

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

In the Matter of

BOARD BUSINESS

BOARD BUSINESS

Date: October 6, 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  
HANNAH ATKINSON, ESQ.  
JEN FLYNN

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: Good evening. Agenda, Town  
6 of Marlborough Planning Board. On the agenda this  
7 evening we have the approval of the minutes for the  
8 September 2nd and September 15th meetings.

9                   Under Ongoing Application Review, we have  
10 Maple Branch Manor for a short-term rental for a final  
11 of their site plan at 28 Woodcrest Lane in Milton. We  
12 have Summit Drive Properties for a sketch of their site  
13 plan at Summit Drive in Marlboro. We have Dock Road  
14 for a preliminary site plan of their lot line and the  
15 proposed draft of the Negative Declaration and EAF Part  
16 III for the Board's consideration. Following that, we  
17 will have a public hearing for Dock Road on the site  
18 plan and lot line.

19                  Under New Application Review, we have the  
20 Marlborough Fire Department for a sketch of their site  
21 plan at 14 Grand Street in Marlboro. We have Sunrise  
22 on Hudson BnB for a sketch of their site plan at 6  
23 Cherokee Drive in Marlboro.

24                  Under Special Topics and Discussion, we have  
25 ADA review. And our next meeting will be held on

-BOARD BUSINESS-

1 Monday, October 20th.

2 MS. LANZETTA: ADU.

3 CHAIRMAN BRAND: What did I say?

4 MS. LANZETTA: You said ADA.

5 CHAIRMAN BRAND: I'm sorry. ADU.

6 I'd like to have a motion for the approval of  
7 the minutes for the September 2nd and September 15th  
8 meetings of the Planning Board.

9 MR. TRONCILLITO: I'll make the motion.

10 MR. CALLO: Second.

11 CHAIRMAN BRAND: Any discussion?

12 MR. JENNISON: I have a question just for our  
13 Board's interaction. Mr. Chairman, are we authorized  
14 to contact outside agencies as individuals, or should  
15 we be going through you to make those contacts?

16 CHAIRMAN BRAND: Could you clarify the  
17 question?

18 MR. JENNISON: On DOT, Ms. Lanzetta said that  
19 she personally contacted DOT at the end of June, and it  
20 was always my understanding that if anyone were to  
21 contact outside agencies, that we would go through the  
22 Chairman to do that.

23 CHAIRMAN BRAND: Is this under the  
24 September 2nd or September 15th?

25 MR. JENNISON: September 15th, page 20, 21.

-BOARD BUSINESS-

1                   CHAIRMAN BRAND: Normally I would say if you  
2 speak to outside agencies, you are speaking not as a  
3 representative of the Board, but as an individual.

4                   MR. JENNISON: But how do we separate  
5 ourselves when we're asking specific questions with  
6 regard to a matter that is before this Board?

7                   MS. LANZETTA: I typically say that I'm a  
8 person and I've spoken before the Town Board and the  
9 Zoning Board, and I typically say I'm on the Planning  
10 Board, but I want to make it clear that I'm speaking as  
11 an individual, a concerned individual, about a  
12 particular application.

13                  MR. JENNISON: But you stated that you  
14 contacted the DOT at the end of June, you know, about  
15 the properties, and so I'm taking that that you did  
16 that on your -- as a Planning Board member.

17                  CHAIRMAN BRAND: I think any member of the  
18 Board can do so as long as they're not stating that  
19 they're representing the Board. As far as I know -- I  
20 don't have the minutes in front of me -- I don't  
21 believe Ms. Lanzetta indicated that she was  
22 representing the Board.

23                  MR. JENNISON: Okay. I just want to bring  
24 that up. So we're free as members to just carte  
25 blanche go out and speak to other outside agencies?

-BOARD BUSINESS-

1 CHAIRMAN BRAND: As a member of the public,  
2 yes.

3 MR. JENNISON: Okay.

4 CHAIRMAN BRAND: As long as you make it clear  
5 that you are not representing the Board while doing so.

6 MR. JENNISON: Okay.

7 CHAIRMAN BRAND: So the motion was on the  
8 floor and seconded for the September 2nd and  
9 September 15th minutes. Any other further discussion?

10 (No response.)

11 CHAIRMAN BRAND: Any objection to approving  
12 those?

13 (No response.)

14 CHAIRMAN BRAND: So moved. Under  
15 Announcements, I just have a very quick announcement.  
16 I understand the Town of Marlborough and the rumor  
17 mills that we have, so I just wanted to clarify that at  
18 the end of my term in December, I will not be seeking  
19 reappointment to the Town of Marlborough Planning  
20 Board. I just wanted to put that out there.

21 (Time noted: 7:04 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 MAPLE BRANCH MANOR STR

4 Project No. 25-1006  
5 23 Woodcrest Lane, Milton  
6 Section 103.3; Block 3; Lot 22  
-----X

7 FINAL - SITE PLAN

8 Date: October 6, 2025  
9 Time: 7:05 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  
CINDY LANZETTA  
15 JOE LOFARO  
BOB TRONCILLITO  
16 JOHN LaMELA

17 ALSO PRESENT: PAT HINES  
18 HANNAH ATKINSON, ESQ.  
19 JEN FLYNN  
20

21 APPLICANT'S REPRESENTATIVE: CONSTANCE RAY  
22  
23  
24  
-----X

25 Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

MAPLE BRANCH MANOR STR - FINAL SITE PLAN

1 CHAIRMAN BRAND: First up, Ongoing  
2 Application, Maple Branch Manor, short-term rental, for  
3 a final of their site plan at 28 Woodcrest Lane in  
4 Milton.

5 MS. FLYNN: Chris.

6 CHAIRMAN BRAND: Yes.

7 MS. FLYNN: I just wanted to say what a joy  
8 it has been working with you all this time and thank  
9 you very much.

10 CHAIRMAN BRAND: Thank you.

11 Pat, you have no additional comments on this?

12 MR. HINES: Yeah. We have no outstanding  
13 comments. This was forwarded to Hannah for approval  
14 resolutions and SEQRA.

15 CHAIRMAN BRAND: Hannah.

16 MS. ATKINSON: Yes. Type II, so there's a  
17 resolution before you for consideration.

18 CHAIRMAN BRAND: It's just a Resolution of  
19 Approval; correct?

20 MS. ATKINSON: Yes.

21 CHAIRMAN BRAND: I'd like to have a motion to  
22 approve the Resolution of Approval for the Maple Branch  
23 Manor.

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

25 MR. LaMELA: I'll second.

MAPLE BRANCH MANOR STR - FINAL SITE PLAN

1 CHAIRMAN BRAND: Any discussion?

2 (No response.)

3 CHAIRMAN BRAND: Any objection?

4 (No response.)

