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

----- X

In the Matter of

- PUBLIC HEARING DOCUMENTATION
- VERIZON - MARLBORO HIGH SCHOOL  
Project No. 21-5023PC

----- X

BOARD BUSINESS

Date: November 1, 2021  
 Time: 7:30 p.m.  
 Place: Town of Marlborough  
 Town Hall  
 21 Milton Turnpike  
 Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
 CINDY LANZETTA  
 JOSEPH LOFARO  
 MANNY CAUCHI  
 JAMES GAROFALO  
 STEVE CLARKE  
 ROBERT TRONCILLITO

ALSO PRESENT: GERARD J. COMATOS, JR., ESQ.  
 PATRICK HINES  
 VIRGINIA FLYNN

----- X

MICHELLE L. CONERO  
 3 Francis Street  
 Newburgh, New York 12550  
 (845) 541-4163

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CHAIRMAN BRAND: I would like to call the meeting to order with the Pledge of Allegiance.

(Pledge of Allegiance.)

CHAIRMAN BRAND: Agenda, Town of Marlborough Planning Board, November 1, 2021. Regular meeting 7:30 p.m.

On the agenda tonight we have the approval for the stenographic minutes for October 4th. On tonight's agenda we also have Taddeo Giametta at 14, 16 and 18 Riverwood Drive for a continuation of a public hearing for their lot line, Henry's Farm to Table at 220 North Road in Milton for a continuation of their public hearing for their site plan, Tara Ann Lordi at 11 Mt. Rose Road for a final of their lot line, Frankos BnB at 387 Lattintown Road in Marlboro for a sketch of their site plan, the Qiang Subdivision at 24 Plattekill Road in Marlboro for a sketch of their subdivision, and a conceptual site plan discussion with the engineer for Verizon - Marlboro High

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School at 50 Cross Street for a sketch of their site plan.

The next deadline is Friday, November 5, 2021. The next scheduled meeting is Monday, November 15, 2021.

I would like to have a motion to approve the stenographic minutes for 10/4, please.

MR. CAUCHI: I'll make that motion.

CHAIRMAN BRAND: Manny. Is there a second?

MR. TRONCILLITO: I'll second it.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: Any objection?

(No response.)

CHAIRMAN BRAND: So carried.

First on the agenda, Taddeo Giametta for --

MR. GAROFALO: Excuse me, Mr. Chairman. There are two things I would like to mention.

CHAIRMAN BRAND: Please.

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MR. GAROFALO: One is Mr. Hines at the last meeting suggested that we include the 500 feet in the public hearing documentation that's put out for the new forms. That was already included. I just wanted to let you know that was already public.

CHAIRMAN BRAND: Okay.

MR. GAROFALO: The second thing I want to mention is that when it comes to the Verizon Marlboro High School application I will be excusing myself and leaving the room because they are renting some of my property, therefore I do not want it to appear that there is a conflict of interest. Therefore, once that is done, I'm going to be out of here.

If there are any comments on the form itself, if there is any problem with the form, please let me know because I will not be here to hear it.

CHAIRMAN BRAND: Will do.

MR. CAUCHI: I'm not understanding. What do you mean by the

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rent? I thought this was at the high school.

MR. GAROFALO: No. They have a mini cell tower. One of the ones that was approved by the Planning Board was placed on my property.

MR. CAUCHI: The nodule?

MR. HINES: The small one.

MR. CAUCHI: So how is that related to --

MR. GAROFALO: Because they are paying me money and that could be perceived by someone as a potential conflict of interest.

MR. CAUCHI: Is what he's saying correct?

MR. COMATOS: I agree that you should recuse yourself because there is a pecuniary benefit that you get from the applicant if the application is granted.

MR. CAUCHI: Even though they're different properties?

MR. HINES: Yes. They're not on the same site.

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MR. GAROFALO: They're not on the same site, but I don't want to have the appearance of there being a conflict.

MR. COMATOS: I think you're doing the right thing.

MR. CAUCHI: I understand doing the right thing. I'm just saying is he right legally that he's doing this? I mean if he wants to do it, that's fine, but legally is he correct? That's my question to you.

