

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 LANZETTA
- CONTINUING EDUCATION - MEMBER CALLO
- CONTINUING EDUCATION - MEMBER JENNISON

BOARD BUSINESS

Date: March 17, 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
JOE LOFARO
BOB TRONCILLITO
JOHN LaMELA

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

Stacie Sullivan, CSR
staciesullivan@rocketmail.com

-BOARD BUSINESS-

1 (Whereupon Member Troncillito is not
2 present.)

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

6 (Pledge of Allegiance.)

7 CHAIRMAN BRAND: Agenda, Town of Marlborough
8 Planning Board, March 17, 2025, Regular Meeting, 7:00
9 p.m. On the agenda this evening, under Ongoing
10 Application Review, we have Michael DiViesti for a
11 final of their subdivision at 6-8 DiViesti Drive in
12 Marlboro. We have Jeff Aldrich for a six-lot
13 subdivision for a sketch of that subdivision on Milton
14 Turnpike. Under New Application Review, we have a
15 sketch of a subdivision for Barger Properties for a
16 two-lot subdivision at 55 Cross Road in Marlboro. And
17 we will have a brief discussion on Creighton Manning
18 Professional Service with the traffic report on
19 Someplace Upstate and the Procedural Memo. The next
20 deadline is Wednesday, March 26th. The next meeting
21 will be April 7, 2025. Under Announcements?

22 MR. LOFARO: I have a one-hour certificate
23 for What Municipalities Need to Know About Saving Bees
24 presented by the New York Planning Federation.

25 MS. LANZETTA: I attended an Introduction to

-BOARD BUSINESS-

1 Micro Transit that was put together by the Pattern For
2 Progress, and that was a one-hour credit.

3 MR. CALLO: And ditto for me. I was on the
4 same call that Cindy was on.

5 MR. JENNISON: And I have continuing
6 education, Communication in the Media and Social Media,
7 one hour, and Working with Developers to Foster
8 Investment in the Community, one hour. And I already
9 sent that to Jen.

10 CHAIRMAN BRAND: Great. Thank you. Jen, do
11 you have any communications?

12 MS. FLYNN: No.

13 Time noted: 7:02 p.m.

14

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

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17 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 MICHAEL DIVIESTI SUBDIVISION

4 Project No. 23-1026
5 6-8 DiViesti Drive, Marlboro
6 Section 108.4; Block 7; Lot 14
-----X

7 FINAL - SUBDIVISION

8 Date: March 17, 2025
9 Time: 7:03 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

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

17 ALSO PRESENT: PAT HINES

18 GERARD COMATOS, ESQ.

19 JEN FLYNN
20

21 APPLICANT'S REPRESENTATIVE: JONATHAN MILLEN
22
23
24
-----X

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

MICHAEL DIVIESTI SD - FINAL SUBDIVISION

1 (Whereupon Member Troncillito is not
2 present.)

3 CHAIRMAN BRAND: First up on the agenda under
4 Ongoing Application Review, we have Michael DiViesti
5 for a final of the subdivision at 6-8 DiViesti Drive in
6 Marlboro.

7 Pat, would you like to go over your brief
8 comments?

9 MR. HINES: Yes. The project received Zoning
10 Board of Appeals variances for lot frontage and a Town
11 Board waiver from the private road specifications,
12 permitting an additional lot on the private roadway.

13 My Comment 2 is no longer valid. The Town
14 Board removed the condition to add the Access and
15 Maintenance Agreement as there is no way to compel the
16 other parties to join that agreement.

17 And we received a letter from the Highway
18 Superintendent stating that he had no issue and no
19 impact to the Town Road access point.

20 So, with that, our previous comments have all
21 been addressed.

22 CHAIRMAN BRAND: Anyone from the Board have
23 anything on this before we proceed?

24 MS. LANZETTA: I have no issue with it. I
25 just want to remind going forward that any waivers that

MICHAEL DIVIESTI SD - FINAL SUBDIVISION

1 have to do with the private road, we are supposed to be
2 notified in writing that the Town is entertaining that,
3 and I don't remember getting a notification on that.

4 CHAIRMAN BRAND: Anything else?

5 (No response.)

