

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

2 -----X
In the Matter of

3 JERRICO HOLDINGS

4 Project No. 25-1005
5 32 Western Avenue, Marlboro
6 Section 108.12; Block 2; Lot 41
-----X

7 PUBLIC HEARING - SITE PLAN

8 Date: August 18, 2025
9 Time: 7:00 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
14 STEVE JENNISON
15 JOE LOFARO
BOB TRONCILLITO
JOHN LaMELA

16 ALSO PRESENT: PAT HINES
17
18 HANNAH ATKINSON, ESQ.
19 JEN FLYNN

20 APPLICANT'S REPRESENTATIVE: JOSHUA INDORF
21
22
23
24
-----X

25 Stacie Sullivan, CSR
staciesullivan@rocketmail.com

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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, August 18, 2025, Regular Meeting, 7:00.

7 On the agenda this evening we have the
8 approval of minutes for the August 4th and July 21st,
9 2025, meetings respectively. I'd like to have a motion
10 for that.

11 MR. JENNISON: I'll make a motion.

12 MR. TRONCILLITO: I'll second that.

13 CHAIRMAN BRAND: Any discussion?

14 (No response.)

15 CHAIRMAN BRAND: Any disapproval?

16 (No response.)

17 CHAIRMAN BRAND: Motion carries. The only
18 thing we have on the agenda tonight is a public hearing
19 for Jerrico Holdings, a public hearing of a site plan,
20 32 Western Avenue, Marlboro.

21 Legal Notice, Site Plan Application. Please
22 take notice a public hearing will be held by the
23 Marlborough Planning Board pursuant to the State
24 Environmental Quality Review Act, or SEQRA, and the
25 Town of Marlborough Town Code Section 155-31 on Monday,

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1 August 18, 2025, for the following application:
2 Jerrico Holdings, Inc., at the Town Hall, 21 Milton
3 Turnpike, Marlboro, New York, at 7:00 p.m. or as soon
4 thereafter as may be heard. The applicant is asking
5 for site plan approval for lands located at 32 Western
6 Avenue, Marlboro, New York, 12542, Section 108.12,
7 Block 2, Lot 41. Any interested parties either for or
8 against this proposal will have an opportunity to be
9 heard at this time. Chris Brand, Chairman of the Town
10 of Marlborough Planning Board.

11 How many mailings did you send out?

12 MR. INDORF: I'm sorry. I can't hear you.

13 CHAIRMAN BRAND: How many mailings did you
14 send out for the public hearing?

15 MR. INDORF: Like 52.

16 CHAIRMAN BRAND: Can you give those to --

17 MR. INDORF: So I forgot them, but I'm going
18 to bring them to Jen at 8:30 tomorrow morning. I
19 apologize. I don't know what I was thinking. It's
20 Monday.

21 CHAIRMAN BRAND: That's fair. But I will
22 tell you that if there are not the sufficient number,
23 then we will --

24 MR. INDORF: No, they're there. It's there.

25 CHAIRMAN BRAND: Great. Is there anyone here

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1 who has any questions about this project in general?

2 (No response.)

3 MR. JENNISON: I have a motion to close the
4 public hearing.

5 MR. CALLO: Second.

6 CHAIRMAN BRAND: Any --

7 MS. ATKINSON: I wanted to mention that this
8 is subject to the 62-day shot clock requirement. So if
9 you close the public hearing today, you have 62 days to
10 approve, even if you have any other issues that still
11 need to be settled as to DPW approval, et cetera.

12 CHAIRMAN BRAND: Thank you. There's a
13 motion, a second. Any discussion to close the public
14 hearing?

15 (No response.)

16 CHAIRMAN BRAND: Any objection?

17 (No response.)

18 CHAIRMAN BRAND: Any comments or questions
19 from the Board on this one?

20 (No response.)

21 CHAIRMAN BRAND: So I think the only thing
22 that we have to discuss on this is the recommendation
23 from the Ulster County Planning Board regarding parking
24 access. They are saying that it requires two parking
25 spaces where four are required, but as Pat pointed out

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1 in one of his previous comments, they do get credit for
2 on-street parking. Correct, Pat?

3 MR. HINES: Yes. There's a hamlet parking
4 section of your ordinance. I specified it in that
5 section of the Code. They get credit being in the
6 hamlet zoning for five on-street parking.

7 CHAIRMAN BRAND: So, just out of curiosity,
8 that would then take away all of their other comments?

9 MR. HINES: Yes. The County is suggesting
10 that they remove those two parking that they're
11 providing and take credit for the ones in the hamlet. I
12 think the ones that are provided are for residential
13 use. And I would just suggest that you condition the
14 approval on a sign-off by the County DPW. They cite an
15 issue regarding potential backing out into the County
16 roadway, but I believe there's sufficient parking with
17 the credit. But they probably want them for their
18 tenants, I'm sure, to have those two parking spots.