5 CHAIRMAN BRAND: All right. You're all set.

6 MS. RAY: Thank you.

7 Time noted: 7:06 p.m.

8

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

10

11 Certified to be a true and accurate transcript.

12

13 Stacie Sullivan

14 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 SUMMIT DRIVE PROPERTIES

4 Project No. 23-1004  
5 Summit Drive, Marlboro  
6 Section 108.4; Block 6; Lot 29.311  
-----X

7 SKETCH - SITE PLAN

8 Date: October 6, 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  
14 STEVE JENNISON  
CINDY LANZETTA  
15 JOE LOFARO  
BOB TRONCILLITO  
16 JOHN LaMELA

17 ALSO PRESENT: PAT HINES

18 HANNAH ATKINSON, ESQ.

19 JEN FLYNN

20  
21 APPLICANT'S REPRESENTATIVES: MATT TOWNE  
NICK GALELLA  
22  
23

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

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: Next on the agenda we have  
2 Summit Drive Properties for a sketch of their site plan  
3 on Summit Drive in Marlboro. Good evening.

4                   MR. TOWNE: Hello.

5                   CHAIRMAN BRAND: I'm sure that many members  
6 of the public here are interested in this project, so  
7 if you could just provide an overview of the changes  
8 that you made.

9                   MR. TOWNE: Sure. So since the previous  
10 submittal, we've removed the access to Summit Drive --  
11 or down to Grand Street. It just didn't work. It was  
12 too steep, and there was no way we could make that  
13 work. So what we've done is reduced the density by a  
14 third. There were 48 total bedrooms. Now there's 32.  
15 So it's four town -- it's townhomes now also, which is  
16 different.

17                  CHAIRMAN BRAND: Could you repeat that number  
18 of bedrooms again? I'm sorry.

19                  MR. TOWNE: Number of bedrooms now is -- it's  
20 32. It was 48 in the previous proposal. So it's four  
21 buildings. Each building will have four units, and  
22 each unit will have two bedrooms. So that's  
23 essentially -- that's kind of the main difference. So  
24 we'll be providing access off Summit Drive again.  
25 That's really the main gist of what we've done.

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: Great. Thank you.

2                   Pat, would you run through your comments real  
3 quickly?

4                   MR. HINES: Sure. Again, this is a concept  
5 plan. A little bit of it's going back kind of to where  
6 the original one was with less units. It went from 24  
7 proposed originally. It's now at 16. The access drive  
8 is now back to the cul-de-sac at Summit, and the  
9 sanitary sewer will go back down to Grand Street as an  
10 easement.

11                   The project does require a municipal sewer  
12 extension. It needs approval for that from the Town  
13 Board. It is not in the sewer district, and these  
14 units would not be permitted without sewer. So that's  
15 a Town Board action, which could or could not happen in  
16 the future.

17                   We need a revised EAF for the project that  
18 will detail the current plan as designed.

19                   We just have a comment that there's special  
20 use notes on the plan. Those are actually just the  
21 requirements for the multifamily in the R zone.  
22 Special use permits are dictated by Section 155-32E for  
23 the whole host of items that are under the purview of  
24 the Planning Board, which we'll be going over as this  
25 project moves through the process.

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1                   Lot area calculations should be put back on  
2                   the plans depicting the amount of usable area on the  
3                   site, removing the steep slopes.

4                   I'm suggesting that this would be a candidate  
5                   for a preliminary conference joint meeting. We had one  
6                   before on this, but the scope of the project has  
7                   changed, the access point has changed back since that  
8                   meeting. So the Board may want to do that.

9                   And, again, this is just a sketch plan at  
10                  this point, so further comments once we get detailed  
11                  design plans will be forthcoming.

12                  CHAIRMAN BRAND: Thank you. Comments or  
13                  questions from the Board?

14                  MR. TRONCILLITO: Yeah, Mr. Chairman. I've  
15                  got some things I want to address with this man.

16                  I was up there this afternoon. Can you give  
17                  me a little bit more detail of what is going on with  
18                  the last house on the right-hand side with him painting  
19                  the line in the driveway and making them -- giving them  
20                  demands in regards to if they don't agree with what he  
21                  wants to do with regards to moving and taking the  
22                  right-of-way away from them, which makes it  
23                  difficult -- it's almost impossible to be able to get  
24                  in their driveway into the garage. And, to me, that's  
25                  unethical. So are you aware of what's going on there?

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1                   MR. TOWNE: I am not aware at all of --

2                   MR. TRONCILLITO: Well, I would advise you to  
3 get with your boss and find out what the heck he's  
4 doing up there. Because I find that almost immoral,  
5 what he's presenting to them, and making demands on  
6 them that they agree with what he wants, or if they  
7 don't, if they come up here and are against it, that  
8 he's going to pursue it even farther. So I don't know  
9 what's with that guy. I really don't. But I would  
10 check with your boss and find out what he is going to  
11 do up there. The last house on the right-hand side, I  
12 was up there for a half hour talking with the wife and  
13 the husband this afternoon.

14                  CHAIRMAN BRAND: Just out of curiosity, is  
15 that homeowner here this evening?

16                  MR. GRIFFITHS: (Indicating).

17                  CHAIRMAN BRAND: You are the homeowner. It's  
18 not a public input, but if you want to provide any  
19 additional clarification on that matter, I will allow  
20 you to do so this evening. If you could come up here  
21 and state your name for the stenographer.

22                  MR. TRONCILLITO: Go over some of that stuff  
23 that we discussed this afternoon because I think the  
24 public should know what this guy is doing to you.

25                  MR. GRIFFITHS: My name is Drew Griffiths. I

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1       reside at 8 Summit Drive.

2               Basically, a portion of my driveway is  
3 overlapped with part of Mr. Galella's property for the  
4 entryway for this development. We're currently in the  
5 works with trying to figure out a way to either get an  
6 easement with him or have to redo our driveway to avoid  
7 his property line. He did send me an email with some  
8 lists of demands that we're working between, basically  
9 saying that he'll give me the easement as long as I  
10 don't attend any more of the meetings, partially --  
11 basically, sending a letter to the Town saying I'm in  
12 agreeance of the whole project and basically paying for  
13 the easement costs.

14              We're trying to figure it out. We don't  
15 really have much property to work with up there. So,  
16 you know, we work with Steve from Top Seed and a couple  
17 of different paving companies to try to get some  
18 estimates for what it would cost to move our driveway.  
19 It's kind of financially out of our budget right now  
20 because we just had twins a month ago. So we're more  
21 inclined to try to work with Mr. Galella and try to  
22 find a way to make this easement work that is mutually  
23 beneficial for both parties. So we're currently in the  
24 works with that right now.