6 CHAIRMAN BRAND: Gerry, I know you have a
7 Resolution for us this evening.

8 MR. COMATOS: Yes, I do. The EAF Part 2 and
9 3 and Negative Declaration. Oh, no. Excuse me. They
10 were adopted previously. I stand corrected. So all
11 there is to do is adopt the Resolution of Approval.

12 CHAIRMAN BRAND: That being said, for the
13 application of Michael DiViesti and Jennifer DiViesti
14 for the two-lot subdivision, we have the Resolution of
15 Approval by the Town of Marlborough Planning Board.
16 Jen, would you poll the Board.

17 MS. FLYNN: Chairman Brand.

18 CHAIRMAN BRAND: Yes.

19 MS. FLYNN: Member Lanzetta.

20 MS. LANZETTA: Yes.

21 MS. FLYNN: Member Lofaro.

22 MR. LOFARO: Yes.

23 MS. FLYNN: Member Callo.

24 MR. CALLO: Yes.

25 MS. FLYNN: Member Jennison.

MICHAEL DIVIESTI SD - FINAL SUBDIVISION

1 MR. JENNISON: Yes.

2 MS. FLYNN: Member LaMela.

3 MR. LaMELA: Yes.

4 MS. FLYNN: Member Troncillito.

5 CHAIRMAN BRAND: Absent.

6 Subdivision Recreation Fee Findings for the
7 Town of Marlborough Planning Board. Whereas the
8 Planning Board has reviewed the subdivision application
9 known as Michael and Jennifer DiViesti with respect to
10 real property located at 6-8 DiViesti Drive in the Town
11 of Marlborough. Member LaMela offered the following
12 resolution which was seconded by Member Callo: It is
13 hereby resolved that the Planning Board makes the
14 following finds pursuant to Section 277.4 of the Town
15 Law. Based on the present and anticipated future need
16 for parks and recreational opportunities in the Town of
17 Marlborough and to which the future population of this
18 subdivision will contribute, parklands should be
19 created as a condition of approval of the subdivision.
20 However, a suitable park of adequate size to meet the
21 above requirement cannot be properly located within the
22 proposed project site. Accordingly, it's appropriate
23 that in lieu of providing parkland, the project sponsor
24 render to the Town payment of a recreation fee to be
25 determined in accordance with the prevailing schedule

MICHAEL DIVIESTI SD - FINAL SUBDIVISION

1 established for that purposed by the Town of
2 Marlborough. This approved subdivision known as
3 DiViesti, Michael and Jennifer, resulted in one lot for
4 a total of \$2,000 in Recreation Fees. Whereupon the
5 following vote was taken: Brand, yes. Callo.

6 (Whereupon Member Troncillito entered the
7 room.)

8 MR. CALLO: Yes.

9 CHAIRMAN BRAND: Jennison.

10 MR. JENNISON: Yes.

11 CHAIRMAN BRAND: LaMela.

12 MR. LaMELA: Yes.

13 CHAIRMAN BRAND: Lanzetta.

14 MS. LANZETTA: Yes.

15 CHAIRMAN BRAND: Lofaro.

16 MR. LOFARO: Yes.

17 CHAIRMAN BRAND: Troncillito.

18 MR. TRONCILLITO: Yes.

19 CHAIRMAN BRAND: You're all set.

20 MR. MILLEN: Thank you.

21 Time noted: 7:06 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

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

2 -----X
In the Matter of

3 JEFF ALDRICH 6 LOT SD

4 Project No. 24-2017
5 Milton Turnpike, Milton
6 Section 103.1; Block 1; Lot 33.210
-----X

7 SKETCH - SUBDIVISION

8 Date: March 17, 2025
9 Time: 7:06 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

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

17 ALSO PRESENT: PAT HINES

18 GERARD COMATOS, ESQ.

19 JEN FLYNN
20

21 APPLICANT'S REPRESENTATIVE: CHRIS GREY
22
23
24
-----X

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 CHAIRMAN BRAND: Next up we have Jeff Aldrich
2 for a sketch of the subdivision on Milton Turnpike in
3 Milton.

