

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

In the Matter of

BOARD BUSINESS

BOARD BUSINESS

16 ALSO PRESENT: PAT HINES

17 GERARD COMATOS, ESO.

18 JEN FLYNN

19

20

21

22

23

24

25

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, May 19, 2025, regular meeting at 7:00
7 p.m. On the agenda this evening we have the approval
8 of the minutes for May 5, 2025. Under Public Hearings,
9 we have Mekeel Marlboro Mini Storage for a public
10 hearing of their site plan at 1430 Route 9W in
11 Marlboro. Under New Application Review, we have
12 Katrina Nason for a sketch of the subdivision at 99
13 Peach Lane in Milton. The next meeting will be on
14 June 2nd.

15 Anything from the Board before we start?

16 MR. JENNISON: I'd like to bring up that, per
17 the last time we met, we were not going to have a
18 public hearing up here, and I noticed that, going back
19 to the minutes, that's what we had agreed on. So I'd
20 like to, after moving forward, I'd like to take a vote
21 by this Board that we no longer hold public meetings up
22 here. This is not, to me, a public meeting space.
23 It's a conference room. It's difficult to find people
24 when we keep moving places. Some people come to our
25 Board, and they come down there, and then they go home

-BOARD BUSINESS-

1 because they don't think the meeting is happening. So
2 we should be consistent on where we hold our public
3 meetings, and I'd like to make a motion that, moving
4 forward, that no public meetings be held up here in the
5 conference room.

6 MR. TRONCILLITO: You're talking about
7 meetings, not the hearings? I don't have a problem
8 with the meetings. I have a problem having a public
9 hearing up here.

10 MR. JENNISON: Public hearing. That's what I
11 said.

12 MR. TRONCILLITO: No. You said the meeting.

13 CHAIRMAN BRAND: The motion is no public
14 hearings upstairs.

15 MR. JENNISON: Public hearing I meant.

16 CHAIRMAN BRAND: Is there a second?

17 MS. LANZETTA: I just want to clarify that.
18 So that would mean -- if there's no public hearings up
19 here, that's not the same as saying that if we're not
20 able to use downstairs for a public hearing, that we
21 wouldn't have it elsewhere. Do you understand? Did I
22 explain that?

23 MR. JENNISON: Normally when somebody makes a
24 motion, you get a second first, and then you have a
25 discussion.

-BOARD BUSINESS-

1 CHAIRMAN BRAND: Is there a second on the
2 motion?

3 MR. TRONCILLITO: Yeah. I'll second.

4 CHAIRMAN BRAND: Bobby seconds it.

5 Discussion?

6 MS. LANZETTA: Again, I just want to be
7 clear. If the motion was no public hearings up here,
8 then you're not saying we would have -- we would have
9 to move like to the community room to have a hearing?

10 MR. JENNISON: Absolutely, yes.

11 MS. LANZETTA: But that's not what you're
12 saying.

13 MR. JENNISON: I'm saying right now I don't
14 want --

15 MS. LANZETTA: You're saying any future
16 public hearings that can't be conducted downstairs --

17 MR. JENNISON: Cannot be held up here.

18 MS. LANZETTA: -- will be held at the
19 community room?

20 MR. JENNISON: That's fine with me.

21 MR. TRONCILLITO: Put off to the next
22 meeting.

23 MS. LANZETTA: Well, that's kind of two
24 different things. That's why I'm trying to be clear.

25 MR. JENNISON: I just made the motion that I

-BOARD BUSINESS-

1 don't want any public hearings up here in this room.
2 That's my motion.

3 CHAIRMAN BRAND: Just as discussion, we have
4 talked about this. You and I talked about it
5 personally. For Jen to bring all that stuff for a
6 public hearing, for some of the larger public hearings,
7 it's just problematic. I don't know that the community
8 center is set up well for this. I don't know that they
9 have TVs where we'd be able to broadcast that. We
10 certainly wouldn't have microphones there. I just
11 think one of the biggest complaints that I've always
12 encountered since my time on the Board is that this
13 process takes too long, and I think to hold someone off
14 when we could have a public hearing here, like, for
15 example, theirs tonight, where there's literally four
16 people here, is not really a problem. I understand. I
17 wouldn't ever schedule one for, say, Dock Side up here,
18 because we know that that's logically not going to
19 work. But I think saying no public hearings up here
20 kind of puts applicants like those that are here this
21 evening at a disadvantage and it's going to end up
22 taking them longer.

-BOARD BUSINESS-

1 a public hearing. You know, the amount of people that
2 can fit in this room. We've already got people -- you
3 know, they're sitting behind us already. They're --
4 there's no seating here for a public to come to this
5 meeting. I am very open about having our public
6 meetings open to the public, and I have always felt
7 that having a meeting up here -- you know, when I was
8 on the school board, this is where we held our
9 executive sessions. We never held a public meeting up
10 here. It was always down in the auditorium. And when
11 we couldn't use that, we'd go to another school or we'd
12 go up to the high school. Wherever. This, to me, is
13 not suitable for a public meeting, so I'm just asking
14 that no public hearings, because we don't know who is
15 walking through that door. They could be disgruntled
16 and not happy about what's -- what we're speaking about
17 and what we're hearing from the public that night. We
18 don't know.

