

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

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

4 BOARD BUSINESS

5 -----X  
6

BOARD BUSINESS

7 Date: November 17, 2025  
8 Time: 7:00 p.m.  
9 Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, New York 12547

10

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

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25 ALSO PRESENT: HANNAH ATKINSON, ESQ.  
PATRICK HINES  
JEN FLYNN

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

*-BOARD BUSINESS-*

1 CHAIRMAN BRAND: Agenda, Town of Marlborough  
2 Planning Board, November 17th, regular meeting at 7:00  
3 p.m. On the agenda this evening, in addition to the  
4 Preliminary Conference which we just held, we have the  
5 approval of the minutes for the November 3rd meeting.  
6 Under Ongoing Application Review, we have Sunrise on  
7 Hudson BnB for a sketch of their site plan at 6  
8 Cherokee Drive in Milton; we have Pendino and Ferro for  
9 a sketch of their lot line at 92 Old Indian Road. And  
10 under New Application Review, we have NJNL Properties  
11 for a sketch of a subdivision at 111-113 Western Avenue  
12 in Marlboro.

13 Jen, did you say something about  
14 announcements?

15 MS. FLYNN: I just wanted to tell everybody  
16 that you are way over your time for your training. So  
17 a lot gets carried over. Steve, you have an hour and a  
18 half. Fred, you have three. John, you have half.  
19 Cindy, you have 12. Joe, you have a half. And, Bobby,  
20 you have nine.

21 MR. TRONCILLITO: I have nine?

22 MS. FLYNN: Everything is carried over.

23 MR. TRONCILLITO: Good. I'm good for next  
24 year.

25 MS. FLYNN: Yes.

-BOARD BUSINESS-

1                   CHAIRMAN BRAND: Just to be clear, you're  
2                   saying that's what they have for next year?

3                   MS. FLYNN: Yes. It gets carried over.

4                   MR. JENNISON: I make a motion to approve the  
5                   minutes.

6                   CHAIRMAN BRAND: There's a motion on the  
7                   floor to approve the November 3rd minutes. Is there a  
8                   second?

9                   MR. LOFARO: I'll second.

10                  CHAIRMAN BRAND: Any discussion?

11                  (No response.)

12                  CHAIRMAN BRAND: Any objection?

13                  (No response.)

14                  CHAIRMAN BRAND: So moved.

15                  Time noted: 7:04 p.m.

16                  (Whereupon agenda proceeded and Board  
17                  Business was held again at the end of the  
18                  agenda.)

19                  CHAIRMAN BRAND: Anything else from the  
20                  Board?

21                  MR. CALLO: Yeah. One thing. When are we  
22                  with the ADUs? I notice we got the comments back from  
23                  the County on ADUs. Where's the Town with that right  
24                  now?

25                  CHAIRMAN BRAND: Hannah, do you have any

-BOARD BUSINESS-

1                   insight on that?

2                   MS. ATKINSON: I'm sorry. What was that?

3                   MR. CALLO: The ADUs, where are we at in the  
4                   Town right now with that? Because I know we got  
5                   comments back. I thought they had some very good  
6                   comments from Ulster County.

7                   MS. ATKINSON: Yes. So they got comments  
8                   from Ulster County and they got comments from this  
9                   Board about that, and this Board's recommendation was  
10                   to expand the accessory use into the R zone when it was  
11                   serviced by water and sewer. So that was something  
12                   that the Board has changed. And so they're going to  
13                   have to do a reintroduction now and go through the  
14                   SEQRA process for that because they've now changed the  
15                   text in substance. So they will actually re-refer with  
16                   that change back to this Board and to County again.

17                   MS. LANZETTA: They still are looking at just  
18                   having the attached units?

19                   MS. ATKINSON: Rather than internal units?

20                   MS. LANZETTA: Yeah -- well, I mean  
21                   including.

22                   MR. HINES: I think they're talking about  
23                   that.

24                   MS. ATKINSON: They did talk about it, but I  
25                   don't think they made changes to that effect. And so

-BOARD BUSINESS-

1 that would be something too. If they decide to go  
2 against any of those County comments, the same with  
3 this Board, they'll have to do a supermajority vote and  
4 articulate the reasons why.