4 Pat, would you like to run through your
5 comments quickly?

6 MR. HINES: Sure. The project proposes a
7 six-lot subdivision with four of the lots accessing off
8 a proposed private road. The applicant is seeking
9 relief from the Town Board regarding ownership to the
10 center line of the roadway. I don't know if the Town
11 Board has acted on that. They are doing that so that
12 the Lot 6, the balance parcel, will own the roadway.
13 Currently your private road specifications require each
14 of the lots to own to the center line of the private
15 road.

16 CHAIRMAN BRAND: I'm sorry. Do you have a
17 response to that?

18 MR. GREY: Yes. It has been in front of the
19 Board, and they have approved it. I'm not sure when it
20 was, but they didn't have any problems with it as long
21 as there's specific language in the Road Maintenance
22 Agreement that clearly identifies that the ownership
23 will remain with Lot 6.

24 CHAIRMAN BRAND: So it was approved by the
25 Town Board?

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MR. GREY: Yes.

2 MS. LANZETTA: Again, I would like to stress
3 that we were not notified by the Town Board that they
4 were entertaining this waiver. We're supposed to
5 receive a notification from the Town Board and given 30
6 days' notice to comment on that, which we were not
7 privy to. And we still have not seen the Highway
8 Superintendent's recommendation for this.

9 And I also will call your attention to the
10 fact that there are specific conditions that have to be
11 applicable for that waiver, and I would certainly
12 question one of those conditions, which is that this is
13 a unique or a peculiar condition, making it impractical
14 to follow the strict letter of the specifications
15 without causing significant hardship to the property
16 owner. So I would question how it is that the Town was
17 able to give this waiver to this applicant before we've
18 even been able to review this and make a
19 recommendation.

20 MR. COMATOS: May I address that?

21 CHAIRMAN BRAND: Please.

22 MR. COMATOS: As far as I know, the Board
23 didn't act.

24 MR. GREY: No. I'm sorry. I misspoke. They
25 did not act.

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MR. COMATOS: They entertained your
2 application. But, Ms. Lanzetta, you're correct. The
3 Planning Board has an opportunity to weigh in and
4 render its recommendation on the proposed waiver, and
5 the Town Board is not going to act on that proposed
6 waiver until you've been given the requisite notice and
7 the opportunity to make your report. And, also, the
8 Board will not be acting on that application until SEQOR
9 is closed here.

10 MR. JENNISON: I'd like to just comment that
11 we agreed through a joint meeting that we would have a
12 Marlboro gateway meeting, so I would request that you,
13 as long as it's okay with the Board, that you sit down
14 with all the municipalities and the fire departments
15 and make sure they sign off on everything. Because I
16 know one of -- the fire chief did request hammerheads,
17 but of course that's not in our Code at this time, but
18 they are requesting that. So I don't know if we do
19 that through Jen's office.

20 CHAIRMAN BRAND: So we decided or we said
21 that we were going to have those meetings moving
22 forward, and they have already started their
23 application process. So I did say that we would be
24 keeping them in contact, but I don't think that we're
25 going to be holding the gateway meeting.

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MR. JENNISON: And I respectfully disagree.
2 I think it's important that they sit down because we
3 can't afford to have these issues moving forward. And
4 I understand that they have started the process, but
5 they're not that far into the process where they can't
6 hold a meeting with the engineer, Fire Department,
7 Highway Department, the Water Department, you know,
8 during the day.

9 CHAIRMAN BRAND: If they want to do that
10 individually, they certainly are welcome to do that,
11 but our meetings that we have beforehand -- it would be
12 before this meeting, at 6:30 p.m. So if you want to
13 get -- seek those on your own, obviously, you're
14 welcome to do so, and we encourage you to do so.

15 MR. TRONCILLITO: Let me just understand
16 something.

17 CHAIRMAN BRAND: So the gateway meetings --
18 they're not called gateway meetings. I forgot --

19 MR. TRONCILLITO: A meeting to go over any
20 major project. And I sent -- I don't know if I sent it
21 back to you, but I don't think a half hour is going to
22 cut it. That's just my opinion.

23 CHAIRMAN BRAND: It doesn't necessarily have
24 to be completed between 6:30 and 7:00, but we would
25 just start a little bit earlier to give time before the

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 regular agenda would start.

2 MR. JENNISON: See, that's not what I agreed
3 on that night, when we sat here with the supervisor and
4 the Town council. We agreed that any project will meet
5 this gateway.