19 MR. TRONCILLITO: We have enough crazy things
20 that go on in the world today.

21 CHAIRMAN BRAND: But we're literally right
22 upstairs from the police station. It's probably the
23 safest spot.

24 MR. JENNISON: You have a motion on the
25 floor. You had a discussion.

-BOARD BUSINESS-

1 CHAIRMAN BRAND: Any further discussion?

2 (No response.)

3 CHAIRMAN BRAND: So the motion is to not hold
4 public hearings upstairs. Jen, poll the Board.

5 MS. FLYNN: Chairman Brand.

6 CHAIRMAN BRAND: No.

7 MS. FLYNN: Member Callo.

8 MR. CALLO: Yes.

9 MS. FLYNN: Member Jennison.

10 MR. JENNISON: Yes.

11 MS. FLYNN: Member Lanzetta.

12 MS. LANZETTA: Yes.

13 MS. FLYNN: Member Lofaro.

14 MR. LOFARO: No.

15 MS. FLYNN: Member Troncillito.

16 MR. TRONCILLITO: Yes.

17 MS. FLYNN: Member LaMela.

18 MR. LaMELA: Yes.

19 CHAIRMAN BRAND: The motion passes. Next up,
20 public hearing for Mekeel -- anything else?

21 MR. JENNISON: No. We need to approve the
22 minutes.

23 CHAIRMAN BRAND: I'll have that motion.

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

25 CHAIRMAN BRAND: Is there a second?

-BOARD BUSINESS-

1 MS. LANZETTA: I'll second that.

2 CHAIRMAN BRAND: Any discussion?

3 (No response.)

4 CHAIRMAN BRAND: Any objection?

5 (No response.)

6 CHAIRMAN BRAND: So moved.

7 Time noted: 7:06 p.m.

8

9

10

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

12

13 Certified to be a true and accurate transcript.

14

15

Stacie Sullivan

16

Stacie Sullivan, CSR

17

18

19

20

21

22

23

24

25

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

In the Matter of

MEKEEL MINI STORAGE

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

7 PUBLIC HEARING = SITE PLAN

BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
3 FRED CALLO
4 STEVE JENNISON
4 CINDY LANZETTA
5 JOE LOFARO - (Recused)
5 BOB TRONCILLITO
5 JOHN LaMELIA

17 ALSO PRESENT: PAT HINES

18 GERARD COMATOS, ESO.

19 JEN FLYNN

21 APPLICANT'S REPRESENTATIVES: MARIA MEKEEL
22 JEFF MEKEEL
CARMEN VASILE
NANCY VASILE

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 CHAIRMAN BRAND: First up, Mekeel Marlboro
2 Mini Storage.

3 Legal Notice. Site Plan Application and
4 Special Use Permit.

5 Please take notice a public hearing will be
6 held by the Marlborough Planning Board pursuant to Town
7 of Marlborough Town Code Section 155-31 and 155-32 on
8 Monday, May 19, 2025, for the following application,
9 Mekeel Marlboro Mini Storage, at the Town Hall, 21
10 Milton Turnpike, Milton, New York, at 7:00 p.m. or as
11 soon thereafter as may be heard. The applicant is
12 asking for a site plan approval on lands located at
13 1430 Route 9W in Marlboro, New York, 12547, Section
14 109.4, Block 2, Lot 11. Any interested parties, either
15 for or against this proposal, will have an opportunity
16 to be heard at this time. Chris Brand, Chairman, Town
17 of Marlborough Planning Board.

18 MR. JENNISON: We should recognize that
19 Mr. Lofaro recused himself.

20 CHAIRMAN BRAND: Mr. Lofaro has recused
21 himself.

22 MR. LOFARO: I have. You were talking, and I
23 didn't want to interrupt you.

24 MS. FLYNN: On the Legal Notice, it should
25 not say special use permit. That should be scratched

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 from the Legal Notice.

2 CHAIRMAN BRAND: Where am I seeing that?

3 MS. FLYNN: At the top.

4 CHAIRMAN BRAND: Just site plan. No special
5 use. You sent out how many?

6 MS. MEKEEL: Eighteen.

7 CHAIRMAN BRAND: Eighteen mailings. We don't
8 get them back any more.

9 This is a public hearing. Any interested
10 parties either for or against or if you have any
11 questions, anyone here for this public hearing?

12 MS. SIMONOFSKY: I'm just in favor of it.

13 Mici Simonofsky. I use the services there. I find it
14 very helpful, and it's been a good asset to the Town,
15 in my opinion.

16 CHAIRMAN BRAND: Great. Thank you. Anything
17 else?

18 (No response.)

19 MR. JENNISON: I move to close the public
20 hearing.

21 CHAIRMAN BRAND: Motion to close the public
22 hearing. Is there a second?

23 MR. CALLO: Second.

24 CHAIRMAN BRAND: Any objection?

25 (No response.)

