti, that we're at a point  
4 where we need to do that. We'd like to see the  
5 application include that -- be amended to include that  
6 lot line revision. That will definitely show that you  
7 have the necessary acreage before we can proceed with  
8 any additional review.

9 MS. BROOKS: Absolutely. I'm aware. And  
10 then I just had a question; has this also already been  
11 circulated to the Fire Department, the Highway  
12 Superintendent, and the Water Superintendent  
13 internally?

14 MR. TRONCILLITO: As far as the Fire  
15 Department, it will be in his hands tomorrow.

16 MS. BROOKS: I'm sorry?

17 MR. TRONCILLITO: It will be in the Fire  
18 Department's hands tomorrow.

19 MS. BROOKS: Okay. We did have one  
20 walk-through previously. So should I -- I guess my  
21 question is should I be reaching out now to the Highway  
22 Superintendent, who I had already met on site, and we  
23 showed the snow storage area that he had requested?  
24 But I know some time has passed and we have new -- you  
25 know, especially in the Fire Department, we have new --

*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1                   MR. TRONCILLITO: Things have changed a  
2 little bit. I'll give him the new map. I have a copy  
3 in the truck to give to him. That will be taken care  
4 of.

5                   MS. BROOKS: Am I permitted to reach out to  
6 them to see if they want to schedule site meetings?

7                   CHAIRMAN BRAND: Absolutely.

8                   MS. BROOKS: If and when I do, I'll make sure  
9 that copies are supplied to Jen so that she's aware of  
10 what's going on.

11                   And did we have any type of timing? We were  
12 hoping that we would be able to schedule a public  
13 hearing for the second meeting in March. I know it's  
14 been -- you know, we were last here in the beginning of  
15 December. So it took seven weeks to do the  
16 circulation, and, you know, now we're just this evening  
17 going to be able to engage the sound engineer. So I'm  
18 just concerned about timing and what the Board has in  
19 mind.

20                   CHAIRMAN BRAND: I'm not sure where you'll be  
21 in all of this process, so I would say no at this  
22 point. But if we double-check on the next -- second  
23 meeting in February or the first meeting in March, we  
24 can probably make a better determination then to see  
25 where we are with the sound engineer, the Ulster County

*SOME PLACE UPSTATE - SKETCH SITE PLAN*

1 Board of Health, and the amended site plan that you're  
2 going to supply.

3 MS. BROOKS: Again, I just want to confirm  
4 for the record that our consultants are able to reach  
5 out independently to the Town's consultants to try and  
6 discuss the project?

7 CHAIRMAN BRAND: Pat, you have no problem  
8 with that; right?

9 MR. HINES: Not at all.

10 MS. LANZETTA: We have Creighton Manning  
11 working on the traffic?

12 MR. HINES: Yes.

13 MS. LANZETTA: Okay.

14 CHAIRMAN BRAND: Anything else on this one?

15 (No response.)

16 CHAIRMAN BRAND: All right. Thank you.

17 MR. COMATOS: May I ask Patti a question?

18 CHAIRMAN BRAND: Absolutely.

19 MR. COMATOS: Patti, it's my understanding  
20 that the parcels that are going to make up the project  
21 site are owned by three different entities?

22 MS. BROOKS: Two of them are owned by Adam  
23 and Danielle personally, and the third parcel is owned  
24 by the Bellflower Group, LLC, which they're the sole  
25 partners of, and we will be providing paperwork to

SOME PLACE UPSTATE - SKETCH SITE PLAN

1        prove that they are the sole owners.

2 MR. COMATOS: The sole partners of the entity  
3 of the third parcel --

4 MS. BROOKS: Correct.

5 MR. COMATOS: -- are the applicants?

6 MS. BROOKS: Yes.

7 MR. COMATOS: Okay.

8 MS. BROOKS: And I understand that you  
9 require proof of that, and we will be submitting that  
10 with the application for the consolidation.

11 MR. COMATOS: Thank you.

12 MR. HINES: We would need that because that  
13 will be part of the public hearing as well, the lot  
14 consolidation.

15 MR. JENNISON: It's not a second public  
16 hearing; right?

17 MR. HINES: No. But we need that application  
18 on that map to show that consolidation.

19 MS. BROOKS: Anything else?

20 CHAIRMAN BRAND: No. Thank you.

21 Time noted: 7:38 p.m.

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

23 Certified to be a true and accurate transcript.

24 Stacie Sullivan

25 Stacie Sullivan, CSR