6 CHAIRMAN BRAND: At the beginning of the
7 process.

8 MR. JENNISON: I don't necessarily agree that
9 it's at the beginning. It's during the process.

10 CHAIRMAN BRAND: When I submitted the map to
11 the town supervisor, which he agreed upon, when you
12 file the flowchart, that was the first step in the
13 process, would be that meeting. And we're past that,
14 and this was after we decided that. So, again, I don't
15 have a problem doing that, but if we do that, we would
16 just need to plan and schedule for that.

17 MS. LANZETTA: I think one of the things that
18 we're going to find as we go through these comments is
19 that this is a major project that we have asked for an
20 idea of the build-out of what ultimately would be
21 involved with this. That was one of the things that we
22 had requested. We still haven't received that, so
23 technically we're still at the sketch phase. I think
24 this is very early on in the project. Especially since
25 they're already asking for a waiver for this private

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 road, I definitely would like to see the Highway
2 Superintendent explain his concern or lack of concern
3 about this particular project.

4 MR. JENNISON: That's what we discussed; that
5 it's just too late in the process when the Fire
6 Departments chime in. It can't be at the public
7 hearing. It needs to be somewhere during -- and I
8 don't necessarily agree that it has to be before, you
9 know, the sketch and all that starts. Somewhere in the
10 process during the day -- we, as a whole Board, don't
11 need to be there -- they can sit with the Water
12 Department. They can sit with the engineer. They can
13 sit with all the other interested parties are.

14 CHAIRMAN BRAND: Yes. They absolutely can do
15 that, but the point of the meeting was that we would
16 have everybody in the same room at the same time so
17 everybody is kind of hearing the same message.

18 MR. LOFARO: So I think that applies in this
19 situation, even though it started already.

20 CHAIRMAN BRAND: If you want to start with
21 this one, I don't have an issue with that. Jen, when
22 would the next --

23 MS. FLYNN: This is from the Highway
24 Superintendent. I took it from the Town Board website.

25 MS. LANZETTA: We didn't receive it.

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MS. FLYNN: I did send it to you. Later, but
2 I did send it.

3 CHAIRMAN BRAND: So basically he's saying
4 there's no effect for this one. We can talk about
5 that. Let's let Pat finish up his comments, and then
6 we'll talk about the pre-meeting.

7 MR. HINES: Our second comment has to do with
8 the private road versus a Town road. I think that the
9 owner here, keeping ownership of the roadway, has
10 intentions of potentially extending that road and
11 developing a Town Road in the future, and our comment
12 is just a caution that curbing is required on Town
13 roads. So if they're going to construct this private
14 road now, they're going to have to go back in the
15 future in order to meet the Town road specifications
16 and put curbing in. I don't know if the applicant
17 wants to consider the construction of the Town road at
18 this time.

19 MR. GREY: I believe he is, yes.

20 MR. HINES: So that will eliminate this
21 waiver for private roads and such.

22 MR. GREY: Okay.

23 MR. CALLO: That was my question, what I was
24 going to bring up as well. He owns Lot Number 6,
25 Mr. Aldrich; correct?

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MR. GREY: Uh-huh.

2 MR. CALLO: For future development it would
3 probably make Lot 6 even more -- worth even more
4 property wise, why not put a regular road in with a
5 hammerhead or some sort of turnaround at the end for
6 fire access that he can expand on later on going down
7 the road, if they want to put Lot 7, 8, 9, and 10 in
8 there? It will be a Town road, and it will be easy to
9 develop. Is that all wetland, Number 6?

10 MR. GREY: No.

11 MR. HINES: No. Just down towards the ball
12 fields there's some wetland, but the rest is high and
13 dry.

14 MR. CALLO: Why not just do it right the
15 first time and get away from these private roads?

16 MR. GREY: I'll let him know.

17 MR. CALLO: Less headaches for all moving
18 forward.

19 MR. HINES: Our Comment Number 3 is just what
20 Mrs. Lanzetta had just mentioned; that the Board did
21 request an ultimate build-out plan for the project,
22 which if there is a potential future development or
23 thoughts of that, that would be addressed now during
24 the SEQR process.