25              But, yeah, as you can see from the drawing,

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1       our driveway intersects part of his property line up  
2       there, up until the utility line. And I approached him  
3       probably six months ago, asking if we could find a  
4       solution to this, but I think he kind of wants to use  
5       it to his advantage for the project and try to shut us  
6       down. So that's basically all I have.

7               CHAIRMAN BRAND: Great. Thank you for  
8       providing some clarification.

9               MR. JENNISON: Are these going to be rentals,  
10      or are they purchasing each townhouse?

11              MR. TOWNE: Townhomes, I mean, they're  
12      typically owned by --

13              MR. GALELLA: They're going to be individual  
14      residences for sale.

15              MR. JENNISON: I can't hear you.

16              MR. GALELLA: They'll be individual  
17      residences for sale.

18              CHAIRMAN BRAND: That's Mr. Galella for the  
19      record.

20              Any other comments or questions from the  
21      Board?

22              MR. TRONCILLITO: Yes. I just wanted to ask  
23      Mr. Galella a question. I was up there today, talking  
24      with the families, the one that you're worried about a  
25      couple of feet up there in the driveway. And, I mean,

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1       they've had that piece of ground for years. I think  
2       eminent domain would take over. I don't understand why  
3       you're being so adamant about getting that little piece  
4       of ground, which is on the opposite side of the fence  
5       that you put up. I don't understand.

6               MR. GALELLA: I'm not. We have an agreement  
7       that I'm just going to give them the right-of-way.

8               MR. TRONCILLITO: What's that?

9               MR. GALELLA: I said I'm not. We have an  
10       agreement that he's going to get the right-of-way, the  
11       easement, to cross.

12              CHAIRMAN BRAND: You said that the property  
13       owner will get the easement? That's what you just said  
14       on the record?

15              MR. GALELLA: I'm sorry?

16              CHAIRMAN BRAND: That the property owner will  
17       receive an easement, and it won't interfere with the  
18       property he currently owns at the moment; is that what  
19       you're saying?

20              MR. GALELLA: That's our last correspondence,  
21       that we're going to grant an easement for him to  
22       cross -- for the driveway to cross.

23              CHAIRMAN BRAND: No strings attached to that  
24       easement?

25              MR. GALELLA: No.



*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND:  No.

2                   MR. GALELLA:  I mean, was there a comment  
3 saying that something was attached?  Is that what  
4 you're asking me?

5                   MR. TRONCILLITO:  Yes.  I was up there this  
6 afternoon.  I spoke with them.

7                   MR. GALELLA:  Right.  We've been in contact  
8 also.

9                   MR. TRONCILLITO:  You say one thing.  They  
10 say another.

11                  CHAIRMAN BRAND:  I just want to have both  
12 sides on the record moving forward, so we have that.

13                  Pat, your recommendation is for the Planning  
14 Board to declare itself -- declare its intent to act as  
15 lead agency?

16                  MR. HINES:  Yes.  We had not circulated SEQRA  
17 on this.  It would be appropriate early on to do that  
18 so we can get that started.  We've had a couple of  
19 different versions go back and forth so that never was  
20 done.  We can do that at this time.  And then our  
21 recommendation is to bring it to one of those  
22 conferences if the Board wants.

23                  CHAIRMAN BRAND:  All right.  I'd like to have  
24 a motion to have the Planning Board declare its intent  
25 for lead agency and circulate for the same on this

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1 project.

2 MR. LOFARO: I'll make that motion.

3 CHAIRMAN BRAND: Is there a second?

4 UNIDENTIFIED AUDIENCE MEMBER: Just as a  
5 point of order --

6 CHAIRMAN BRAND: Is there a second on the  
7 motion to declare the Planning Board as lead agency?

8 MR. TRONCILLITO: I'll have to second it, I  
9 guess.

10 CHAIRMAN BRAND: Any discussion as acting as  
11 lead agency for this project?

12 (No response.)

13 CHAIRMAN BRAND: Any further discussion?

14 MR. JENNISON: Yeah. I'd just like to say,  
15 why are we moving -- we just took lead agency on this,  
16 but this really has to go to the Town because if the  
17 Town Board decides that they're not going to be  
18 accepted into the sewer district, this is really a moot  
19 point.

20 MR. HINES: They'll be an involved agency  
21 under the SEQRA process. They couldn't take that  
22 action until --

23 MR. JENNISON: Until we took lead agency?

24 MR. HINES: Until a SEQRA determination.  
25 They could have meetings, but no agency can make a

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1 decision until the lead agency closes SEQRA.

2 MR. JENNISON: Gotcha. Thank you.

3 CHAIRMAN BRAND: Is there any objection to  
4 that motion?

5 (No response.)

6 CHAIRMAN BRAND: That passes. So Pat also  
7 recommended having this become one of our preliminary  
8 conference joint meetings. Jen, when would we be able  
9 to do that?

10 MS. FLYNN: Probably not until November 17th.

11 CHAIRMAN BRAND: November 17th. I'd like to  
12 have a motion for us to hold a preliminary conference  
13 at the November 17th meeting.

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

15 MR. LaMELA: I'll second it.

16 CHAIRMAN BRAND: Any discussion?

17 (No response.)

18 CHAIRMAN BRAND: Any objection?

19 (No response.)

20 CHAIRMAN BRAND: All right. We will have the  
21 preliminary conference -- November 17th you said, Jen?

22 MS. FLYNN: Yes.

23 MR. TRONCILLITO: It's at 6:00?

24 MS. FLYNN: It's 6:30.

25 CHAIRMAN BRAND: And, Jen, you will notify

*SUMMIT DRIVE PROPERTIES - SKETCH SITE PLAN*

1 all the --

2 MS. FLYNN: Yes.

3 CHAIRMAN BRAND: Perfect. Anything else on  
4 this one from the Board?

5 (No response.)

6 CHAIRMAN BRAND: Thank you.

7 Time noted: 7:17 p.m.

8

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

10

11 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 DOCK ROAD

4 Project No. 24-2003  
5 103-137 Dock Road, Marlboro  
6 Section 109.1; Block 3; Lot 13,  
14, 14.200, 15, 16, 17.200, 18, 19  
7 Section 108.4; Block 3; Lot 29.100  
-----X

8 PRELIMINARY - SITE PLAN/LOT LINE

9  
10 Date: October 6, 2025  
11 Time: 7:17 p.m.  
12 Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

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

18 ALSO PRESENT: PAT HINES

19 HANNAH ATKINSON, ESQ.

20 JEN FLYNN

21 APPLICANT'S REPRESENTATIVES: MARK BLANCHARD, ESQ.  
22 ABIGAIL RUDOW  
23 RON CYPERS  
ANGELO LAINO

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

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1                   CHAIRMAN BRAND: Next up we have Dock Road  
2                   for a preliminary of their site plan. Pat, you have  
3                   nothing on this one?