CHAIRMAN BRAND: Is he required to is what you're asking?

MR. HINES: Is he required to is what Manny is saying.

MR. CAUCHI: What's that?

CHAIRMAN BRAND: Is he required to do so you're asking? Does he have to?

MR. CAUCHI: I want him to answer it.

CHAIRMAN BRAND: Is that what you're asking him, though?

MR. CAUCHI: What's that?

CHAIRMAN BRAND: Is that what

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you're asking him, does he have to?

MR. CAUCHI: Yes.

MR. COMATOS: Well, from what I just heard, you aren't going to directly pecuniarily benefit if this application is granted because you're involved with a different property.

MR. GAROFALO: That is correct, but I am receiving money from them for my other property currently, therefore I want to avoid any appearance that I may have with regard to the company itself.

MR. COMATOS: I understand. It's appropriate but not mandated that he do so because if this application is granted, somebody is going to be paid fees by Verizon. It's not going to be this gentleman. He's not compelled to, but to avoid the appearance of impropriety it's appropriate for him to take the position that he's taking.

MR. CLARKE: Manny, it's not a legal issue. It's an ethics issue.

MR. CAUCHI: Okay. I just wanted

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BOARD BUSINESS

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to know if it's -- I understand that.  
Thank you.

CHAIRMAN BRAND: All right.  
Anything else?

MR. GAROFALO: That's it. Thank  
you, Mr. Chairman.

CHAIRMAN BRAND: Anything else  
from anyone else?

(No response.)

(Time noted: 7:35 p.m.)



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

I, MICHELLE CONERO, a Notary  
Public for and within the State of New York, do  
hereby certify:

That hereinbefore set forth is a  
true record of the proceedings.

I further certify that I am not  
related to any of the parties to this  
proceeding by blood or by marriage and that I  
am in no way interested in the outcome of this  
matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 18th day of November  
2021.

*Michelle Conero*

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MICHELLE CONERO

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

----- X

In the Matter of

TADDEO/GIAMETTA

Project No. 21-5016  
14, 16 & 18 Riverwood Drive  
Section 103-3; Block 5; Lots 4, 12 & 13

----- X

PUBLIC HEARING  
LOT LINE

Date: November 1, 2021  
Time: 7:35 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: GERARD J. COMATOS, JR., ESQ.  
PATRICK HINES  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: CARMEN MESSINA

----- X

MICHELLE L. CONERO  
3 Francis Street  
Newburgh, New York 12550  
(845) 541-4163

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TADDEO GIAMETTA

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CHAIRMAN BRAND: First up,  
Taddeo/Giametta for a continuation of the  
public hearing on their lot line.

Mr. Messina, did you want to move  
up to the table?

MR. MESSINA: Okay.

CHAIRMAN BRAND: So the last time  
we were here we did open a public hearing  
but there were issues with the mailings.  
I would like to have a motion to re-open  
the public hearing on this matter.

MR. LOFARO: I'll make a motion  
to re-open the public hearing.

CHAIRMAN BRAND: Joe. Is there a  
second?

MR. CLARKE: I'll second it.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: So Mr. Messina,  
how many mailings did we do, how many did  
we get back?

MR. MESSINA: We sent out 31 and  
we received 22 back.

CHAIRMAN BRAND: And you said 21

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TADDEO GIAMETTA

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back?

MR. MESSINA: 22.

CHAIRMAN BRAND: 22. Okay,  
great.

This is a public hearing. If  
there are any interested parties that are  
for or against this project, you have an  
opportunity to be heard at this time. If  
you could just please state your name for  
the stenographer, that would be great. Is  
there anyone here?

(No response.)

CHAIRMAN BRAND: Any additional  
comments from the Board on this matter?

MR. TRONCILLITO: No, I don't  
have any.

CHAIRMAN BRAND: Pat, you had  
nothing for this?

MR. HINES: We have nothing.  
Last time we discussed that this is a Type  
2 action under SEQRA for lot line changes.  
I believe Jerry's office has prepared a  
draft resolution for the Board.