25 Number 4 is the Highway Superintendent's

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 approval of the road location, and that should be "and
2 a single driveway is required."

3 We believe the Town Board should be added as
4 an applicant as they are party to the lot line change
5 for the transfer of ownership of what is part of the
6 Little League fields to the Town Board from this
7 parcel. So I think that in order for them to accept
8 that, they should be party to the application for the
9 lot line and subdivision.

10 Health Department approval for the septic
11 system is required.

12 A stormwater plan will be required as the
13 project will disturb greater than one acre and
14 construct a roadway.

15 We're looking for design details and
16 stormwater management, roadway profiles, and such for
17 the roadway.

18 There is a previously issued special use
19 permit on this site for the solar field. And I'm
20 deferring to Gerry's office to whether or not during
21 this subdivision process that special use permit needs
22 to be revised as well. The size of the lot and such
23 are changing under that. So, again, this is probably
24 the first Gerry has seen this, but I think that needs
25 to be looked at.

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 I have a comment about Lead Agency, but if
2 there's going to be these changes, we should hold off
3 on Lead Agency determination for that ultimate
4 development plan.

5 We did receive a common driveway access and
6 maintenance agreement, a draft of that. I just noted
7 that the balance parcel was not party to that and it
8 should be, because whatever this Board does, that will
9 become a building lot by default and a single family
10 residential structure could be built on there. I think
11 that agreement should address future conversion of the
12 Town road if the private road is going to be moving
13 forward. I think we just heard from Mr. Towne that
14 they may be considering just doing the private road at
15 this time.

16 And the plan should be submitted to the
17 jurisdictional fire department, I think which is the
18 gist of what we were discussing earlier with this work
19 session or gateway meetings, as we're calling it.

20 CHAIRMAN BRAND: Comments or questions from
21 the Board?

22 MS. LANZETTA: I want to reemphasize that Lot
23 6 should be included in that agreement, the common
24 access agreement, because even if at some point
25 Mr. Aldrich decides to just sell the property, it could

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 possibly be another house there that would not be able
2 to access their lot through that private road.

3 And also I would say -- I brought this up
4 once before -- you definitely would want Lot 6, and if
5 Mr. Aldrich decides that he still wants to retain
6 ownership of Lot 6, there should be some kind of
7 mention about the opportunity for any kind of vehicular
8 traffic to utilize that road. Because there was a
9 situation over in Dutchess where an individual had
10 retained ownership of a private road, and he decided
11 that he did not want any garbage trucks or Amazon
12 trucks or anything to come up to any of the houses that
13 were on that private road. So I know you have the
14 provision for emergency vehicles and those kinds of
15 things, but I think it's really important nowadays for
16 people to be able to be accessed by a number of
17 different types of vehicular traffic.

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

20 (No response.)

21 CHAIRMAN BRAND: So, Jen, let's talk about
22 our next meeting would be --

23 MS. FLYNN: The 7th.

24 CHAIRMAN BRAND: -- Monday, April 7th.

25 MS. FLYNN: So the meeting after that is the

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 21st, which would give everybody enough time to maybe
2 clear their calendar to do that group meeting if that's
3 what you want.

4 CHAIRMAN BRAND: What was the date there
5 again?

6 MS. FLYNN: April 21st.

7 CHAIRMAN BRAND: So let's plan for the
8 preliminary conference for April 21st. It's gonna be a
9 part of our regular agenda. It will be at 6:30.

10 MS. FLYNN: 6:30?

11 CHAIRMAN BRAND: 6:30. So, Pat, that works
12 for you?

13 MR. HINES: No problem for me.

14 MS. FLYNN: The 21st at 6:30.

15 MR. JENNISON: Can we discuss this memo?

16 MR. TRONCILLITO: Mr. Chairman, how many from
17 the Board are going to be allowed to go?

18 CHAIRMAN BRAND: Sure.

19 MR. JENNISON: I'm sorry.

20 MR. TRONCILLITO: How many of us are going to
21 be able to go? The discussion was going to be limited.

22 CHAIRMAN BRAND: Well, for our Board, because
23 it's going to be part of our regular agenda, just an
24 earlier meeting, like a workshop session, that would
25 start at 6:30 for all of us.