4                   MR. HINES: No. This is here for the Board  
5                   to consider action under SEQRA, and I saw that Hannah  
6                   had some documents for the Board that I believe you  
7                   have before you.

8                   CHAIRMAN BRAND: Do you just want to clarify  
9                   that for me?

10                  MS. ATKINSON: Yes. We've prepared a couple  
11                  of documents. One of those is the EAF Part III, which  
12                  basically just points you to the Negative Declaration,  
13                  and then the Negative Declaration is a pretty extensive  
14                  document, which goes through both the -- what is that  
15                  called?

16                  MR. HINES: The local waterfront development.

17                  MS. ATKINSON: Waterfront development  
18                  policies, and then reviews the County comments and the  
19                  Board's responses to the County comments, and then  
20                  other environmental review that's required basically to  
21                  state that there will be no significant environmental  
22                  impacts from this project.

23                  CHAIRMAN BRAND: And if I'm not mistaken, the  
24                  EAF was adopted at the last meeting. However, there  
25                  was a meeting or --

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1 MS. ATKINSON: The Part II was adopted at the  
2 previous meeting. So this is just the Part III, to  
3 close that out, and mostly just point you to the  
4 Negative Declaration.

5 MR. HINES: The Part II was I believe the  
6 July 21st meeting. We had gone over it the month  
7 before in June in detail. There was some other  
8 submissions. And then this Board on 21 July, I believe  
9 was the date, adopted the Part II as prepared.

10 CHAIRMAN BRAND: Great. Comments or  
11 questions from the Board regarding the Part III EAF?  
12 Cindy.

13 MS. LANZETTA: On page 14, there is a  
14 mitigation that states that there will be a donation of  
15 land for a municipal parking lot, and I'm wondering if  
16 this is stated as a mitigation measure within the  
17 SEQRA. Is that something that can be a condition of  
18 approval?

19 MS. ATKINSON: I'm sorry. Page 14, you're  
20 looking at the dedication for parking. This is  
21 something that the applicant consented to, and I  
22 confirmed that before drafting this document. I'm not  
23 sure whether they would consent to making it a  
24 condition of approval.

25 Do you have an issue with that, Mark? Or is

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1           that satisfied already? We did that process.

2                       MR. BLANCHARD: I'm sorry. What was the  
3           second part of that question?

4                       MS. ATKINSON: Is it completed, the process  
5           of dedication?

6                       MR. BLANCHARD: Oh, no. We haven't completed  
7           the process yet. The dedication, I have no issue  
8           making it a condition of approval. Our issue,  
9           actually, kind of supported that position. We didn't  
10          want to undertake it prior to approval. But with site  
11          plan approval, then that sort of like would check the  
12          domino effect and then we could start to undertake the  
13          dedication process. Well, the transfer to the Town and  
14          the dedication, yes.

15                      MS. ATKINSON: I would make it a condition of  
16          approval, if that's what the Board would like.

17                      CHAIRMAN BRAND: Sure. Is there any  
18          objection to having that be a condition of approval?

19                      (No response.)

20                      MS. LANZETTA: And then the other portion  
21          that I was wondering about was under page 23. We never  
22          did assess -- do a visual assessment from the river  
23          view itself, and policy 3 is to protect scenic  
24          resources. I would like to see in there a mitigation  
25          that would require nonreflective and natural earth-tone



*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1 colors as part of, you know, the best practices in  
2 mitigating the impact from the river view of the  
3 condominiums and the townhouses.

4 CHAIRMAN BRAND: Nonreflective and  
5 earth-tone?

6 MS. LANZETTA: Yeah, which is basically, you  
7 know, the best practices and recommended by DEC and a  
8 number of other --

9 MR. JENNISON: What historical park is across  
10 from the yacht club that would be in view?

11 MS. LANZETTA: I'm talking about from the  
12 river. When you're on the river in a boat and you're  
13 going by, the visual impact of that.

14 MS. RUDOW: Abby Rudow. We did do a visual  
15 assessment from I believe it's called Bowdoin Park  
16 across the river. That was supposed to be kind of  
17 placement for both the recreational resource and also  
18 kind of a stand-in for a river view. We didn't do any  
19 kind of rendering from a boat within the river, but it  
20 is kind of a similar viewpoint from just across the  
21 river.

22 MS. LANZETTA: No. It is a different  
23 viewpoint. It was recommended by a number of the  
24 people who commented on the visual assessment and the  
25 County as well. So, I mean, this is -- it's just best

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1 practices that when you're putting these townhouses on  
2 the river these days -- if you go down to Cold Spring  
3 and you look across over at Plum Point, you'll see half  
4 of that project was an earth-tone color and the other  
5 half is white, and it's very stark. The contrast is  
6 very -- it's really a great way to take a look at the  
7 difference for something that's visible from the river.  
8 So that's all I'm asking, is to say that we really  
9 should put in there as mitigation to visual impact --  
10 the possible visual impact, is that we require  
11 nonreflective and natural earth-tone colors. That's  
12 all.

13 MR. BLANCHARD: We have no objection to that,  
14 that concept. It certainly can be a condition. But I  
15 do want -- I want to make sure the record is complete.  
16 What Abby, our engineer, was just saying was that we  
17 did undertake and submit that documentation to the  
18 Board, the visual impact from the perspective of the  
19 park across the street [sic]. If you're saying now we  
20 needed to do it on a boat that's moving up and down the  
21 river, that has not been submitted, but the visual  
22 impact from the park across was submitted.

23 MS. LANZETTA: Yes.

24 CHAIRMAN BRAND: To speed things along, do  
25 you have any issue with making sure that you use

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1 nonreflective and earth-tone colors as viewed from the  
2 portions that will be visible from the river?

3 MR. BLANCHARD: No. We don't -- sure. We  
4 can work with the Town and make sure we could implement  
5 that, for sure.

6 CHAIRMAN BRAND: Anything else from anyone?

7 (No response.)

8 CHAIRMAN BRAND: So, then, Hannah, you  
9 have -- we had the motion to approve the EAF Part III.  
10 That was seconded. We had discussion. Was there any  
11 objection to approving EAF Part III?

12 (No response.)

13 CHAIRMAN BRAND: So we will say EAF Part III  
14 is approved. And then, Hannah, I believe the next  
15 portion of this would be the Negative Declaration.

16 MS. ATKINSON: I think you need a roll call  
17 vote on that just for --

18 CHAIRMAN BRAND: Sure. Chairman Brand, yes.  
19 Member Lofaro.

20 MR. LOFARO: Yes.

21 CHAIRMAN BRAND: Member Troncillito.

22 MR. TRONCILLITO: Yes.

23 CHAIRMAN BRAND: Member Jennison.

24 MR. JENNISON: Yes.

25 CHAIRMAN BRAND: Member Lanzetta.

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1 MS. LANZETTA: No.