CHAIRMAN BRAND: Is there

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TADDEO GIAMETTA

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anything you wanted to go over as far as that is concerned, Jerry?

MR. COMATOS: It speaks for itself. I think the resolution is ready for you to take action on.

CHAIRMAN BRAND: All right. So you have before you for the application of Frank Taddeo, Geraldine Taddeo, William Giametta and Michelle Giametta the resolution of approval by the Town of Marlborough Board for the lot line revision.

Jen, would you poll the Board?

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Troncillito?

MR. TRONCILLITO: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

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MR. CAUCHI: Yes.

MS. FLYNN: Member Garofalo?

MR. GAROFALO: Yes.

CHAIRMAN BRAND: I would like a motion to close the public hearing.

MR. LOFARO: I'll make a motion to close the public hearing.

MR. TRONCILLITO: I'll second it.

CHAIRMAN BRAND: Any objection?

(No response.)

CHAIRMAN BRAND: So moved.

Sorry for the confusion last time and for the delay on the matter, but we do have to follow the rules.

MS. FLYNN: Mr. Messina, what is the last revision date that's going to be on the map?

MR. MESSINA: Well, there is going to be another revision --

MS. FLYNN: Okay.

MR. MESSINA: -- Because in the middle of this project the Giamettas have put their property in the family trust. We are going to put the trustees' names on

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TADDEO GIAMETTA

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the map for them to sign it.

MS. FLYNN: Okay. Because we need that for the resolution.

MR. MESSINA: Okay.

MR. COMATOS: Mr. Chairman, in looking at the draft of the resolution that's before you, it makes reference to the public hearing having been held or commenced on October 18th, but I'm going to amend it to reflect that it was continued and closed today.

CHAIRMAN BRAND: Great.

MS. FLYNN: I have that from Jen.

MR. COMATOS: Okay.

MS. FLYNN: Mine says November 1st.

MR. COMATOS: Okay. I'm looking at a prior version.

CHAIRMAN BRAND: Mine says November 1st as well.

MR. COMATOS: Okay, good. Then it is fine.

CHAIRMAN BRAND: Great. Anything else on that matter?

(No response.)

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TADDEO GIAMETTA

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CHAIRMAN BRAND: All right.

Thank you, Mr. Messina.

MR. MESSINA: Thank you.

(Time noted: 7:38 p.m.)

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

I, MICHELLE CONERO, a Notary  
Public for and within the State of New York, do  
hereby certify:

That hereinbefore set forth is a  
true record of the proceedings.

I further certify that I am not  
related to any of the parties to this  
proceeding by blood or by marriage and that I  
am in no way interested in the outcome of this  
matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 18th day of November  
2021.

*Michelle Conero*

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MICHELLE CONERO



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

----- X

In the Matter of

HENRY'S FARM TO TABLE

Project No. 21-5015  
220 North Road, Milton  
Section 103.1; Block 2; Lots 13, 12.1 & 12.2

----- X

PUBLIC HEARING  
SITE PLAN

Date: November 1, 2021  
Time: 7:38 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: GERARD J. COMATOS, JR., ESQ.  
PATRICK HINES  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: BARRY MEDENBACH

----- X

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CHAIRMAN BRAND: Next up is Henry's Farm to Table for a public hearing of their site plan. It's like Ground Hog's Day. We did open this public hearing. I would like a motion to re-open this public hearing.

MR. CAUCHI: I'll make that motion to re-open the public hearing.

CHAIRMAN BRAND: Manny. Is there a second?

MR. LOFARO: I'll second it.

CHAIRMAN BRAND: Any discussion?

(No response.)

CHAIRMAN BRAND: Any objection?

(No response.)

CHAIRMAN BRAND: No. Pat, you have nothing on this I'm assuming?

MR. HINES: Correct. We had discussed all my previous comments. I worked with Jerry's office on the resolution of approval, but it is an open public hearing. Let's close the public hearing before we do the resolution next time.

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CHAIRMAN BRAND: All right.

MR. HINES: We did that a little backwards, but I didn't catch it.