5 MR. HINES: They would have to  
6 differentiate -- Hannah and I talked earlier -- between  
7 two families and an ADU. Usually they do that based on  
8 size. Most other zonings address that. ADUs are  
9 restricted smaller size so that what's a two-family,  
10 what's an ADU --

11 MS. LANZETTA: Yeah. So it's obvious.

12 MS. ATKINSON: My understanding was they  
13 didn't want to undertake that change.

14 MR. HINES: They may not.

15 MS. LANZETTA: Okay. I was just curious.

16 MS. ATKINSON: You'll see it again. It will  
17 be referred back to you again for your comment.

18 CHAIRMAN BRAND: Anything else?

19 (No response.)

20 CHAIRMAN BRAND: We're adjourned.

21 Time noted: 7:30 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  
2 TOWN OF MARLBOROUGH PLANNING BOARD

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

4 SUNRISE ON HUDSON BnB

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

8 -----X

7 SKETCH - SITE PLAN

8  
9 Date: November 17, 2025  
10 Time: 7:05 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: HANNAH ATKINSON, ESQ.

23 PATRICK HINES

24 JEN FLYNN

25 APPLICANT'S REPRESENTATIVES: KAYLYN GARDNER  
26 FRANCESCO MAURO

27

28

29

30

31 -----X  
32 Stacie Sullivan, CSR  
33 staciesullivan@rocketmail.com

## SUNRISE ON HUDSON BnB - SKETCH LOT LINE

1 CHAIRMAN BRAND: First up, Sunrise on Hudson  
2 BnB for a sketch of a site plan at 6 Cherokee Drive in  
3 Milton.

4 Pat, would you like to go over your comments?

5 MR. HINES: Sure. The only thing I have, we  
6 commented previously on the need for five parking  
7 spaces. The applicant very creatively parked five  
8 vehicles in their yard and took a picture.

9 MR. MAURO: We tried.

10 MR. HINES: And it's kind of depicted on the  
11 map that's up on the screen there. It shows that they  
12 can park five vehicles. It would be quite a feat if  
13 the car in the garage wanted to get out while the other  
14 cars are there.

15 Your Code requires parking spaces to be 162  
16 square feet, 9 by 18. So if their parking plan is  
17 acceptable to the Board, that's fine, but the Code  
18 really requires standard parking spaces. They've  
19 documented they can put five cars in there -- or four  
20 cars in the driveway and one in the garage. It's kind  
21 of a marketing thing.

22 CHAIRMAN BRAND: Can they just like stack  
23 them up in the driveway?

24 MS. GARDNER: We can also do that where it's  
25 five cars -- well, not five cars, but four and one in

*SUNRISE ON HUDSON BnB - SKETCH LOT LINE*

1 the garage.

2 MR. HINES: So I guess the attempt here is to  
3 show that they can put five cars on the site. I don't  
4 know that we want them building five conventional  
5 parking spaces in their yard. Again, it's a marketing  
6 thing. If someone rents here and can't get their car  
7 out, they may not come back. I'm going to defer to the  
8 Board whether this parking plan is acceptable. Kind of  
9 creative.

10 CHAIRMAN BRAND: And your other comment is it  
11 requires a public hearing.

12 MR. HINES: It does require a public hearing.  
13 It's a special use in the R1 Zone.

14 CHAIRMAN BRAND: Comments or questions from  
15 the Board regarding parking or anything else?

16 MR. CALLO: I have a couple of things. Hi.  
17 I went by -- it was supposed to be on the agenda last  
18 month. There was a no show for it. I went by last  
19 month to just check out the house, which I normally do  
20 beforehand, and it looked like you had a bunch of  
21 projects going on in the yard. Like a big pile of  
22 wood, you tore off the deck, and you were redoing the  
23 front walkway. Did you finish with that stuff?