2 CHAIRMAN BRAND: Member Callo.

3 MR. CALLO: Yes.

4 CHAIRMAN BRAND: Member LaMela.

5 MR. LaMELA: Yes.

6 CHAIRMAN BRAND: Then the next was your

7 Negative Declaration; correct, Hannah?

8 MR. JENNISON: Hannah?

9 MS. ATKINSON: I'm sorry.

10 CHAIRMAN BRAND: The next part was the  
11 Negative Declaration and the SEQRA, State Environmental  
12 Quality Review Act. Is there anything there you would  
13 like to point out?

14 MS. ATKINSON: Well, Cindy just pointed out a  
15 couple of things, and I think, as I said before, I went  
16 through and discussed all of the County comments, and I  
17 think the Board had discussed either to accept, or on a  
18 couple, voting to reject those comments by County for  
19 certain reasons and took a vote for that purpose. But,  
20 otherwise, this is I would say pretty standard, and the  
21 effect ultimately that you will be voting on is to make  
22 a determination that because of all these mitigation  
23 measures that the applicant has agreed to, that there  
24 will be no significant environmental impact from this  
25 project.

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

1                   CHAIRMAN BRAND: Great. I'd like to have a  
2 motion to approve the SEQRA Negative Declaration, State  
3 Environmental Quality Review Act, Negative Declaration,  
4 Notice of Determination of Non-Significance for this  
5 project.

6                   MR. JENNISON: I'll make the motion.

7                   MR. TRONCILLITO: I'll second it.

8                   CHAIRMAN BRAND: Any discussion?

9                   (No response.)

10                  CHAIRMAN BRAND: I will poll the Board.

11 Chairman Brand, yes. Lofaro.

12                  MR. LOFARO: Yes.

13                  CHAIRMAN BRAND: Troncillito.

14                  MR. TRONCILLITO: Yes.

15                  CHAIRMAN BRAND: Jennison.

16                  MR. JENNISON: Yes.

17                  CHAIRMAN BRAND: Lanzetta.

18                  MS. LANZETTA: No.

19                  CHAIRMAN BRAND: Callo.

20                  MR. CALLO: Yes.

21                  CHAIRMAN BRAND: LaMela.

22                  MR. LaMELA: Yes.

23                  CHAIRMAN BRAND: All right. I believe that  
24 takes care of that portion of it.

25                  Time noted: 7:26 p.m.

*DOCK ROAD - PRELIMINARY SITE PLAN/LOT LINE*

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

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

In the Matter of

DOCK ROAD

Project No. 24-2003  
103-137 Dock Road, Marlboro  
Section 109.1; Block 3; Lot 12, 13,  
14, 14.200, 15, 16, 17.200, 18 and 19  
Section 108.4; Block 3; Lot 29.100

PUBLIC HEARING - SITE PLAN/LOT LINE

Date: October 6, 2025  
Time: 7:27 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  
  
HANNAH ATKINSON, ESQ.  
  
JEN FLYNN

APPLICANT'S REPRESENTATIVES: MARK BLANCHARD, ESQ.  
ABIGAIL RUDOW  
RON CYPERS  
ANGELO LAINO

Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

*DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE*

1                   CHAIRMAN BRAND: We will move right along,  
2                   then, into the Legal Notice and the Public hearing.

3                   Legal Notice, Lot Line Change, Site Plan, and  
4                   Special Use Permit.

5                   Please take notice a public hearing will be  
6                   held at the Marlborough Planning Board pursuant to the  
7                   Town of Marlborough Town Code Section 134-9, Section  
8                   155-31 and Section 155-32 on Monday, October 6th, 2025,  
9                   for the following application, Orchards on Hudson  
10                  Residential Development, Dock Road, at the Town Hall,  
11                  21 Milton Turnpike, Milton, New York, at 7:00 p.m. or  
12                  as soon thereafter as may be heard. The applicant is  
13                  asking for approval of lot line changes, site plan  
14                  approval, and special use permit for a 106 multi-family  
15                  development with clubhouse on lands located at 103-137  
16                  Dock Road in Marlboro, New York, 12542, Section 109.1;  
17                  Block 3; Section 108.4; Block 3; Lots 12, 13, 14,  
18                  14.200, 15, 16, 17.200, 18, 19, and Lot 29.100. Any  
19                  interested parties, either for or against this  
20                  proposal, will have an opportunity to be heard at this  
21                  time. Chris Brand, Chairman, Town of Marlborough  
22                  Planning Board.

23                  And you sent out the mailings?

24                  MR. BLANCHARD: Yes. Well --

25                  MR. CYPERS: Yes.



*DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE*

1 MR. BLANCHARD: Yes.

2 MR. HINES: You scared me.

3 MR. BLANCHARD: No, no. For a second, you  
4 caught me. I took the "you" literally. We had the  
5 mailings sent out, yes.

6 MS. FLYNN: Do you have them with you?

7 MS. RUDOW: We can send it to you. We have  
8 everything.

9 MS. FLYNN: Do you know how many went out?

10 MS. RUDOW: I can get that for you. Give me  
11 a minute.

12 MR. BLANCHARD: The same one as last time.  
13 We used the same.

14 CHAIRMAN BRAND: This is a public hearing.  
15 Oh, Pat, I'll go to you first. You have nothing else  
16 on this; right?

17 MR. HINES: Yeah, no. This is here for a  
18 public hearing. This is the second public hearing. We  
19 had one before the SEQRA determination, and this is a  
20 public hearing to be held after the SEQRA  
21 determination. We don't have any new plans. As the  
22 project moves forward, we have some technical items  
23 that are outstanding, which we will work out with the  
24 applicant as the project moves forward.

25 CHAIRMAN BRAND: Is there anyone here that

*DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE*

1           would like to speak out either for or against this  
2           project at this time?

3                       Please just state your name for the  
4           stenographer.

5                       MS. SIMONFSKY: Mici Simonofsky, Marlboro,  
6           New York.

7                       I just have a question because I'm not sure.  
8           The lot line revision, does that involve any of the  
9           parcels along the 9W, or is that a lot line revision  
10          within the 25 acres?

11                      CHAIRMAN BRAND: Pat, do you want to address  
12          that?

13                      MR. HINES: It does include parcels that  
14          currently front on Route 9W. Basically, those shaded  
15          areas on that map. It's difficult to read, but there's  
16          two shaded areas that are going to be incorporated into  
17          the larger parcel that's the subject of the  
18          multi-family development.