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MR. TRONCILLITO: Okay. Just wanted to make
2 sure.

3 MS. LANZETTA: And it's a public meeting.

4 CHAIRMAN BRAND: It is a public meeting, but
5 there will be no public input, per se, except for those
6 invited parties.

7 MS. FLYNN: I'll set it up like we had before
8 in that big square so that we can all sit around it.

9 MR. JENNISON: Just while we're on this, 6:30
10 is very difficult. We've already moved this meeting
11 from 7:30 to 7:00. 7:00 is difficult for me. A 6:30
12 meeting is almost impossible for me to attend, because
13 I'm just getting back into town the majority of the
14 days. So I thought we were going to do this during --
15 they were just going to meet during the day and just
16 brief us on this. You came up with this memo about the
17 whole Board being involved with this. So you're
18 telling me you want to get the fire chiefs here on a
19 Monday night, you want to get the Water Department, the
20 Highway Superintendent --

21 MS. FLYNN: Well, they all agreed to it at
22 the other meeting.

23 MR. JENNISON: They didn't agree to 6:30 at
24 night.

25 MR. LOFARO: They did.

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 MR. JENNISON: Did they?

2 MS. FLYNN: They did.

3 CHAIRMAN BRAND: I realize people's schedules
4 are what they are. If you can't attend, you can't
5 attend, just like anything else.

6 MR. JENNISON: Jen, I did not receive this
7 (indicating).

8 MS. FLYNN: Okay. I'll send it out again in
9 the morning so everybody has it.

10 CHAIRMAN BRAND: So April 21st for a
11 preliminary meeting. We're going to contact all the
12 interested parties, and you can send out the letter,
13 and someone from your office will be here.

14 MR. GREY: Yes.

15 CHAIRMAN BRAND: And the applicant, if they
16 choose to be here.

17 MR. GREY: Yes. I'll let them know.

18 MR. HINES: I just wonder, who is going to
19 coordinate the other Town departments and agencies?

20 MS. FLYNN: I will.

21 CHAIRMAN BRAND: Anything else on this one?

22 (No response.)

23 CHAIRMAN BRAND: So I guess we will see you.
24 You'll clean up some of these things that our engineer
25 has given to you, and we'll hold that conference on the

JEFF ALDRICH 6 LOT SD - SKETCH SUBDIVISION

1 21st.

2 MR. GREY: Sounds good.

3 CHAIRMAN BRAND: Thank you.

4 MS. LANZETTA: Can I just back up one second?

5 CHAIRMAN BRAND: Sure.

6 MS. LANZETTA: Pat, I just noticed that Lot 5
7 has a portion in the water district on Aldrich. Does
8 that require them, if they put a house there, to hook
9 up?

10 MR. HINES: It does not.

11 MS. LANZETTA: Thank you.

12 Time noted: 7:23 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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18 Stacie Sullivan

19 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 BARGER PROPERTIES 2 LOT SD

4 Project No. 25-1001
5 55 Cross Road, Marlboro
6 Section 108.4; Block 1; Lot 12
-----X

7 SKETCH - SUBDIVISION

8 Date: March 17, 2025
9 Time: 7:23 p.m.
10 Place: Town of Marlborough
Town Hall
21 Milton Turnpike
11 Milton, New York 12547

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

17 ALSO PRESENT: PAT HINES

18 GERARD COMATOS, ESQ.

19 JEN FLYNN
20

21 APPLICANT'S REPRESENTATIVE: KEN LYTTLE
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24
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25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

BARGER PROPERTIES 2 LOT SD - SKETCH SUBDIVISION

1 CHAIRMAN BRAND: Next up, under New
2 Application Review, we have Barger Properties for a
3 two-lot subdivision at 55 Cross Road in Marlboro.

4 Would you like to provide us with a brief
5 overview of what it is you're proposing this evening?

6 MR. LYTLE: Good evening. Ken Lytle,
7 representing the applicant, Barger Properties.

8 It's an existing approximately two and a half
9 acre lot. They have an existing home on it. Existing
10 driveway. Existing water service. They want to
11 actually cut off a little over an acre and
12 approximately a quarter and construct one new
13 residential home with an individual septic, tying into
14 the Town water. The proposed access would be off of
15 Cross Street. Currently, there's a large gravel area
16 in the middle of the property. They're going to plan
17 actually to remove that gravel, put grass back in
18 there, and remove the entrance that comes off of
19 Plattekill Road, coming off Cross Street. That's
20 pretty much a good overview.