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 CHAIRMAN BRAND: So, Pat, you have a couple
2 comments here.

3 MR. HINES: I do. One of the comments, I
4 know the Board received a written letter regarding the
5 public hearing from a neighbor. I don't know if you
6 want to enter that in the record.

7 MR. TRONCILLITO: Is that the one from Rusk?

8 MS. MEKEEL: Yes.

9 CHAIRMAN BRAND: Yes. We should do that.

10 MR. HINES: I'll provide a copy to the
11 stenographer.

21 MR. VASILE: Can I say something?

22 MS. MEKEEL: No. We'll take it all under
23 advisement. That's it.

24 CHAIRMAN BRAND: Then I have my office's
25 comments. The project is before you for a public

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 hearing. This project received final approval back in
2 2002 for the entire project, which was only partially
3 constructed. They're now here to complete the final
4 two buildings. Two of the structures that were
5 originally proposed were built back in 2003, I believe.
6 And it was the Raguseo (phonetic) site plan back then.

7 The EAF shows greater than one acre
8 disturbance. I believe it's significantly less than
9 that.

10 MR. MEKEEL: I think we changed that. The
11 current one is less than one acre.

12 MR. HINES: The new EAF still says an acre.

13 MR. MEKEEL: Do you have a copy of that?
14 When we brought up the last thing --

15 MS. MEKEEL: It was .97.

16 MR. HINES: I don't think it's anywhere near
17 that. The whole site is two acres, and it looks like
18 you're less -- a lot less than 50 percent. And the
19 important thing is that as you get to that one acre
20 threshold and one acre disturbance, it requires a
21 Stormwater Pollution Prevention Plan and coverage by
22 the DEC. I would suggest that you have your surveyor
23 just calculate the actual limits of disturbance. It
24 looks like significantly less than one acre is going to
25 be disturbed.

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 MS. MEKEEL: Can I ask a question? Are we
2 supposed to include what's there already?

3 MR. HINES: No. Not at all. Just new.

4 MS. MEKEEL: He thought you meant the whole
5 project.

6 MR. MEKEEL: Okay.

7 MR. HINES: If they could just clean that up
8 and confirm.

9 MS. MEKEEL: Okay.

10 MR. HINES: Because at .97, I would suggest
11 that you're going to do a Stormwater Pollution
12 Prevention Plan. You're two extra shovels away from an
13 acre.

14 MS. MEKEEL: Yep. Thank you.

15 MR. HINES: Copies of the access easement
16 were to be provided. I just noted that the access
17 easement that's shown on the more recent map to --
18 access easement for Lot Number 1 -- which I believe is
19 this lot (indicating)?

20 MS. MEKEEL: Yes.

21 MR. HINES: Doesn't -- it shows well short of
22 your access drive (indicating).

23 MS. MEKEEL: What he did I think from the
24 very first meeting, his instructions were just
25 reproduce this, because this is what we were told to

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 do, just put the new date on it, revise the bulk table
2 with our name. So that's what we did, and I think he
3 copied that from the existing.

4 MR. HINES: So I just want to make sure that
5 the existing access drive for Lots 1 and 2 are covered
6 by that easement. They probably are.

7 MS. MEKEEL: Because down below it says entry
8 drive for Lots 1 and 2, which is incorporated in that.

9 MR. HINES: I see that, but then I look up
10 above and it says access easement for Lot Number 1, and
11 it says 75 by 75.

12 MS. MEKEEL: That's if we were ever to come
13 in a different way. Like if we wanted to access all
14 the way across here (indicating), that's just ours, but
15 then we have this right-of-way that goes all the way
16 down.

17 MR. HINES: If you could just submit the
18 right-of-way, whatever is filed or whatever easement
19 you have there that shows that that's cleaned up. If
20 you can go all the way down, there's no reason to have
21 the one only 75 feet.

22 MS. MEKEEL: I know. That was just on the
23 old copy.

24 MR. HINES: Again, we brought up provisions,
25 if the Planning Board wants to consider additional

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 landscaping on the south side. I did note that the
2 drive aisle on the further south drive aisle is
3 25 feet, and the other ones are all 20 feet. I don't
4 know if you could live with 20 feet there, it will
5 reduce your pavement footprint and provide some room
6 for possibly some landscape screening in that area.

7 MR. VASILE: I'm going to have to say
8 something. Right? Okay, Maria?

9 MS. MEKEEL: Well, we do have the
10 emergency --

11 MR. VASILE: Here's the thing. John Rusk,
12 his driveway comes on the south side of ours. He took
13 all the brush and everything off of his property for
14 screening that was there. Now he wants us to put
15 screening in for him. I don't think so. That wouldn't
16 be right.

17 MR. HINES: That's up to the Planning Board
18 to address.

19 MR. VASILE: Well, you had the letter.

20 MR. HINES: I did.

21 I have to check on the status of County
22 Planning. We did receive County Planning with a note
23 that the applicant has done an excellent job on the
24 site's landscaping along the west and the front,
25 maintaining the plantings and allowing the existing

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 tree line to be there. The applicant should continue
2 efforts to extend the tree line along the frontage
3 further south.