19                      MS. SIMONFSKY: So I would just like to make  
20          a comment that it doesn't quite make sense that those  
21          five parcels do not have to say what any possible  
22          intention they might have for those parcels, and yet  
23          they're still asking the Town -- or the Planning Board,  
24          I should say, to approve a lot line revision, which  
25          allows them more property -- or less property. I'm not

*DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE*

1       sure which way it goes. But it would seem that that  
2       would necessitate the public to believe that that  
3       should also be included in this. Thank you.

4               CHAIRMAN BRAND: Any other comments or  
5       questions from the public?

6               MS. SCHOONMAKER: Judy Schoonmaker, Marlboro,  
7       New York.

8               I would reiterate that I think the entire  
9       parcel should be included in this. I said so last  
10      time. But you brought up earlier the issue with the  
11      parking. I don't know how it's coming out, but I'm  
12      extremely concerned that when parking is dedicated and  
13      made part of the Town, whether it's coming up Dock Road  
14      or whatnot, the issue of having handicapped mobility  
15      accessible parking on the east side of 9W is extremely  
16      important.

17              My 96-year-old husband is mobility impaired.  
18      He does not use a wheelchair. He does not use a  
19      walker. He does not use a mobility scooter. The only  
20      place we can park to get to the Falcon is in front of  
21      that corner house that's boarded up and is a current  
22      eyesore near the fire hydrant.

23              If, what I saw at some point, the proposed  
24      lot to be dedicated for parking is somewhere down Dock  
25      Road, no one with any kind of mobility impairment is

*DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE*

1       going to get up Dock Road. You're not going to push a  
2       wheelchair up. There are electric wheelchairs that  
3       aren't going to make it up unless you bought a really  
4       good one. If there is going to be Marlboro dedicated  
5       parking as part of this parcel, I strongly suggest that  
6       corner have dedicated mobility handicapped accessible  
7       parking. It allows you to get up to the Raccoon. It  
8       allows you to get to any number of other places.

9               I am not going to walk him across 9W. I'm  
10       not going to suggest anyone push someone across 9W or  
11       any other way. And I don't care what anyone does,  
12       including the State. 9W is dangerous to cross. And  
13       you've got the wonderful lights to get across where the  
14       bank is. You gotta stand in the middle of the street  
15       when those lights are blinking and maybe you'll get  
16       seen. The State has done, what I understand, the best  
17       they can do. Not sure that is, but that's what they  
18       have said. Down by the Falcon, it's not happening. We  
19       need good handicapped accessible parking on the east  
20       side of 9W, and this is the one time maybe we're going  
21       to have the option of getting it. Thank you.

22               CHAIRMAN BRAND: Thank you. Would anyone  
23       else like an opportunity to be heard?

24               (No response.)

25               CHAIRMAN BRAND: Anything from the Board?

*DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE*

1 (No response.)

2 CHAIRMAN BRAND: I'd like a motion to close  
3 the public hearing.

4 MR. JENNISON: Motion to close the public  
5 hearing.

6 MR. TRONCILLITO: I'll second that.

7 CHAIRMAN BRAND: Any discussion?

8 (No response.)

9 CHAIRMAN BRAND: Any objection?

10 (No response.)

11 CHAIRMAN BRAND: The public hearing is  
12 closed.

13 So, Hannah, just so that we're all clear, at  
14 our last meeting, we did authorize you to draft a  
15 Resolution of Approval for our next upcoming meeting,  
16 which would be the 20th.

17 MS. ATKINSON: I'll have it ready before then  
18 for you all to review a draft.

19 CHAIRMAN BRAND: Great.

20 MR. HINES: That will be a preliminary.

21 CHAIRMAN BRAND: Correct. Anything else?

22 (No response.)

23 CHAIRMAN BRAND: All right. Thank you.

24 MR. BLANCHARD: Thank you.

25 Time noted: 7:34 p.m.

## DOCK ROAD - PUBLIC HEARING SITE PLAN/LOT LINE

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

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4 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 MARLBOROUGH FIRE DEPARTMENT

4 Project No. 25-1007  
5 14 Grand Street, Marlboro  
6 Section 108.12; Block 1; Lot 18  
-----X

7 SKETCH - SITE PLAN

8 Date: October 6, 2025  
9 Time: 7:34 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 (RECUSED - NOT PRESENT)  
JOHN LaMELA

16  
17 ALSO PRESENT: PAT HINES

18 HANNAH ATKINSON, ESQ.

19 JEN FLYNN

20 APPLICANT'S REPRESENTATIVES: KENNETH GALE  
21 EDWARD PROSS

22  
23  
24 -----X  
25 Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: Next up under new  
2           Application Review, we have the Marlborough Fire  
3           Department for a sketch of their site plan at 14 Grand  
4           Street in Marlboro.

5                   Just for the record, Chairman Troncillito  
6           will be recusing himself from these discussions as a  
7           member of the Board.

8                   If you could just provide the public and the  
9           Board with a brief overview of what it is you have  
10          planned, we would appreciate it.

11                  MR. GALE: Sorry. Could you repeat that?

12                  CHAIRMAN BRAND: If you can just provide the  
13          public and the Board with a brief overview of what you  
14          have planned, that would be good.

15                  MR. GALE: Absolutely. So after the  
16          completion of two independent studies for the  
17          Marlborough Fire District, it was determined that  
18          additional apparatus space and what is called firematic  
19          space for tools and equipment is needed in the  
20          50-year-old fire station.

21                  Also, in the future, volunteer departments  
22          are tending to migrate towards part paid type of  
23          situations to complement the volunteers. Luckily, the  
24          Marlborough Fire Department has a very robust  
25          membership, and, generally, with the addition and



*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1       renovation of an existing station, that almost spurs  
2       additional volunteers and helps with retention.

3               Our proposed plan is to do an interior  
4       renovation and make the building fully ADA compliant  
5       with about 2300 square feet of interior renovation in  
6       the existing building and 8,814 square feet of addition  
7       space for the new fire station. The end result will be  
8       a fully code compliant, ADA compliant, and most  
9       importantly for a fire station, NFPA compliant of all  
10      the health and safety factors due to the elevated risk  
11      of cancer in fire service.

12              CHAIRMAN BRAND: Great. Thank you.

13              Pat, you have very limited comments on this  
14      one?

15              MR. HINES: Yes. So the Marlborough Fire  
16      District is a separate political subdivision in the  
17      Town of Marlborough. They are here I believe tonight  
18      to seek immunity from your zoning codes and for the lot  
19      line change. There's a process called the Monroe  
20      Balance Test. I know Hannah put together a memo. I  
21      had stuff stapled to mine. There's a nine point  
22      balance test that the Board can go through to basically  
23      weigh the benefits versus the detriment to the Town in  
24      order to grant immunity for this Board's action under  
25      the lot line change and site plan. I will defer to

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1 Hannah on that.