24 MR. MAURO: We finished. I think we're still  
25 working on the pathway, that one that goes from the

*SUNRISE ON HUDSON BnB - SKETCH LOT LINE*

1 driveway to the front door. We haven't put -- we  
2 haven't completed the project yet, but we're going to  
3 complete it in the next month or so.

4                   Regarding that, I think it's very difficult  
5 to see from that map, because, obviously, it's not to  
6 scale, but we also submitted pictures to just give you  
7 a better idea. Obviously, the thing is like you're  
8 going to stack the cars in the driveway. Right. So if  
9 you need to move the cars that are in the back, you  
10 need to move the car in the front. So that's the  
11 assumption we're trying to make here.

12                   MR. CALLO: Gotcha. Thank you.

13                   CHAIRMAN BRAND: Additional comments or  
14 questions?

15                   MS. LANZETTA: Yeah. I think you have a nice  
16 flat space directly adjacent to the existing driveway,  
17 and I would like to see a small blacktop pad placed  
18 there, because there's just no reason that the cars  
19 should not have -- any car that's parked there should  
20 be able to have access to get out to the road, and  
21 right now, the way it is, it's just not possible.

22                   MR. MAURO: So we have space on the right of  
23 the driveway. We also have space to expand it like  
24 that. You also have space in the back, like you're  
25 saying. We have plans to do the driveway anyway,

*SUNRISE ON HUDSON BnB - SKETCH LOT LINE*

1 because it's in bad condition. We just bought the  
2 house like a year ago, so that's a possibility also.  
3 We can do that.

4 CHAIRMAN BRAND: Pat, those spaces could just  
5 be gravel, right, where they're pulling the cars into  
6 on the side?

7 MR. HINES: They can.

8 MR. MAURO: They can be gravel. Okay.

9 MR. HINES: If you're going to pave, it might  
10 look better to pave it.

11 CHAIRMAN BRAND: For sure.

12 MR. JENNISON: We want everybody to be able  
13 to get out.

14 MS. GARDNER: Right. Understood.

15 MR. JENNISON: Stacking is not going to work.  
16 So if you can go to the left or go to the right so they  
17 can parallel park in there and get out easily, I think  
18 that's where I'm at on this.

19 MR. TRONCILLITO: Yes.

20 MR. LOFARO: Yeah.

21 MR. TRONCILLITO: You can't park like that.

22 MR. JENNISON: Then I would make a motion for  
23 a public hearing.

24 CHAIRMAN BRAND: Jen, when can we do that?

25 MS. FLYNN: It would have to be December

*SUNRISE ON HUDSON BnB - SKETCH LOT LINE*

1 15th. We wouldn't have enough time for December 1st.

2 MR. JENNISON: Would that work for you?

3 CHAIRMAN BRAND: December 15th.

4 MS. GARDNER: Yes.

5 MR. MAURO: So, for December 15th, what do  
6 you guys need? Do you need us to complete the project  
7 by then?

8 CHAIRMAN BRAND: No. You would need to send  
9 out mailings to all the people within a certain  
10 distance of your property. Notify them. Do they do  
11 the newspaper as well?

12 MS. FLYNN: I do the newspaper. But there's  
13 like 43 mailings that you have to do.

14 MR. JENNISON: And that's certified.

15 MR. MAURO: That's fine. So the time line  
16 for this project, what are we talking? Like we need to  
17 complete the project before the permits get issued?

18 CHAIRMAN BRAND: Which permit?

19 MS. GARDNER: So for the whole process. Like  
20 do we need to complete the driveway and modifications  
21 before we have the Town hall on the 15th?

22 MR. HINES: No. That will be a condition of  
23 one of the approvals. So they'll give you a  
24 conditional approval. You'll depict on the plan where  
25 you're going to do that. Then, prior to the building

*SUNRISE ON HUDSON BnB - SKETCH LOT LINE*

1 permit being issued, that work has to be done.