4 MS. MEKEEL: I think that we can't because of
5 the emergency access.

6 MR. HINES: That is south of you.

7 It's recommended that a note be placed on the
8 final plan that requires continued maintenance of
9 existing and future tree line.

10 And then they had a comment on lighting; that
11 the lighting levels should be shown and the lighting
12 should be dark sky compliant. I don't know that it is.

13 MR. VASILE: Well, we have --

14 MS. LANZETTA: Can I address that?

15 MS. MEKEEL: You wanted us to use that other
16 one. That's fine.

17 MS. LANZETTA: Yes. But I just wanted to --
18 I didn't see that reflected on the new maps that we had
19 gotten.

20 MS. MEKEEL: Because that was after this was
21 submitted.

22 MS. LANZETTA: That's why I just -- this is
23 more the type of wall pack that they're looking for
24 (indicating), and this might --

25 MS. MEKEEL: We're okay with it. It's

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 cheaper than the one I submitted.

2 MS. LANZETTA: Okay. Because actually that
3 helps us too in response to Mr. Rusk, because the
4 lighting is not going to be as -- you know, it won't
5 bother him as much because it goes down.

6 MS. MEKEEL: It's not going to bother him
7 anyway. His house is way far away. But my concern is
8 safety. People come in there --

9 MR. TRONCILLITO: And security.

10 MS. MEKEEL: Exactly. They come in the
11 middle of the night. You have to have lighting.

12 MS. LANZETTA: Well, yeah. You have
13 lighting.

14 MS. MEKEEL: No. I meant it's gotta be on
15 from like dusk to dawn.

16 MS. LANZETTA: No, I don't mind it being on
17 all night. In fact, I have ones with sensors that as
18 soon as it starts getting dark, they come on
19 automatically and then they go off. But that's not
20 necessary. The important thing is that it's not, you
21 know, radiating out into other people's property.

22 MR. VASILE: Well, the ones we have on it now
23 don't radiate out.

24 MS. MEKEEL: No, no. It's fine, Dad.

25 MS. LANZETTA: Well, yours is not dark sky

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 compliant. If you look at the picture, it shows that
2 it only goes like about three-quarters.

3 MR. VASILE: Here's the only issue. We're
4 only up eight feet, okay, and the aisles are 20 feet.
5 So if you don't have a little light that's going across
6 the aisle, it's dark.

7 MS. LANZETTA: Well, these do go out
8 surprisingly a lot.

9 MS. MEKEEL: The ones that I submitted are
10 fine --

11 MR. VASILE: I understand.

12 MS. MEKEEL: -- for the new buildings.

13 MR. JENNISON: Carmen, are you saying that
14 all this vegetation -- I love Google Maps -- it's all
15 gone now? John took all that down (indicating)?

16 MR. VASILE: No. On his side.

17 MR. MEKEEL: Further down.

18 MR. JENNISON: When you say further down,
19 down by the hotel?

20 MS. MEKEEL: No. Before the creek.

21 MR. MEKEEL: I'm going to say maybe a hundred
22 feet down the driveway. Then he cleared out a little
23 spot.

24 MR. JENNISON: So there's no vegetation
25 there?

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 MR. MEKEEL: There's some.

2 MS. MEKEEL: A little brush.

3 MR. VASILE: The reason why he didn't take
4 any of this down was because it slopes, but where it's
5 sort of flat --

6 MS. LANZETTA: I just saw it today, and
7 there's lots of vegetation.

8 MR. VASILE: That's ours. His is gone.

9 MS. MEKEEL: He had some mature trees. He's
10 got some big trees there on his side.

11 MR. VASILE: But those big trees that are
12 this much in diameter (indicating) and 75 feet don't
13 give you any closure, you know.

14 MS. LANZETTA: But we're keeping the big ones
15 in the front.

16 MS. MEKEEL: Yeah.

17 MS. LANZETTA: But the vegetation that you
18 have along the side is a good screen. That's a very
19 good screen.

20 MR. VASILE: Right.

21 CHAIRMAN BRAND: Anything else from the Board
22 on this?

23 MR. JENNISON: Looks good. Let's move
24 forward.

25 CHAIRMAN BRAND: Gerry, do you have -- and/or

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 Pat, we have the short Environmental Assessment Form.
2 Gerry, I see that you have the Determination of
3 Non-Significance for this?

4 MR. COMATOS: Yes.

5 MR. HINES: Neg Dec.

6 CHAIRMAN BRAND: Then we also have the SEQR
7 Negative Declaration Notice of Determination of
8 Non-Significance.

9 MR. COMATOS: Correct.

10 CHAIRMAN BRAND: Anything we need to go over
11 there?

12 MR. COMATOS: No. There's -- it's pretty
13 straightforward. I don't think that you have to
14 elaborate on it.

15 CHAIRMAN BRAND: Then we also have the
16 Resolution of Approval. Is there anything that you
17 wanted to go over there?