2 It is my opinion that we need to have a  
3 public hearing. We've done this before with cell  
4 towers on Town structures, various other uses in the  
5 Town have been before you to do this. It's the Monroe  
6 Balancing Test because it's the County of Monroe versus  
7 the City of Rochester. It's an airport case, where the  
8 Judge came up with this creative Monroe Balancing Test,  
9 as it's called, to do that. And I'm going to defer to  
10 Hannah on the rest.

11 MS. ATKINSON: Yes. There's some political  
12 entities that get full immunity, and that's the state  
13 and that's the federal government. So even  
14 subdivisions of the state -- and a fire district is a  
15 subdivision of the state, but it's not the state, so it  
16 doesn't get full absolute immunity like the state  
17 normally would. So instead we fall back to this Monroe  
18 Balancing Test or cases where there's limited immunity,  
19 and that applies to if you have other municipalities  
20 trying to get waivers from each other or the county or  
21 fire district.

22 So in this case we look to these nine  
23 factors, and basically if you find that they balance --  
24 they don't have to meet all of them, but you say  
25 whether they balance in favor or against immunity, and

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1       it's based on the public interest, basically. So I  
2       laid out these nine elements. I think my  
3       recommendation would be that the Board go through these  
4       nine elements, have discussion about whether you think  
5       it leans for or against granting immunity, and then  
6       having, as Pat said, a public hearing. And I think  
7       that probably -- depending on what Jen says, we can do  
8       that probably at the next meeting, and then grant  
9       approval, if the Board decides to waive immunity at  
10      that time.

11               I will mention, I think the district was  
12      asking for a Negative Declaration to be issued by the  
13      Planning Board and stated that it will be circulating  
14      for lead agency itself, and those things aren't  
15      compatible. So if the Board is going to waive  
16      immunity, it won't go forward and undertake SEQRA. So  
17      then you can circulate for lead agency at that time and  
18      make your own determination.

19               CHAIRMAN BRAND: Great. Hannah, since we  
20      don't all have the benefit of being attorneys, perhaps  
21      you could walk us through these nine things. The first  
22      is the nature and scope of the instrumentality seeking  
23      immunity.

24               MS. ATKINSON: Yes. So this is a fire  
25      district, and it's a district corporation and a

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1 subdivision of the state, as I said. They're distinct  
2 from the municipality. Even though the Town Board  
3 creates the fire district, it's kind of this interwoven  
4 power structure.

5 But I will note -- and this is something that  
6 comes in later, I believe under possibly Number 2 --  
7 fire districts are created through Article 11 of New  
8 York Town Law, and that does not explicitly grant  
9 complete immunity. So I would say between these two  
10 factors, they wouldn't necessarily weigh for or  
11 against, other than the fact that fire districts are  
12 for the public benefit for prevention of fire and other  
13 emergencies.

14 CHAIRMAN BRAND: Any comments or questions  
15 from the Board on either 1 or 2?

16 MR. LaMELA: I have a question. I just want  
17 to ask, if we grant immunity to any entity, fire  
18 district or otherwise, does that go beyond this  
19 project, or will it stay for only this project?

20 MS. ATKINSON: Eternally you mean? If you  
21 grant immunity and then it's immune forever? No, no.  
22 It will just be for this project.

23 MR. HINES: As was just described.

24 CHAIRMAN BRAND: Question 3, the kind of  
25 function or the land use involved.

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1                   MS. ATKINSON: Right. So I made a statement  
2                   that this is for the benefit of the community. It's  
3                   pretty obvious, I think, that this is a significant  
4                   need of the community, especially because, as they  
5                   stated in their application, there has been a really  
6                   significant rise in the population. So now we have  
7                   more people that need to be protected from fires and  
8                   other emergencies. So expanding their use doesn't seem  
9                   irregular, and it is probably a fact necessary for the  
10                  community.

11                 CHAIRMAN BRAND: Four, the effect the local  
12                 land use would have upon the enterprise concerned.  
13                 Kind of ties in with what you just spoke to; correct?

14                 MS. ATKINSON: It is. It goes to what kind  
15                 of -- if, in fact, you are to say that there was no  
16                 immunity here, it could extend the process. You would  
17                 have to go through your whole review of a site plan and  
18                 lot line, so it would stall the project, and especially  
19                 because they're going to be seeking a -- I believe a  
20                 referendum for funding purposes, all of that will be  
21                 delayed.

22                 CHAIRMAN BRAND: Again, it ties into your  
23                 next one, Number 5, alternative location. It's not  
24                 likely. More development. Not preferable.

25                 MS. ATKINSON: Yes. I mean, you could say

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1        maybe they should move entirely across town, but then  
2        you have more development necessary. Now they're not  
3        just doing a renovation; they're doing a whole new  
4        firehouse.

5                    CHAIRMAN BRAND: The impact upon legitimate  
6        local interests, we addressed that.

7                    MS. ATKINSON: Yes.

8                    CHAIRMAN BRAND: Alternative methods of  
9        providing the proposed improvement.

10                   MS. ATKINSON: I think this is the only fire  
11        district.

12                   CHAIRMAN BRAND: Right. Extent of public  
13        interest, we touched on briefly. Obviously, the fire  
14        department is very important to our community.

15                   And intergovernmental participation in the  
16        project development process and an opportunity to be  
17        heard.

18                   MS. ATKINSON: This one was in question, I  
19        think, but they have already had a public education  
20        meeting on this earlier in July, and then, as I said,  
21        there will be a public vote as to the funding later on.  
22        So there will be participation, and the fact that  
23        they're coming here before the Planning Board and  
24        seeking a waiver, I think shows further dedication to  
25        the process and communication with the Town.

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1                   MR. HINES: You'll be having a public hearing  
2                   as well.

3                   CHAIRMAN BRAND: Correct. So just  
4                   timeline-wise, you suggest a public hearing to be held  
5                   as soon as possible on the project. After the public  
6                   hearing, the Board will then decide whether or not to  
7                   grant the immunity for this project, and then --

8                   MS. ATKINSON: I can have a Resolution  
9                   prepared for approval in case you anticipate that might  
10                  be the case, and then, hopefully, we can get this  
11                  wrapped up on the 20th.

12                  CHAIRMAN BRAND: Barring -- any other  
13                  comments or questions from the Board?

14                  MS. FLYNN: I have one. I don't know if we  
15                  can make the 20th.

16                  MS. ATKINSON: For notice?

17                  MS. FLYNN: For notice and for them to get it  
18                  out in time for the people to receive it.

19                  MS. ATKINSON: I think we can make the notice  
20                  happen. We have two weeks. I'll coordinate with you.