2 MR. MAURO: Sounds good.

3 MR. JENNISON: You have to send out the  
4 certified letters. We don't require the return  
5 receipts. You've gotta bring the stack with you and  
6 give it to Jen.

7 MS. GARDNER: So we need to have certified  
8 letters ready for everyone and give you the mailings?

9 MS. FLYNN: Once I have the letter done and  
10 approved by the lawyer, I will email it to you. Then  
11 you can go on Ulster County Parcel Viewer and do it by  
12 500 feet, and that's where you'll get your addresses.

13 MS. GARDNER: Okay. But then we have to  
14 prove to you that we mailed out the letters?

15 MS. FLYNN: That's why it's certified. So,  
16 yes, you have to bring the green receipts.

17 MS. GARDNER: Got it.

18 MS. LANZETTA: I was going to ask the Board  
19 that pending -- if there was not any significant public  
20 input, if we could have a Resolution prepared for  
21 approval with the condition of the parking?

22 MR. JENNISON: I would agree with that, but  
23 we have a motion on the table for a public hearing that  
24 I don't believe has a second yet.

25 MS. LANZETTA: Oh, I'm sorry.

*SUNRISE ON HUDSON BnB - SKETCH LOT LINE*

1                   CHAIRMAN BRAND: So there was a motion made  
2 to hold a public hearing for December 15th. Do I have  
3 a second?

4                   MR. LOFARO: I'll second that.

5                   CHAIRMAN BRAND: Any discussion?

6                   (No response.)

7                   CHAIRMAN BRAND: Any objection?

8                   (No response.)

9                   CHAIRMAN BRAND: Cindy made a motion to  
10 authorize the attorney to draft a Resolution of  
11 Approval barring any significant facts.

12                  MR. JENNISON: I'll second that.

13                  CHAIRMAN BRAND: It's been seconded.

14                  MS. LANZETTA: With the condition.

15                  MS. ATKINSON: The condition to parking being  
16 what exactly? The expansion of a certain amount of the  
17 driveway?

18                  MR. JENNISON: Go to the left. Whatever they  
19 design, but it can't be stacking like that.

20                  MS. ATKINSON: But we'll defer to their  
21 stylistic choices.

22                  CHAIRMAN BRAND: Yes. So adequate parking is  
23 there shown on the map so that people can -- everyone  
24 can get out.

25                  MR. HINES: You're going to show us a new map

SUNRISE ON HUDSON BnB - SKETCH LOT LINE

1 before then that shows the parking on the right side of  
2 the driveway.

3 MS. GARDNER: Can we keep the garage as one  
4 spot?

5 MR. HINES: Yes. The garage is allowable.

6 MS. FLYNN: Everything will have to be  
7 submitted by December 5th.

8 CHAIRMAN BRAND: Any objections to the  
9 attorney being authorized to draft a Resolution? I  
10 believe we did have a second.

11 MR. TRONCILLITO: No.

12 CHAIRMAN BRAND: So we'll go ahead and do  
13 that, Hannah?

14 MS. ATKINSON: Got it.

15 CHAIRMAN BRAND: You're all set. Just make  
16 sure you talk to Jen. Give her a call at the office  
17 tomorrow and she'll let you know what you need to do.

18 Time noted: 7:13 p.m.

19

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

21

22 Certified to be a true and accurate transcript.

23

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Stacie Sullivan

25

Stacie Sullivan, CSR

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

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

4 PENDINO AND FERRO

5 Project No. 25-1009  
6 92 Old Indian Road, Milton  
7 Section 103.3; Block 1; Lot 39 and 38.100

6 -----X

7 SKETCH - LOT LINE

8  
9 Date: November 17, 2025  
10 Time: 7:13 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: HANNAH ATKINSON, ESQ.