19 If the Board desired, they could condition
20 any approval on a sign-off from County DPW. If they
21 don't get that, they could get default approval without
22 those parking spots because they have the credit for
23 the hamlet parking.

24 MR. TRONCILLITO: Chairman?

25 CHAIRMAN BRAND: Yes.

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1 MR. TRONCILLITO: Just a couple of hundred
2 feet up, you got that apartment they put in, and
3 they're all backing out onto Western Avenue.

4 MR. HINES: That's why I was suggesting they
5 can contact DPW. I believe they pull in and out of
6 there now with previous uses.

7 MR. INDORF: There was a garage there. I
8 don't think we're asking for anything different. I
9 just wanted to put them on the side.

10 CHAIRMAN BRAND: So you have to override the
11 County -- we need a motion to do that?

12 MS. ATKINSON: What I was going to say is,
13 actually, you're going to be adopting the County's
14 suggestion; one of which is that you seek a waiver from
15 the off-street parking requirement. That's the 155-22
16 chapter. And section -- subsection 5 allows the
17 Planning Board at its discretion to reduce the parking
18 spaces necessary to specifically off-site parking as
19 part of the site plan review process for areas located
20 in the hamlet parking district, of which this is part.

21 MR. HINES: Yes, it is.

22 MS. ATKINSON: So you have the authority to
23 waive the off-street parking requirements anyway at
24 your discretion. So you can make a motion for that.
25 Then you're in conformance with the County's comments.

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1 CHAIRMAN BRAND: I'd like to have a motion to
2 waive the --

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

4 CHAIRMAN BRAND: Second?

5 MR. LaMELA: I'll second.

6 CHAIRMAN BRAND: Any discussion?

7 MR. TRONCILLITO: He's still able to use
8 those two parking spaces?

9 CHAIRMAN BRAND: Yes.

10 MR. INDORF: Okay.

11 CHAIRMAN BRAND: Any other questions?

12 (No response.)

13 CHAIRMAN BRAND: Any objection?

14 MR. INDORF: I was here last month, and the
15 whole meeting was about parking.

16 CHAIRMAN BRAND: It's all good. Any
17 objections to that?

18 (No response.)

19 CHAIRMAN BRAND: All right. I would like to
20 have a -- is there anything else we need?

21 MR. HINES: No. It's a Type II action.
22 Hannah and I had discussed this previously. Changing
23 use of an existing structure. So there's no SEQRA
24 review.

25 CHAIRMAN BRAND: I would like to have a

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1 motion to authorize the attorney to draft a Resolution
2 of Approval for the next meeting.

3 MR. TRONCILLITO: So moved.

4 MR. CALLO: I second.

5 CHAIRMAN BRAND: Any discussion?

6 (No response.)

7 CHAIRMAN BRAND: Any objection?

8 (No response.)

9 CHAIRMAN BRAND: So we will have that for you
10 ready at the next meeting.

11 MR. INDORF: So I have to come back one more
12 time again?

13 CHAIRMAN BRAND: Hopefully, yes.

14 MR. INDORF: Can I start building the parking
15 area or no?

16 CHAIRMAN BRAND: No.

17 MR. INDORF: All right. So how does that
18 work? We come back for one more meeting?

19 MR. HINES: The Board will adopt the site
20 plan resolution at that point. You can take that to
21 the Building Department to get your necessary
22 approvals.

23 MR. INDORF: I appreciate that.

24 MS. FLYNN: That's actually September the
25 2nd. It's a Tuesday. It's upstairs in the board room.

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1 MR. INDORF: See you Tuesday.

2 MR. JENNISON: I will not be at that meeting.

3 MR. TRONCILLITO: Me neither.

4 CHAIRMAN BRAND: Anything else from the
5 Board?

6 (No response.)

7 MS. ATKINSON: Nothing else from me.

8 MR. HINES: I have nothing.

9 MR. INDORF: You all have a good night.

10 Thank you very much.

11 CHAIRMAN BRAND: Motion to adjourn.

12 MR. TRONCILLITO: I make that motion.

13 MR. JENNISON: Second.

14 CHAIRMAN BRAND: Any objection?

15 (No response.)

16 Time noted: 7:07 p.m.

17

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

19

20 Certified to be a true and accurate transcript.

21

22 Stacie Sullivan

23 Stacie Sullivan, CSR

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