

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 FINAL - SITE PLAN

8 Date: September 2, 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  
CINDY LANZETTA  
14 JOE LOFARO  
15 JOHN LaMELA

16 APPLICANT'S REPRESENTATIVE: JOSHUA INDORF  
17  
18  
19  
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21  
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24 -----X  
Stacie Sullivan, CSR  
25 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: I'm not going to read  
6 through the whole agenda. We only have one thing on  
7 the agenda this evening. It's Jerrico Holdings for a  
8 final of their site plan at 32 Western Avenue.

9                   We do also have the approval of the minutes  
10 for the August 18th, 2025, meeting. So I would like to  
11 have a motion for that.

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

13                  MR. LOFARO: I'll second.

14                  CHAIRMAN BRAND: Any discussion?

15                  (No response.)

16                  CHAIRMAN BRAND: Any objection?

17                  (No response.)

18                  CHAIRMAN BRAND: So moved.

19                  So we do have the Final Resolution as  
20 prepared by the attorney. Any discussion or questions  
21 from the Board?

22                  (No response.)

23                  CHAIRMAN BRAND: Any discussion or question  
24 from you? I would just like to point out that you are  
25 our first applicant where one of the conditions -- so

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1 all of the conditions have to be met within 180 days of  
2 the approval. So after this evening where we approve  
3 them, you have 180 days, and if you don't come before  
4 us in that 180-day window, you're not finished in those  
5 180 days, then you will have to -- your approval will  
6 expire and be ineffective. So just kind of keep an eye  
7 on the clock.

8 MR. INDORF: So what are my conditions? What  
9 do I need to do after this?

10 CHAIRMAN BRAND: So you would need to  
11 redesign the site to eliminate the backing into the  
12 right-of-way or reconfigure the layout to allow parking  
13 entirely on site or grant the waiver for off-street  
14 parking -- oh, we did grant that.

15 MS. LANZETTA: We did that.

16 CHAIRMAN BRAND: Otherwise it meets all  
17 codes. I don't think anything.

18 MR. INDORF: Good. I like that.

19 MR. CALLO: I noticed the cut-out with the  
20 Item 4.

21 MR. INDORF: I got it all prepped. The day  
22 after our evening meeting, I went down and I brought  
23 all the things to Jen. I went across the hall to Tom.

24 MR. CALLO: I saw the concrete truck last  
25 week.

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1                   MR. INDORF: Yeah. Tom says I don't need a  
2 permit for anything. He says as long as you're good on  
3 the Resolution, you can prep. I prepped. Now I was  
4 waiting for tonight and you say yes.

5                   CHAIRMAN BRAND: Basically --

6                   MR. CALLO: The front porch looks good too.

7                   MR. INDORF: Thank you. If you notice, the  
8 siding is different on the one building than the other,  
9 so I'm going to paint it two different colors so it  
10 looks like a little mini mall. Like two buildings  
11 instead of one. It's going to be neat.

12                  CHAIRMAN BRAND: So the only condition is  
13 that you pay all the municipal fees and consulting  
14 expenses and you have evidence of Ulster County  
15 Department of Public Works review and grant all the  
16 necessary approvals. So that would be like sewer or  
17 DOT, I guess.

18                  MS. LANZETTA: I think that's the DOT.

19                  CHAIRMAN BRAND: So they just have to give  
20 you final approval.

21                  MR. INDORF: For what?

22                  CHAIRMAN BRAND: I'm assuming it's for the  
23 parking and your road cuts. Just a review from the  
24 department of transportation.

25                  MR. INDORF: Do I have to do something for

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1           that? Are they working on that? I don't know how that  
2           works.

3                   MS. LANZETTA: You have to go to Ulster  
4           County.

5                   MR. INDORF: I have to go to Ulster County?

6                   MS. LANZETTA: Yeah, and ask them to come  
7           down. It's their road. Western Avenue is their road.  
8           So you have to get approval for what you're doing there  
9           from them as well.

10                  MR. INDORF: Okay. So who I do call for  
11           Ulster County? Is there a 1-800 number?

12                  MR. CALLO: Jen can give you the number.

13                  MS. LANZETTA: Well, it's on the website.

14                  MR. INDORF: The last meeting it was like you  
15           guys were taking care of Ulster County. I didn't have  
16           to do anything. Now I have to --

17                  MS. LANZETTA: That was to go to the Planning  
18           Board. Then the Planning Board responded that they're  
19           okay with it as long as the department of  
20           transportation -- well, that's not what it's called.

21                  CHAIRMAN BRAND: Public works.

22                  MS. LANZETTA: Public works okays it.

23                  MR. INDORF: And that's Ulster County?

24                  MS. LANZETTA: And that's Ulster County. If  
25           you go online and go to Ulster County government, just

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1 look for the department of public works, and then call  
2 there. They'll tell you who to contact.

3 MR. INDORF: Okay. They'll know about it?

4 CHAIRMAN BRAND: I would just wait until  
5 you're all done with everything.

6 MR. INDORF: Fine. Got it. Thank you. I  
7 appreciate that.

8 MS. LANZETTA: Well, the sooner you call,  
9 though, the better.

10 MR. INDORF: I'll do a little bit of both.  
11 I'll call and get it started. In the meantime, they'll  
12 finish.

13 CHAIRMAN BRAND: As far as the Resolution  
14 goes, is there any objection to the -- any discussion  
15 on the Resolution?

16 (No response.)

17 CHAIRMAN BRAND: Any objection to the  
18 Resolution?

19 (No response.)

20 CHAIRMAN BRAND: You're all set. Anything  
21 else from the Board this evening?

22 MS. LANZETTA: Do we poll the Board on that  
23 one or do we make a motion?

24 CHAIRMAN BRAND: We normally poll the Board,  
25 but there's only four of us, so if no one says no, then

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1 I think we're good.

2 MS. LANZETTA: Okay. We have to have a  
3 motion to offer it and a second.

4 CHAIRMAN BRAND: All right. Cindy Lanzetta  
5 offers it. It was seconded by Joe Lofaro. I'll poll  
6 the Board. Yes for me. Lanzetta.

7 MS. LANZETTA: Yes.

8 CHAIRMAN BRAND: Lofaro.

9 MR. LOFARO: Yes.

10 CHAIRMAN BRAND: Callo.

11 MR. CALLO: Yes.

12 CHAIRMAN BRAND: LaMela.

13 MR. LaMELA: Yes.

14 CHAIRMAN BRAND: Good. All done. You're all  
15 set. Anything else from the Board?

16 MS. LANZETTA: I just wanted to point out  
17 that Jen sent out the Town Board had introduced the law  
18 for the ADUs. I don't know if you want us to -- I know  
19 in the past we've looked it over, and then if we want  
20 to make comments, we can send them to the supervisor's  
21 office, or do you want us to bring them back to the  
22 Board?

23 CHAIRMAN BRAND: Bring it back to the Board.  
24 And I did authorize Jen to send it out to the attorney  
25 as well as the engineer to review.

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1 MS. LANZETTA: But, I mean, what about our  
2 responses?

3 CHAIRMAN BRAND: At the next Board meeting,  
4 we'll be able to do that, if you guys just want to  
5 review that for the next Board meeting.

6 Motion to adjourn?

7 MS. LANZETTA: I'll make that motion.

8 MR. LOFARO: I'll second it.

9 Time noted: 7:07 p.m.

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

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14 Certified to be a true and accurate transcript.

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16 Stacie Sullivan

17 Stacie Sullivan, CSR

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