23 PATRICK HINES

24 JEN FLYNN

25 APPLICANT'S REPRESENTATIVE: ELISEO PENDINO

26

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29

30 -----X  
31 Stacie Sullivan, CSR  
32 staciesullivan@rocketmail.com

## *PENDINO and FERRO - SKETCH LOT LINE*

1 CHAIRMAN BRAND: Next up is Pendino and Ferro  
2 for a sketch of their lot line.

3 Pat, do you want to start us off with your  
4 comments?

5 MR. HINES: Sure. My first comment was done  
6 before we received proxies from Mr. Ferro, which have  
7 been received, signed application and proxies.

17 CHAIRMAN BRAND: Pat, did you say that you  
18 did receive the maps that depict the roadway  
19 boundaries, or you didn't?

20 MR. HINES: No, I did not.

21 MS. FLYNN: Wait. This is what they brought  
22 in today (indicating).

23 MR. HINES: We have new maps that show --  
24 addressing Comment Number 2. But because of where the  
25 actual roadway boundaries are depicted, both lots fail

*PENDINO and FERRO - SKETCH LOT LINE*

1 to meet front yard setbacks.

2 CHAIRMAN BRAND: So can I have a motion to  
3 refer the applicant to the ZBA?

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

5 CHAIRMAN BRAND: Is there a second?

6 MR. CALLO: Second.

7 CHAIRMAN BRAND: Any discussion?

8 (No response.)

9 CHAIRMAN BRAND: Any objection?

10 (No response.)

11 CHAIRMAN BRAND: Okay. So you'll be going  
12 before them to try to get the front yard setbacks.

13 Time noted: 7:15 p.m.

14

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

16

17 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  
2 TOWN OF MARLBOROUGH PLANNING BOARD  
3 -----X

2 In the Matter of  
3

4 NJNL PROPERTIES  
5

6 Project No. 25-1004  
7 111-113 Western Avenue, Marlboro  
8 Section 108.2; Block 7; Lot 32.110  
9 -----X

7 SKETCH - SUBDIVISION

8 Date: November 17, 2025  
9 Time: 7:15 p.m.  
10 Place: Town of Marlborough  
11 Town Hall  
12 21 Milton Turnpike  
13 Milton, New York 12547

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

21 ALSO PRESENT: HANNAH ATKINSON, ESQ.

22 PATRICK HINES

23 JEN FLYNN

24 APPLICANT'S REPRESENTATIVES: JONATHAN CELLA  
25 NICHOLAS CRACOLICI  
26 -----X

27 Stacie Sullivan, CSR  
28 staciesullivan@rocketmail.com

## *NJNL PROPERTIES - SKETCH SUBDIVISION*

1 CHAIRMAN BRAND: Next up we have NJNL  
2 Properties for a sketch of their subdivision at 111-113  
3 Western Avenue.

4 MR. CELLA: I'm Jonathan Cella. I'm filling  
5 in for Jonathan Millen. I'll be working on this  
6 project for Mr. Millen.

7 CHAIRMAN BRAND: Can you state your name for  
8 the stenographer as well?

9 MR. CRACOLICI: My name is Nicholas  
10 Cracolici.

11 CHAIRMAN BRAND: Can you just provide the  
12 Board with a brief overview of what it is you have  
13 proposed here this evening?

14 MR. CELLA: So we have a residential and  
15 commercial subdivision of an existing parcel fronting  
16 on Western Avenue and Cracolici Lane. The parcel  
17 currently contains two single-family residences and a  
18 commercial building up here where we're proposing a  
19 holistic learning center (indicating). And we're  
20 proposing to divide -- to have one parcel fronting on  
21 Western Avenue with the commercial building and the  
22 single-family residence, and then we're going to add  
23 this lot -- we're going to improve Cracolici Lane to a  
24 50-foot private road. It will meet the Town private  
25 road specifications. Then we'll have -- one of the

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 existing residences here will be accessed by Cracolici  
2 Lane. And then we're going to create two more building  
3 lots for single-family residences.