18 MR. COMATOS: Well, these comments from the
19 County are required modifications, and if they're not
20 complied with, we have to explain in our Resolution of
21 Approval why we're not following these required
22 recommendations.

23 MS. LANZETTA: I think that we've discussed
24 this just now that -- I don't want to speak for the
25 Board, but as far as I'm concerned, there's enough

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 natural vegetation on the south side that I think that
2 would be sufficient, and that we put the note on that
3 they are going to keep the vegetation up front, the
4 remaining vegetation. And, also, we've discussed the
5 fact that they are going to make sure that they change
6 on the map that it is dark sky compliant fixtures on
7 the wall mounts. So I think in that respect we've
8 addressed the County's concerns.

9 MR. COMATOS: Okay. So the final map should
10 reflect the compliance with the dark sky requirements.

11 MS. LANZETTA: Yes.

12 MR. JENNISON: Then we would need a
13 supermajority, anyway, to overrule their vegetation
14 recommendation; right?

15 MR. COMATOS: That's to overrule it. You
16 would.

17 MR. JENNISON: So they're recommending --

18 MR. HINES: You've given an elaboration on
19 why you're complying.

20 MR. JENNISON: Right.

21 MR. HINES: So I think you're good.

22 MR. COMATOS: I think you're good. I think
23 that although it's a required modification, you're
24 making a finding that it's been met; the current site
25 plan and the current state of facts meets that

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 requirement.

2 CHAIRMAN BRAND: Anything else on this one?

3 MR. VASILE: As far as the lighting, we have
4 timers on them. He's never seen it past 12:00, if
5 that, because we're paying for the electricity, you
6 know.

7 MS. MEKEEL: It's okay. We got it. We're
8 good.

9 MR. VASILE: Well, I want to --

10 MS. MEKEEL: He's not here, so it doesn't
11 matter.

12 CHAIRMAN BRAND: So for the SEQR Negative
13 Declaration and Determination of Non-Significance, I am
14 a yes. Lanzetta.

15 MS. LANZETTA: Yes.

16 CHAIRMAN BRAND: Lofaro, recused. Callo.

17 MR. CALLO: Yes.

18 CHAIRMAN BRAND: Jennison.

19 MR. JENNISON: Yes.

20 CHAIRMAN BRAND: LaMela.

21 MR. LaMELA: Yes.

22 CHAIRMAN BRAND: Troncillito.

23 MR. TRONCILLITO: Yes.

24 CHAIRMAN BRAND: We also have the Resolution
25 of Approval for the site plan. I am yes. Lanzetta.

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 MS. LANZETTA: Yes.

2 CHAIRMAN BRAND: Lofaro, recused. Callo.

3 MR. CALLO: Yes.

4 CHAIRMAN BRAND: Jennison.

5 MR. JENNISON: Yes.

6 CHAIRMAN BRAND: LaMela.

7 MR. LaMELA: Yes.

8 CHAIRMAN BRAND: Troncillito.

9 MR. TRONCILLITO: Yes.

10 MS. LANZETTA: For the Resolution of Approval
11 with the conditions that we mentioned about mitigating
12 what the County had asked?

13 CHAIRMAN BRAND: Yes. Okay.

14 MS. FLYNN: You're going to send an updated
15 one to me?

16 MR. COMATOS: Yes. Tomorrow.

17 MS. MEKEEL: I'll get the right-of-way deed
18 to you. I'll revise the Environmental Assessment Form.
19 And I will put on the map that it says dark sky
20 compliant. I'll use the acronym. Okay.

21 MR. HINES: Put the limits of disturbance
22 right on the map, whatever he calculates for the
23 disturbance.

24 MS. MEKEEL: Yes. Thank you. Can we move
25 forward to a building permit?

MEKEEL MINI STORAGE - PUBLIC HEARING SITE PLAN

1 MR. HINES: As soon as you get those
2 conditions stamped, then you'll able to get a building
3 permit.

4 MS. MEKEEL: Is there another meeting that I
5 have to do that, or I can just get this in and then you
6 could move it forward?

7 MR. HINES: Yes. You'll give the revised
8 maps to Jen. She'll get them to my office. We'll sign
9 off on them, and they go back and get stamped.

10 MS. FLYNN: You can just send the final map
11 PDF to me to send to him and then give me the originals
12 to be signed.

13 MS. MEKEEL: All right. It's a pleasure.
14 Thank you.

15 Time noted: 7:22 p.m.

16

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

18

19 Certified to be a true and accurate transcript.

20

21

Stacie Sullivan

22

Stacie Sullivan, CSR

23

24

25

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

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

4 HIGHLAND SOLAR

5 Project No. 24-2010
6 206 Milton Turnpike, Milton
7 Section 95.4; Block 3; Lots 7.21, 7.11, 7.22
8 -----X

7 FINAL DECOMMISSIONING - SITE PLAN

8
9 Date: May 19, 2025
10 Time: 7:22 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 STEVE JENNISON
18 CINDY LANZETTA
19 JOE LOFARO
20 BOB TRONCILLITO
21 JOHN LaMELA

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

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

HIGHLAND SOLAR - FINAL DECOMMISSIONING SITE PLAN

1 CHAIRMAN BRAND: Under Ongoing Application
2 Review, we have Highland Solar for a final
3 decommissioning of the site plan.

