

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

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

4 JERRICO HOLDINGS

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

8 -----X

7 FINAL - SITE PLAN

8
9 Date: September 2, 2025
10 Time: 7:00 p.m.
11 Place: Town of Marlborough
12 Town Hall
13 21 Milton Turnpike
14 Milton, New York 12547

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16 BOARD MEMBERS: CHRIS BRAND, CHAIRPERSON
17 FRED CALLO
18 CINDY LANZETTA
19 JOE LOFARO
20 JOHN LaMELA

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22 APPLICANT'S REPRESENTATIVE: JOSHUA INDORF
23

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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: 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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Stacie Sullivan

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Stacie Sullivan, CSR

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