CHAIRMAN BRAND: All right. So Jerry, did you have anything on the resolution before I close the public hearing?

MR. COMATOS: No. It recites the history of all the prior approvals and brings us to the current point in time. It's ready for you to consider.

CHAIRMAN BRAND: All right. Do you have the mailings that you sent out this time?

MR. MEDENBACH: Yes.

CHAIRMAN BRAND: How many went out and how many came back?

MR. MEDENBACH: I brought the information this time.

MS. FLYNN: How many went out?

MR. MEDENBACH: How many? Oh, I don't know the amount. The list is here.

MS. FLYNN: You don't know how many went out and how many came back?

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MR. MEDENBACH: I think, you know, there were so many it seemed like we just did the whole Town. It seemed that way. I have this marked here and the ones are all checked off. There is a long list because it's a big piece of property. All of the receipts are here that went out and then the receipts that came back.

MS. FLYNN: All right.

MR. MEDENBACH: I didn't count those. I'm sorry about that. Here is the whole list.

MS. FLYNN: Okay. Thank you. I'll put that in your folder.

CHAIRMAN BRAND: This is a public hearing for Henry's Farm to Table at 220 North Road, Milton. If there are any interested parties to speak either for or against this project or have questions, just state your name for the stenographer and you will be heard at this time.

(No response.)

CHAIRMAN BRAND: Anything from the Board on this one?

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MR. GAROFALO: Yes. I have some comments.

The new plan does show proposed three spaces for valet parking which is not what I asked for at the last meeting. I asked for a detail showing the ADA spaces where people who are mobility challenged can exit and enter their vehicles. I am looking for specifically details on the signing, the striping and the layout to make sure that the spaces were the same. I have not seen that. This does not, I think, fulfill that Federal requirement. It's not something we can waive. I think that we should require that that be provided to us.

I'm almost for holding the public hearing open in case somebody has a comment on that, but I am certainly willing to consider agreeing to close it if before we vote on this we get those plans to make sure that this is done.

MR. CAUCHI: So let me get this straight. You're saying that where they

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stop to get to the valet parking to go into the restaurant, you want to know if there is, at that stop point, that check-in point, enough room for a person to come out with a wheelchair to go into the restaurant? Is that what you're asking for?

MR. GAROFALO: It has to be properly signed, striped. It has to be the proper sizes to meet the ADA requirements. I can't tell that looking at this. It looks like three spaces. I don't know if they're even spaces which we are requiring.

MR. MEDENBACH: If I can comment on that?

CHAIRMAN BRAND: Please.

MR. MEDENBACH: That was all approved with the original approval of the restaurant, the ADA approval, so I didn't think it was a consideration at this point since we're just adding on to the back of the building.

When we were here at the last

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meeting I thought you just wanted us to show that the valet parking couldn't stop in the driveway, they had to pull into a spot, and so that's all I showed on the revised plan.

If you want to add a conditional approval that we show where all the handicap accessibility is, we'll be more than happy to do that.

CHAIRMAN BRAND: So you said you had a couple of comments. Was there another one as well?

MR. GAROFALO: No. That was my main statement here. I wanted to see the details to make sure that this was adequate provisions for the ADA requirements. Looking at this, I don't see those details.

CHAIRMAN BRAND: Any other additional comments from the Board?

(No response.)

CHAIRMAN BRAND: This is a public hearing. If there is anyone from the public that has a comment or a question

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either for or against the project, please state your name and be heard at this time. Is there anyone here?

MR. MEDENBACH: I'm sorry. I didn't hear the question.

CHAIRMAN BRAND: I asked if there was anyone from the public who would like to comment.

MR. MEDENBACH: I'm sorry.

CHAIRMAN BRAND: You're good. So Pat?

MR. HINES: So what I was speaking to the engineer about was I believe there is an ADA accessible spot delineated there in front of the building --

MR. MEDENBACH: Yes, there is.

MR. HINES: -- for an existing condition.

MR. MEDENBACH: That's correct.

MR. HINES: Also, what I've heard in the past is that they are going to continue to valet park.