4 Gerry, could you just run over the highlights
5 of this?

6 MR. COMATOS: The decommissioning plan, in
7 the Code, it is the responsibility of the Planning
8 Board to approve the decommissioning plan and approve
9 the amount of security to make sure that that plan is
10 executed when operations cease. And Pat and I have
11 reviewed the decommissioning plan. We've signed off on
12 it. And Pat has also reviewed the cost estimates, and
13 we've approved them as well.

14 MR. HINES: Correct.

15 MR. COMATOS: We are working with the
16 applicant to obtain the necessary bonds in the correct
17 amounts, and we've also explained how we will make sure
18 that those bond estimates will be reviewed every five
19 years to see if they need to be updated.

20 CHAIRMAN BRAND: Great. Chris Brand, yes.
21 Tofaro.

22 MR. LOFARO: Yes.

23 CHAIRMAN BRAND: Callo.

24 MR. CALLO: Yes.

25 CHAIRMAN BRAND: Lanzetta.

HIGHLAND SOLAR - FINAL DECOMMISSIONING SITE PLAN

1 MS. LANZETTA: Yes.

2 CHAIRMAN BRAND: Jennison.

3 MR. JENNISON: Yes.

4 CHAIRMAN BRAND: LaMela.

5 MR. LaMELA: Yes.

6 CHAIRMAN BRAND: Troncillito.

7 MR. TRONCILLITO: Yes.

8 CHAIRMAN BRAND: All right.

9 Time noted: 7:23 p.m.

10

11

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

13

14 Certified to be a true and accurate transcript.

15

16

Stacie Sullivan

17

Stacie Sullivan, CSR

18

19

20

21

22

23

24

25

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

4 In the Matter of
5

6 KATRINA NASON
7

8 Project No. 25-1003
9 99 Peach Lane, Milton
10 Section 95.4; Block 3; Lot 13.210
11 -----X

12 SKETCH - SUBDIVISION

13 Date: May 19, 2025
14 Time: 7:24 p.m.
15 Place: Town of Marlborough
16 Town Hall
17 21 Milton Turnpike
18 Milton, New York 12547

19 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
20 FRED CALLO
21 STEVE JENNISON
22 CINDY LANZETTA
23 JOE LOFARO
24 BOB TRONCILLITO
25 JOHN LaMELA

26 ALSO PRESENT: PAT HINES

27 GERARD COMATOS, ESQ.

28 JEN FLYNN

29

30 APPLICANT'S REPRESENTATIVE: CHRISTOPHER TERRIZZI
31

32

33

34

35

36 -----X
37 Stacie Sullivan, CSR
38 staciesullivan@rocketmail.com

KATRINA NASON - SKETCH SUBDIVISION

1 CHAIRMAN BRAND: Finally, under New
2 Application Review, we have Katrina Nason for a sketch
3 of their subdivision on Peach Lane.

6 MR. TERRIZZI: Yes, absolutely. Good evening
7 everyone. My name is Chris Terrizzi, engineer,
8 representing Ms. Katrina Nason, the owner of 99 Peach
9 Lane.

22 CHAIRMAN BRAND: Pat, do you want to go
23 through your comments?

24 MR. HINES: My first comment is exactly what
25 Chris just said. I won't repeat it.

KATRINA NASON - SKETCH SUBDIVISION

9 MR. TERRIZZI: Excessive.

10 MR. HINES: -- to be excessive.

11 MR. TERRIZZI: I would agree.

12 MR. HINES: The Code requires them to be
13 12 feet. So you can go something in between there if
14 you wanted to go wider. It does have to meet the Fire
15 Code. Because of the distance, they'll need turnoffs
16 and turnouts under the 2000 Fire Code.

17 MR. TERRIZZI: Yep.

18 MR. HINES: It looks like you're going to
19 disturb greater than an acre, so coverage under the DEC
20 Stormwater Permit will be required. It's residential.
21 If it's less than a five-acre disturbance, it's only an
22 E & S plan for that coverage.

23 I'm sorry. The driveways are 15 feet wide.
24 My Comment 4 just identifies that the driveways serving
25 the lots and such need to be at least 15 feet wide.

KATRINA NASON - SKETCH SUBDIVISION

1 Note 2 identifies the agricultural setback.

2 There's a couple other things in that Code, not just
3 the setback, but it requires screening, buffering.

4 MR. TERRIZZI: Now, is that applicable to
5 only the side that's adjacent to active ag? I mean,
6 the whole -- the property is bordered by active ag
7 pretty -- agricultural lands all the way around. I
8 guess the back end of the lot -- this is a pretty steep
9 slope from here up to this back property line, so
10 there's not going to be any development back here
11 (indicating). I would assume screening and buffering
12 would only be required along here (indicating).