4 We understand we have to go to County Health  
5 Department, et cetera, to get all the required  
6 approvals for the sanitary. And then we'll provide  
7 additional -- we'll provide a road profile, stormwater  
8 management.

9 CHAIRMAN BRAND: Great. Thank you.

10 Pat, do you just want to go through your  
11 comments?

12 MR. HINES: Yes. So the project has changed  
13 since the previous submission. As Mr. Cella just  
14 described, it's now a four-lot subdivision, including  
15 the construction of a private roadway.

16 Wells and septic must be shown per the  
17 County Health Department standards.

18 Numerous variances are required due to the  
19 deficient setbacks. Lot 1 requires a front yard  
20 variance for the residential structure and the learning  
21 center, as we're calling it. I didn't hear what you  
22 called it. You called it a holistic --

23 MR. CRACOLICI: Learning center.

24 MR. HINES: Okay. I don't know what that is,  
25 but that's fine.

## NJNL PROPERTIES - SKETCH SUBDIVISION

1                   Lot 1 requires a variance for side yard  
2                   setback. Thirty-five feet is required; 11.7 is  
3                   proposed. Lot 2 requires a side yard setback. 15.8 is  
4                   proposed where 35 is required.

5                   The private roadway should be laid out so  
6                   that all lots own to the center line of the private  
7                   roadway so that everyone has an ownership interest in  
8                   the private roadway, and then there will be a 50-foot  
9                   right-of-way depicted.

10                  Grading plan and roadway profiles.

11                  Stormwater management must be addressed  
12                  because of the construction of the private roadway and  
13                  parking areas.

14                  The educational use on Lot 1 also contains a  
15                  single-family residence. I believe that will make this  
16                  a mixed use in this zone, so we will be addressing --

17                  MR. CELLA: There's already single-family  
18                  residences on the western side of the parcel, and the  
19                  learning center will be on the eastern side.

20                  MR. HINES: So we have a mixed use section of  
21                  the Code that has a couple of points that will need to  
22                  be addressed on that.

23                  So we have two different definitions. We  
24                  have an educational use and an instructional use, and  
25                  that depends on what that is, some of the requirements.

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 So whatever a holistic learning center is, someone has  
2 to pick one of those uses that it meets.

3 CHAIRMAN BRAND: I think we mentioned that  
4 the last time we were here.

5 MR. CRACOLICI: It's instructional.

6 MR. HINES: Access points to the County  
7 roadway are going to need County approval. Western  
8 Avenue is a County roadway in that vicinity.

9 A gatekeeper letter should be received. We  
10 may have received that since. The new plan needs to go  
11 to the Code Enforcement Officer for review.

12 The intensity use should be identified. The  
13 number of students and staff should be identified.

14 There's parking calculations required and the hydraulic  
15 loading for the septic system. Approval of all  
16 subsurface sanitary sewer disposal systems needs County  
17 approval, including the educational slash  
18 instructional.

19 And you should tonight declare your intent  
20 for Lead Agency. There are numerous agencies involved:  
21 County Public Works, County Planning, County Health  
22 Department. We would need a revised EAF to do that  
23 circulation.

24 Road access maintenance agreements will be  
25 required.

## NJNL PROPERTIES - SKETCH SUBDIVISION

1                   The County is going to ask for and the Board  
2                   is going to want to know sight distance at the access  
3                   points.

4                   All existing septic systems and potable water  
5                   should be depicted.

6                   Access and maintenance agreements should  
7                   include all lots that access the private roadway.  
8                   There are lots that look like are not under the  
9                   ownership or control of Mr. Cracolici.

10                  MR. CRACOLICI: One. Well -- yes. One is  
11                  not mine.

12                  MR. HINES: Do you get along with them  
13                  people?

14                  MR. CRACOLICI: Yeah.

15                  MR. HINES: So that should be incorporated  
16                  into that private road access and maintenance agreement  
17                  so that everyone is in that easement and has that  
18                  access and the long-term operation and maintenance of  
19                  that.