MR. MEDENBACH: That's correct.

MR. HINES: So a person who would



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need an ADA requirement is going to pull in there, they're going to valet park the car, and they'll bring it back when that person is done in the restaurant.

MR. MEDENBACH: They could park in the ADA spot.

MR. CAUCHI: That's what I'm trying to get at, too.

MR. MEDENBACH: Or they could -- I mean I go there to the restaurant quite often. I use the valet parking. Usually I just pull up to the front door in the driveway and there is a kid standing there. I jump out of the car and he jumps in and goes away. So you don't necessarily have to park for the valet parking to --

MR. GAROFALO: We discussed that at the last meeting, that that condition does not fit the ADA requirement, that the ADA requirement has -- it has to be out of the travel way where they park.

MR. MEDENBACH: The valet parking does? I'm not familiar with that in ADA.

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MR. GAROFALO: Where the people go and get out of the vehicle must be out of the travel way. That is a specific ADA requirement.

MR. MEDENBACH: And that's what they have there now.

MR. HINES: There is a delineated ADA parking spot on the plan. It's marked on the plan.

MR. MEDENBACH: I don't know if we delineated it because we weren't focused on the existing conditions there. We were really just focused on the details in the back of the building when we put the revision on there.

MR. HINES: It looks like it has it.

MR. MEDENBACH: It was on the original approved plan for the restaurant. All we're doing is adding space to the back. I mean the restaurant already is in compliance with ADA. I'm sure you can verify that with your building inspector. He has met all of the requirements all

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along. That's an existing condition. All we're doing now is adding more seats in the back of the building.

If you want that information on the plans, I have no problem doing that. I can provide that.

MR. GAROFALO: If you have it from the older plans, then I think that would be perfectly acceptable.

MR. MEDENBACH: Yes.

MR. GAROFALO: But I would like to see it in the record, in the plan --

MR. MEDENBACH: We would be quite happy to do that.

MR. GAROFALO: -- that there is an ADA signed, striped area that's appropriate for people to get out of their vehicles.

MR. MEDENBACH: Right.

CHAIRMAN BRAND: And Pat, this change or expansion of the restaurant wouldn't trigger any additional parking spaces to be needed. Correct?

MR. HINES: No. It doesn't have

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enough to trigger additional. I think there are three shown in the front there that could be delineated as --

MR. MEDENBACH: I think it's three, maybe even more, because you have like a spot -- I would have to go count them.

MR. HINES: The ADA spaces are actually smaller, maybe 8, 8 and 8 rather than the 10.

MR. MEDENBACH: I think just the aisle is 8.

MR. HINES: Well, the space is 8 as well with an 8-foot aisle.

MR. MEDENBACH: Okay.

CHAIRMAN BRAND: So are we comfortable at this time, as long as the map that's presented to us meets the approvals, we could move forward with this resolution this evening?

MR. TRONCILLITO: Yes.

MR. CLARKE: Yes.

CHAIRMAN BRAND: Okay.

MR. CLARKE: Is this a

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conditional approval?

MR. HINES: Yes. It will be signed off by my office.

CHAIRMAN BRAND: So then I would like a motion to close the public hearing.

MS. LANZETTA: I'll make that motion.

MR. CLARKE: I'll second it.

CHAIRMAN BRAND: Any discussion?  
(No response.)

CHAIRMAN BRAND: Any objection?  
(No response.)

CHAIRMAN BRAND: So then you have before you the Planning Board of the Town of Marlborough resolution for the application at 220 North Road for the amended site plan approval dated November 1, 2021.

Jen, would you poll the Board?

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Troncillito?

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MR. TRONCILLITO: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

MS. FLYNN: Member Garofalo?

MR. GAROFALO: Yes.

CHAIRMAN BRAND: So moved. Thank  
you. You guys are all set.

Pat will review the final maps  
and then we can get them signed. Thank  
you.

MR. MEDENBACH: Thank you very  
much.

(Time noted 7:48 p.m.)

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

I, MICHELLE CONERO, a Notary  
Public for and within the State of New York, do  
hereby certify:

That hereinbefore set forth is a  
true record of the proceedings.