13 MR. HINES: The idea is to protect the
14 residential structures from agricultural, you know,
15 overspray, I guess. I'll defer to the farmers in the
16 room. There's issues with that, and the Board has
17 worked with applicants in the past to incorporate some
18 either vegetative screening -- there's been a
19 combination of vegetative screening buffers. Certainly
20 in the rear where you're, you know, a hundred and some
21 feet away or hundreds of feet away, I'll take that into
22 account.

23 MR. TERRIZZI: Yeah. That would remain
24 wooded through there.

25 MR. HINES: I'll defer to the Board how much

KATRINA NASON - SKETCH SUBDIVISION

1 they want on that, but to meet that intent, I think
2 there does need to be some screening in the areas of
3 the sides here where the single-family residential lots
4 are.

5 MR. TERRIZZI: Understood.

6 MR. HINES: Health Department approval for
7 the septic will be required.

8 There is a 100-foot buffer. Is this a DEC
9 regulated wetland?

10 MR. TERRIZZI: It is a DEC regulated wetland.
11 It was flagged in 2021, so that's good for --

12 MR. HINES: It's still valid. So if you can
13 submit the validation. They signed that.

14 MR. TERRIZZI: I will do that.

15 MS. LANZETTA: Doesn't that expire in July?

16 MR. TERRIZZI: Yes. So I don't know if we
17 need that redone or how that goes.

18 MR. HINES: It wouldn't hurt with the new
19 regulations to have it redone. I don't know that it
20 will be done by July, but maybe. It's already the end
21 of May, last meeting in May.

22 Looking for the grading plan to incorporate
23 the proposed driveways. There is some topography there
24 that will have to be addressed.

25 The Highway Superintendent sign-off on the

KATRINA NASON - SKETCH SUBDIVISION

1 driveways. Sight distance should be added.

2 It looks like there will need to be new
3 culverts proposed where the stream crosses the
4 driveways. The driveways do come down in from the road
5 towards that stream crossing.

6 Limits of disturbance should be shown to
7 support the 4.5-acre disturbance.

8 And the Lot 1, the first duplex here, your
9 front yard setback is going to be parallel to the road
10 per the flag lot. So perpendicular, each lane. We're
11 going to require that. You're going to meet it. It
12 just needs to be labeled that way.

13 MR. TERRIZZI: I'll revise that.

14 CHAIRMAN BRAND: Comments or questions from
15 the Board?

16 MS. LANZETTA: Yes. I'm not too happy with
17 this proposal for a number of reasons. First of all,
18 it's only been four years since they were in for the
19 other four-lot subdivision, and this kind of goes back
20 to my concern about these creeping subdivisions. We
21 did four lots, the standard as minor, and then we come
22 back in like three or four years, and we do four more.
23 And it ends up with not, I don't think, very good
24 planning.

25 And the thought that we have these long

KATRINA NASON - SKETCH SUBDIVISION

1 driveways, the original driveway that was supposed to
2 go to the flag lot has the turnout, more or less, right
3 where -- it's not even reflected on here for that
4 length of a driveway. And now we're putting four more
5 houses on this -- what originally was supposed to be
6 only a single driveway. And the house that was
7 originally put in that you got the septic approval for
8 is not even -- now you've subdivided that place, so I
9 don't even know how the same septic approval would
10 apply to two new lots.

11 I'm concerned that this last driveway is very
12 significantly long and crosses into the wetland buffer,
13 which is one of the reasons that we kept this original
14 subdivision as far to the left as possible, to stay
15 away from that, and now we're talking about actually
16 crossing over through the buffered area to provide a
17 driveway for this house that is going way in the back.

18 And then, because we've got four lots, I'm
19 thinking, well, why don't we have a private road with
20 the four lots, that you could have some kind of
21 maintenance agreement, that you wouldn't have issues.
22 Just suppose -- I know people who live in these kinds
23 of conditions. And if these guys decide -- if this guy
24 decides he only cares about making sure that it's
25 plowed up to here, then, you know, maybe these guys

KATRINA NASON - SKETCH SUBDIVISION

1 think, oh, well, I'll just use his driveway until here,
2 and then all I have to do is plow that much. I mean,
3 it just gets really convoluted, and the likelihood of
4 neighbors not being happy with each other just gets
5 exponentially worse. And, you know, meanwhile, the
6 people who have subdivided and walked away, these
7 people are the ones that have to deal with this. It's
8 very unsafe to have these lengths, you know.

9 And as far as the Environmental -- the EAF,
10 you know, you say that you're not going to encroach on
11 any wetland, and you are encroaching on wetland. The
12 buffer area you're encroaching in.

13 MR. TERRIZZI: I can just move the driveway
14 out of the buffer. I don't think that's an issue, if
15 that's the concern, the driveway.

16 MS. LANZETTA: Yeah, but I don't know how
17 you're gonna do that without being right on the corner
18 of the other lot.

19 MR. TERRIZZI: This is just a proposal for
20 now. I can move things around as needed.

21 MS. LANZETTA: I just think that it should be
22 a private road and that there should be a maintenance
23 agreement.

24 MR. HINES: It actually fails on the private
25 road analysis because the duplexes are counted as two

KATRINA NASON - SKETCH SUBDIVISION

1 units on the private road, so there would be six.