20                  We need private road construction details,  
21                  well details, all that.

22                  Grading plan and road profiles.

23                  And that's what we have.

24                  MR. CRACOLICI: The existing house here --  
25                  these houses are Town water, and the learning center is

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 Town water.

2 MR. HINES: Okay. So that should be  
3 depicted. If the rest of the lots are in the water  
4 district --

5 MR. CRACOLICI: I believe they are.

6 MR. HINES: So they're going to need Town  
7 water.

8 MR. CELLA: Extend the line out?

9 MR. HINES: So there will be a water main  
10 extension required for that.

11 I had a previous concern, and I still have  
12 that: The proximity of the learning center to the  
13 roadway and any vehicular protection for that building.  
14 I mean, I drove by it. It's right on the road. So  
15 guide rails, guardrails, bollards. I think that would  
16 be important for the safety of the people in that  
17 building. It's right on the road.

18 MS. LANZETTA: Do they need approval from  
19 Ulster County DPW for that?

20 MR. HINES: Yes.

21 MS. LANZETTA: So they shouldn't do anything  
22 until they discuss that with them.

23 MR. HINES: Yeah. We should do Lead Agency.  
24 We need a revised EAF. We didn't get one for this  
25 plan, so we'll need a revised EAF. Once I receive

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 that, with the Board's authority, I will circulate that  
2 for Lead Agency, which will start the process for those  
3 other agencies.

4 MS. FLYNN: With everything I have, it can go  
5 to County, or do we have to wait --

6 MR. HINES: No.

7 MS. ATKINSON: We need to wait.

8 MR. HINES: There's a lot more information we  
9 need.

10 MS. FLYNN: Okay.

11 MR. CELLA: We'll provide better plans -- or  
12 more developed plans. I'm sorry.

13 MS. ATKINSON: Do we only have a short form  
14 EAF on this?

15 MR. HINES: On the previous one we did.

16 MS. ATKINSON: So we have a couple of  
17 different things going on now that are going to be the  
18 action, and we know we avoid segmentation at this  
19 Board. So multiple things. We'll need to look at  
20 the -- variances are going to be Type II. The reuse of  
21 the -- what was it? It was a garage beforehand?

22 MR. CRACOLICI: Yes.

23 MS. ATKINSON: So that's probably a reuse of  
24 a residential structure, which is probably also a Type  
25 II. Construction, we have two new homes, two new

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 single-family homes.

2 MR. CELLA: Building lots.

3 MS. ATKINSON: I think those are probably  
4 also Type II. But our SEQRA review needs to look at  
5 all of these at the same time. The same thing with the  
6 subdivision, which I think is an unlisted action, which  
7 is why I think it would be appropriate for the Board to  
8 request a long form EAF. Then, once we make the SEQRA  
9 determination on the typing of it, then we can  
10 circulate our intent to be Lead Agency.

11 MR. HINES: We'll hold off on that, then.

12 Send us the new EAF.

13 MR. TRONCILLITO: Just one question. I  
14 couldn't quite hear. Did you say you would put  
15 everybody in the water district? All the lots are  
16 going to be municipal water?

17 MR. CRACOLICI: Yes.

18 MR. TRONCILLITO: Thank you.

19 CHAIRMAN BRAND: So do we need to move for  
20 that, to provide the long form EAF?

21 MR. HINES: No. It's in their court.

22 CHAIRMAN BRAND: So we're holding off on the  
23 Lead Agency until that's completed?

24 MS. ATKINSON: Once we look at the EAF, then  
25 we'll make all those typing determinations all

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 together, and then we can circulate our intent to be  
2 Lead Agency.

3 MS. LANZETTA: I have a question.

4 CHAIRMAN BRAND: Uh-huh.

5 MS. LANZETTA: Under the project narrative  
6 you said the garage currently has water and sewer  
7 service?

8 MR. CRACOLICI: No. Water and septic. All  
9 the buildings have septic, but they have Town water,  
10 municipal water.