I further certify that I am not  
related to any of the parties to this  
proceeding by blood or by marriage and that I  
am in no way interested in the outcome of this  
matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 18th day of November  
2021.

*Michelle Conero*

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MICHELLE CONERO

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

----- X

In the Matter of

TARA ANN LORDI

Project No. 21-5021  
11 Mt. Rose Road  
Section 109.1; Block 4; Lots 55 & 56

----- X

FINAL - LOT LINE

Date: November 1, 2021  
Time: 7:48 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: GERARD J. COMATOS, JR., ESQ.  
PATRICK HINES  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: PATRICIA BROOKS

----- X

MICHELLE L. CONERO  
3 Francis Street  
Newburgh, New York 12550  
(845) 541-4163



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CHAIRMAN BRAND: Next on the agenda we have the Tara Ann Lordi final for the lot line at 11 Mt. Rose Road.

Pat, you have nothing on this one. Right?

MR. HINES: No. This has been changed to just be a lot line change at this point. It meets the requirements of your streamlined lot line process with no public hearing.

CHAIRMAN BRAND: Any questions or comments from the Board?

MR. HINES: We just have to get the resolution done.

CHAIRMAN BRAND: Any questions or comments from the Board?

MR. GAROFALO: I still have the concern about that ramp being indicated.

MS. BROOKS: Yes. I apologize. I said that I was going to note that's to be removed. I did.

And the changes to the bulk requirement and the setbacks that you had requested. The final plan will say that

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TARA ANN LORDI

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the loading ramp is to be removed again.  
This is not a feature.

MR. GAROFALO: Thank you.

MS. BROOKS: You're welcome.

CHAIRMAN BRAND: Anything else?

(No response.)

CHAIRMAN BRAND: No. So you have  
before you the application of Tara Ann  
Lordi, the resolution of approval by the  
Town of Marlborough Planning Board for the  
lot line revision.

Jen, would you poll the Board?

MS. FLYNN: Chairman Brand?

CHAIRMAN BRAND: Yes.

MS. FLYNN: Member Lanzetta?

MS. LANZETTA: Yes.

MS. FLYNN: Member Troncillito?

MR. TRONCILLITO: Yes.

MS. FLYNN: Member Lofaro?

MR. LOFARO: Yes.

MS. FLYNN: Member Clarke?

MR. CLARKE: Yes.

MS. FLYNN: Member Cauchi?

MR. CAUCHI: Yes.

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MS. FLYNN: Member Garofalo?

MR. GAROFALO: Yes.

CHAIRMAN BRAND: All right.

MS. BROOKS: I have not seen the resolution yet, but I'm assuming it will be amended to note that the final map will have those loading ramps to be removed. If I could get a copy of that.

CHAIRMAN BRAND: You can get that.

MS. FLYNN: I'll give it to her.

CHAIRMAN BRAND: All right. We should be all set then.

MS. BROOKS: Is that a copy for me, Jen?

MS. FLYNN: Yes.

CHAIRMAN BRAND: Yes. You can have that.

MS. BROOKS: Great. Thank you very much.

MS. FLYNN: You're welcome.

CHAIRMAN BRAND: You're welcome. Thank you.

(Time noted: 7:50 p.m.)

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hereunto set my hand this 18th day of November  
2021.

*Michelle Conero*

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MICHELLE CONERO

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

----- X

In the Matter of

FRANKOS BnB

Project No. 21-5024  
387 Lattintown Road, Marlboro  
Section 108.2; Block 9; Lot 30

----- X

SKETCH - SITE PLAN

Date: November 1, 2021  
Time: 7:50 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: GERARD J. COMATOS, JR., ESQ.  
PATRICK HINES  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: MARK FRANKOS

----- X

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CHAIRMAN BRAND: Next up is Frankos BnB at 387 Lattintown Road for a sketch of their site plan.

Is their representative here this evening?

MR. FRANKOS: Yes, indeed.

CHAIRMAN BRAND: Come on up to the table. If you could, just state your name for the stenographer, please.