21 CHAIRMAN BRAND: What is the gravel that's
22 there for, just out of curiosity?

23 MR. LYTLE: As far as we can tell, trucks
24 used to park there for years and years. No specific
25 reason, as far as I can tell, and the owners don't

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1 know.

2 CHAIRMAN BRAND: Pat, would you like to go
3 through your comments?

4 MR. HINES: I asked that very same question
5 in here.

6 This is a two-lot subdivision of a 2.8, plus
7 or minus, acre parcel of property. It results in one
8 new building lot, as proposed Lot 2 contains an
9 existing residence.

10 The existing structure on Lot 2 has
11 insufficient side yard. I believe that needs to be
12 referred to the ZBA. Thirty-five feet is required
13 where 20.5 exists.

14 The parcel has a large gravel area proposed
15 to be removed. We're suggesting the detail of that
16 removal and remediation of that area be added to the
17 plans. You know, digging it out, topsoil, seeding, so
18 that we know what that's going to look like and that
19 we're sure it's going to be removed.

20 A permit from Ulster County DPW will be
21 required for work on the County right-of-way.
22 Plattekill Road is a County road there. And there is
23 material that will need to be removed from that area as
24 well.

25 The subsurface sanitary sewer disposal system

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1 approval from the Health Department is required. We're
2 suggesting that the lowest sewerable elevation, an LSE
3 as it's called, for the house be identified. There's
4 some filling for the house and the lot in order for the
5 septic to be gravity. It's very close. So we just
6 wanted that information on the plans, because based on
7 the existing topography, the septic system is uphill of
8 where the house would be, but the proposed grading
9 raises the house location so it builds gravity. But we
10 want to make sure that someone doesn't put a deep basin
11 in there and realize that they can't sewer the
12 basement. If that information could be added to the
13 plans, it will help with the septic design and it will
14 help any future buyers.

15 Sight distance at the proposed driveway
16 should be depicted.

17 The detail sheet contains a well detail. The
18 project proposes to connect to the municipal water
19 system. Details for that connection should be added to
20 the plans. An approval from the Water Superintendent
21 for those connections is required.

22 The EAF identifies less than half an acre of
23 disturbance. We're suggesting the limits of
24 disturbance be delineated on the map to assure they
25 don't ever exceed an acre of disturbance. I don't

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1 think they are, but we do want to protect the Town. So
2 the limits of disturbance should be added. That's what
3 we have at this point.

4 I think ZBA referral would be the only action
5 you would take tonight.

6 CHAIRMAN BRAND: Comments or questions from
7 the Board?

8 MS. LANZETTA: For Lot 2, I don't see a
9 septic on the map.

10 MR. HINES: It's on sheet 2.

11 MR. LYTTLE: The existing house?

12 MS. LANZETTA: Yes.

13 MR. LYTTLE: So my understanding from the
14 owner is it's out behind the house. We can add that
15 reference and location to the map.

16 MS. LANZETTA: If you could. I assume they
17 have -- they're hooked up to Town water.

18 MR. LYTTLE: They are hooked up to Town water.
19 We show the water line in the front yard.

20 MS. LANZETTA: If you could just put the
21 septic on there or estimated septic.

22 MR. LYTTLE: I understand.

23 CHAIRMAN BRAND: Any other comments or
24 questions for this?

25 MR. JENNISON: So we'll refer them to the

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1 ZBA?

2 CHAIRMAN BRAND: Yes. Can I have a motion to
3 refer --

4 MR. JENNISON: I'll make that motion to refer
5 them to the ZBA.

6 CHAIRMAN BRAND: Is there a second?

7 MS. LANZETTA: I second that.

8 CHAIRMAN BRAND: Any discussion?

9 (No response.)

10 CHAIRMAN BRAND: Any objection?

11 (No response.)

12 CHAIRMAN BRAND: All right.

13 MR. LYTTLE: Great. Thank you.

14 Time noted: 7:29 p.m.

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

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18 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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