11 MS. LANZETTA: So that needs to be changed.

12 MR. CELLA: We'll correct that.

13 MR. HINES: So there may be a need to provide  
14 easements for that, then, because I'm assuming the  
15 water runs across the pink lot there.

16 MR. CELLA: We'll have to locate the  
17 waterline for this structure.

18 MR. CRACOLICI: I know where it is.

19 MR. CELLA: We'll include that on the  
20 mapping. My question is, are we able to approach the  
21 Zoning Board yet for the variances required?

22 MS. ATKINSON: We'll make our SEQRA  
23 determination, which will include the SEQRA  
24 determination as to the variances, and then we'll  
25 transfer you over to the ZBA.

## NJNL PROPERTIES - SKETCH SUBDIVISION

1                   MR. CELLA: Okay. So before we --

2                   MS. ATKINSON: First step, submit the full  
3                   EAF, and then we can move with the rest of our SEQRA  
4                   determination.

5                   MR. CELLA: Okay.

6                   MS. LANZETTA: I would say too, when you do  
7                   your new submittal, under the Ethics Code, I know when  
8                   this originally was signed, Mr. Cracolici was not on  
9                   the Zoning Board of Appeals, but now I think it would  
10                  be wise to note that he is on that.

11                  CHAIRMAN BRAND: Anything else from the Board  
12                  on this one?

13                  MR. LOFARO: Is this something that's going  
14                  to need a preliminary conference, or we're okay where  
15                  we are?

16                  CHAIRMAN BRAND: That's up to the Board, but  
17                  I think we definitely want to wait until we get the EAF  
18                  determination.

19                  MR. JENNISON: I would agree.

20                  MR. LOFARO: But just not yet?

21                  MR. JENNISON: Right.

22                  MS. ATKINSON: Is that how we normally do it?

23                  MS. LANZETTA: No. We usually have it first  
24                  and then --

25                  MR. HINES: We don't even have an EAF on the

## NJNL PROPERTIES - SKETCH SUBDIVISION

1 one we just did.

2 CHAIRMAN BRAND: When can we do that?

3 MS. FLYNN: You have December 1st or

4 December 15th.

5 CHAIRMAN BRAND: Do we want to go for  
6 December 1st? So we have a preliminary conference or a  
7 joint conference, and we invite all other interested  
8 parties, members of the Town Board, the Fire  
9 Department, the Water Department, and basically they  
10 ask questions, and they look to see if they're picking  
11 up anything the Board is missing or that should be  
12 there and it's not. So that's usually at -- it is  
13 6:30 p.m., and we can do that on December the 1st.

14 MS. FLYNN: December 1st.

15 CHAIRMAN BRAND: So I'd like to have a motion  
16 for a joint conference.

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

18 CHAIRMAN BRAND: Joint conference,  
19 preliminary conference, for December 1st. Is there a  
20 second?

21 MR. LOFARO: I'll second.

22 CHAIRMAN BRAND: Any discussion or objection?  
23 (No response.)

24 CHAIRMAN BRAND: So we'll go ahead and  
25 schedule that for December 1st.

## NJNL PROPERTIES - SKETCH SUBDIVISION

1                   MR. CELLA: One question. Do we need to have  
2 the EAF in before that meeting, or can we have it in  
3 after? I'd prefer to do it after when we have more  
4 input.

5                   CHAIRMAN BRAND: That's fine.

6                   MS. ATKINSON: There's no problem with that  
7 unless you wanted to expedite it through and --

8                   MR. CELLA: It may be beneficial to wait.

9                   MS. FLYNN: I do have a comment. I don't  
10 know if they can make the December 1st only because  
11 Friday is my cutoff for December 1st.

12                  MS. ATKINSON: Well, you may not be  
13 submitting anything else.

14                  MS. FLYNN: Okay.

15                  MR. HINES: It's just a conference.

16                  (Time noted: 7:28 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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