21                  MS. FLYNN: The paper -- what is the  
22                  deadline? Do you know the deadline?

23                  CHAIRMAN BRAND: So let's do this. I'd like  
24                  to make a motion to schedule the public hearing for  
25                  the -- the 20th is our next meeting; correct, Jen?

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1 MS. FLYNN: Yes.

2 CHAIRMAN BRAND: So we'll schedule the public  
3 hearing for October 20th. And then -- well, let's do  
4 that first. I'd like to have that motion first.

5 MR. CALLO: I second.

6 MR. JENNISON: Motion.

7 CHAIRMAN BRAND: The motion is seconded. Any  
8 discussion or objection?

9 MS. FLYNN: You can't have it on the 2nd.

10 CHAIRMAN BRAND: On the 20th.

11 MS. FLYNN: Oh. You said if -- if it doesn't  
12 work on the 20th, you can't have it the first --

13 CHAIRMAN BRAND: We will not be having it.  
14 So the motion and the second was to schedule the public  
15 hearing on October 20th. That was -- motion seconded.  
16 Any objection to that?

17 (No response.)

18 CHAIRMAN BRAND: So we will do that. I would  
19 also like to have a motion for the attorney to draft  
20 the Resolution barring any significant public input at  
21 the public hearing to authorize you to give them  
22 immunity necessary to proceed.

23 MR. LOFARO: I'll make that motion.

24 CHAIRMAN BRAND: Is there a second?

25 MR. JENNISON: I'll second that.



*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1 CHAIRMAN BRAND: Any discussion on that?

2 (No response.)

3 CHAIRMAN BRAND: Any objection?

4 (No response.)

5 MR. JENNISON: So when an entity goes out for  
6 a public hearing, what is their requirement, still  
7 500 feet, or is it the whole district?

8 MS. ATKINSON: That is a good question.  
9 Surely it's not the whole district.

10 MR. GALE: So prior to the public  
11 presentation we gave on July 23rd, we sent out mailings  
12 to the entire Town of Marlborough.

13 MS. ATKINSON: That's lovely. I think that's  
14 really good. I don't think that's necessary, I would  
15 say. I think that was not for a public hearing. I  
16 think that was just for an educational meeting.

17 MR. GALE: Absolutely. What I'm asking is  
18 would that defer us from doing mailings for this  
19 public --

20 MS. ATKINSON: I don't believe so, but I will  
21 contact your -- is one of these your attorney?

22 MR. GALE: No. Our attorney is not here.

23 MS. ATKINSON: I'll contact your attorney and  
24 confirm that point.

25 MR. GALE: Thank you.

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1                   MR. JENNISON: That's why I'm asking about --  
2                   I mean, if they've got to contact the whole district,  
3                   that's an undertaking.

4                   MS. FLYNN: Just a reminder, they would have  
5                   to go certified, not just regular mail.

6                   MR. HINES: We're going to research whether  
7                   there's a mailing required.

8                   CHAIRMAN BRAND: We'll double-check on that.  
9                   Our attorney will clarify with your attorney.

10                  MR. GALE: And who would be doing the  
11                  mailings?

12                  CHAIRMAN BRAND: You're responsible for doing  
13                  the mailings.

14                  MR. JENNISON: The district is.

15                  MR. HINES: If there is a mailing required.

16                  CHAIRMAN BRAND: If there is. But if they  
17                  are, they're sent out via certified mail.

18                  MS. FLYNN: It has to be certified.

19                  CHAIRMAN BRAND: But not return receipt.

20                  MS. FLYNN: Correct.

21                  MR. JENNISON: This is the type of project,  
22                  they should just be able to put a sign up.

23                  MR. HINES: So with my other hat on, I went  
24                  through this process with one of my fire stations, and  
25                  we did not -- we had a public hearing before the

*MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN*

1 Planning Board in the town I live in, and we did not do  
2 a mailing by any means.

3 MS. ATKINSON: Right, because it wouldn't be  
4 a Town Code requirement under a site plan or a lot  
5 line. It's just whether or not you're granting  
6 immunity, so I think that's probably procedurally  
7 correct.

8 MR. JENNISON: How did you notify that they  
9 were having a public -- did you put a sign out?

10 MR. HINES: We put it in the paper as a  
11 standard public hearing, and then you can put it on the  
12 Town's website or the fire district's website. I think  
13 there should be some method of getting it out there.  
14 But I don't know that mailing to 500 people serves the  
15 purpose when the fire district had how many mailings  
16 last time?

17 MR. TRONCILLITO: Twenty-seven hundred.

18 MR. HINES: Yeah, 2700 residences in the fire  
19 district, residential parcels.

20 CHAIRMAN BRAND: We'll clarify that and  
21 provide you with the information.

22 MR. GALE: Thank you.

23 CHAIRMAN BRAND: We'll see you again on  
24 October 20th.

25 Time noted: 7:48 p.m.

## MARLBOROUGH FIRE DEPARTMENT - SKETCH SITE PLAN

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

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4 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 SUNRISE ON HUDSON BnB

4 Project No. 25-1008  
5 6 Cherokee Drive, Milton  
6 Section 103.3; Block 2; Lot 62  
-----X

7 SKETCH - SITE PLAN

8 Date: October 6, 2025  
9 Time: 7:49 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 HANNAH ATKINSON, ESQ.

19 JEN FLYNN  
20  
21  
22  
23  
24  
-----X

25 Stacie Sullivan, CSR  
staciesullivan@rocketmail.com

*SUNRISE ON HUDSON BnB - SKETCH SITE PLAN*

1                   CHAIRMAN BRAND: Next up, Sunrise on Hudson  
2 BnB for a sketch of a site plan on Cherokee Drive in  
3 Milton. Is the representative for Sunrise on Hudson  
4 here this evening?

5                   Pat -- there seems to be no representative  
6 here. Pat, is there anything -- I won't have you read  
7 all the comments if they're not here, but --

8                   MR. HINES: Yeah. So they submitted a  
9 survey. The surveyor has no clue that they're here  
10 using his survey. It's their survey. Bill James got  
11 the comments, and he is not representing them.

12                   The significant issue is that they need to  
13 show available parking. They're having three rental  
14 bedrooms, so, per your Code, the requirements are two  
15 spaces plus one for each bedroom. They need to show  
16 five parking spaces, which might be tough there based  
17 on the survey.

18                   I don't know if we can get these to the  
19 applicant. We'll figure out a way. We have their  
20 email. But it went to their -- what I thought was  
21 their consultant.

22                   CHAIRMAN BRAND: Any comments or questions  
23 from the Board to be included in this?

24                   (No response.)

25                   CHAIRMAN BRAND: Okay.

*SUNRISE ON HUDSON BnB - SKETCH SITE PLAN*

1                   Time noted: 7:50 p.m.

2

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

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5   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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