2 MS. LANZETTA: I didn't even catch that there
3 was a duplex.

4 MR. TRONCILLITO: Two duplexes and two
5 singles.

6 MS. LANZETTA: Oh, my gosh.

7 MR. JENNISON: That's why I wanted to address
8 Number 2 of your concern, before we even had
9 discussions on this. Because Tommy is saying based on
10 the length of the driveway, compliance with the Fire
11 Code for turnarounds and turnouts is required.

12 MR. CALLO: I have to agree with Cindy. I
13 look at this and go, why don't you just put a road in
14 there and a cul-de-sac and put off whatever you want up
15 against the back part of the property and turn the road
16 over to the Town. Put a Town road in and turn it over
17 to the Town. Then no one has to maintain it except the
18 Town down the road. We just had a similar project come
19 through, and we talked the applicant into putting in a
20 Town road for future considerations. So I'm sitting
21 here, going the same thing. If I have to make one
22 person do it with a short road, then you're asking for
23 a longer road here, it's just -- this is just for good
24 planning down the road, like Cindy was saying. I have
25 to agree with what she just said.

KATRINA NASON - SKETCH SUBDIVISION

1 CHAIRMAN BRAND: Pat, she also brought up the
2 fact of the time limit from the last subdivision.
3 Isn't it in our Code that you're not allowed to do it
4 in a specific time frame?

5 MR. HINES: It's three years.

6 CHAIRMAN BRAND: This is just past that.

7 MR. HINES: That's New York State.

8 CHAIRMAN BRAND: So he's just past the three
9 years.

10 MR. HINES: I defer to Gerry.

11 MR. COMATOS: That's right.

12 MS. LANZETTA: I was involved with the
13 original subdivision, and it was -- we had a lot of
14 questions and issues with the wetlands and crossing.
15 You're also going to be crossing down here. You're
16 going to need culverts. And you did -- originally,
17 just for this one, you did a SWPPP.

18 MR. HINES: That one probably disturbed over
19 an acre alone just because of the length of the
20 driveways.

21 MS. LANZETTA: Yeah. We did a Stormwater
22 Pollution Prevention Plan. It's a very challenging
23 piece of property, and I think if you're gonna do it,
24 it's gotta be done well. If we had known that you were
25 looking to -- if the applicant had known that they were

KATRINA NASON - SKETCH SUBDIVISION

1 going to further subdivide, they should have said it
2 right upfront, and we could have worked something out
3 originally. I don't know about this.

4 MR. HINES: What was the original, just the
5 two lots in the front?

6 MR. TERRIZZI: Yes.

7 MS. LANZETTA: It was a four-lot subdivision.
8 It was the original house, and then they wanted this
9 and those two (indicating).

10 CHAIRMAN BRAND: Do you guys have anything
11 else on this one? Any other comments?

12 MR. TRONCILLITO: No. Cindy hit on basically
13 everything that I was going to mention anyway, so it
14 worked out good. Thank you.

15 MR. LOFARO: I kind of feel the same way.
16 Not to stop them from doing it, but it's gotta be done
17 a better way than what they've proposed.

18 CHAIRMAN BRAND: Do you think the applicant
19 would be willing to go the private road route?

20 MR. HINES: Town road.

21 CHAIRMAN BRAND: Town road. Sorry.

22 MR. TERRIZZI: Well, I don't want speak for
23 her, but just cost-wise, I'm sure that would prohibit
24 what she's looking to do, if she had to do that.

25 MS. LANZETTA: Why does it change with the

KATRINA NASON - SKETCH SUBDIVISION

1 duplex?

2 MR. HINES: It counts as a unit. So your
3 Code says that each unit is counted towards the four
4 that are allowed. I've gotta do some further research
5 on the three on a common driveway. I think you're only
6 allowed two.

7 MS. LANZETTA: Well, it's always been a
8 policy, two.

9 MR. HINES: The Town Board -- in other
10 municipalities I represent, the Town Board can waiver
11 it to three. But I'll have to check further into your
12 Code. The Town road cleans it up.

13 MS. LANZETTA: If you made these single
14 homes, then you could put a private road in.

15 MR. HINES: Yes.

16 MS. LANZETTA: That's another option that you
17 have.

18 MR. TERRIZZI: Right.

19 CHAIRMAN BRAND: I think that's it for this
20 one. Yes?

21 MR. CALLO: Yes.

22 CHAIRMAN BRAND: So reach out to the
23 applicant. See if they would be willing to do that,
24 make some of those changes, perhaps.

25 MR. TERRIZZI: Thank you.

KATRINA NASON - SKETCH SUBDIVISION

1 CHAIRMAN BRAND: Thank you. Anything else
2 from the Board?

3 (No response.)

4 CHAIRMAN BRAND: All right. We're adjourned.

5 Time noted: 7:39 p.m.

6

7

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

9

10 Certified to be a true and accurate transcript.

11

12 Stacie Sullivan

13 Stacie Sullivan, CSR

14

15

16

17

18

19

20

21

22

23

24

25