MR. FRANKOS: Mark Frankos, F-R-A-N-K-O-S.

CHAIRMAN BRAND: And would you just like to give us a brief overview of what it is you have proposed here?

MR. FRANKOS: An Airbnb of the home. We've actually been operating for the last three years and are just looking to get under the compliance that the Town has decided to support for the parameters.

We initially got a notification last October of all of the BnBs that had been reported by the County. As the Town was getting their organization and framework and application all ironed out,

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we met with Tom Corcoran and started to finalize that, and then the application was revised I think in May. So we're looking to operate legally in the Town of Marlborough.

We've been renting since December of 2017. I think we're the highest rated Airbnb in the 20-mile radius. We're really proud to offer a place for people to come in and experience what Marlborough is. I think we're probably benefitting in proximity to Beacon and then people see our listing and decide well, wait a minute. This is on the other side of the river but it's close enough between here and New Paltz.

MR. CLARKE: So this is an Airbnb, not a bed and breakfast?

MR. FRANKOS: It is an Airbnb, yes.

MR. CLARKE: Okay. Thank you.

MS. LANZETTA: Did you ask for any additional help from anybody as to what type of an application you should be

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putting in?

MR. FRANKOS: Yes. I was just confused with the way that -- we're listed on Vacation Rentals by Owner and Airbnb. We were told that we had to operate as a bed and breakfast instead of an Airbnb.

MS. LANZETTA: Who told you that?

MR. FRANKOS: Jen Flynn. So Tom really wasn't fully clear, either. He was more under the understanding that a short-term rental is actually probably what we're operating as. I was very confused by the whole thing.

CHAIRMAN BRAND: Is it owner occupied?

MR. FRANKOS: Yes.

MR. HINES: So there is a difference in the 50 percent requirement.

MS. LANZETTA: Yes. So it seems to me that you probably are more in line with a short-term rental, --

MR. FRANKOS: Okay.

MS. LANZETTA: -- because a bed and breakfast puts additional requirements



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on you. You can only utilize like up to 50 percent.

MR. FRANKOS: It's a two-family home. It's a huge, huge home.

MS. LANZETTA: But you're renting a lot of it out.

MR. FRANKOS: You have to operate less than 50 percent, as I understand.

MR. LOFARO: Of the total square footage.

CHAIRMAN BRAND: For bed and breakfast, but not for short-term rental.

MR. LOFARO: Right. That's why we're saying short term might be the way to go.

MR. FRANKOS: Then that's the way to go.

MR. HINES: That was the gist of most of my comments, that you apply for a bed and breakfast which kicks in a different section of the code and has that 50 percent limitation and owner occupancy. The short-term rental the Town just approved has a little more leeway for you

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to operate.

MR. FRANKOS: Yes.

MR. GAROFALO: What it doesn't allow you to do is rent for more than 30 days.

MR. FRANKOS: We're more than fine with that.

We actually -- of the, let's say, 300 total renting experiences, the only questionable people we've ever had have been people staying for about 28 to 33 days. We're not really in favor of that. It changes the nature and dynamic of somebody staying in your home. If they're there for 4 to 10 days, especially if we're staying upstairs, they know they're staying in our home.

We really came to a point where we didn't want to rent it for more than 3 weeks because then people are swaggering in there, having dropped a good amount of money. There is a weird energy. We're more than happy not to rent it for more than 30 days.

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MS. LANZETTA: If you do apply for this, then you would also be working with the Building Department to get your permits. If you would rent over 30 days, then you would negate your permit and you would have to start the process all over again.

MR. FRANKOS: We're more than fine with that.

CHAIRMAN BRAND: Would you say at the present time that less than 50 percent is being rented of the space?

MR. FRANKOS: Yes.

CHAIRMAN BRAND: So I mean if that's the case, I wouldn't --

MR. FRANKOS: But the difference is with the first floor and the second floor combined we're at about 50 percent. There is a third floor. There is the finished basement. Those are both off limits to any guest, anyway.

So there is about 3,100 square feet of rentable space if it's under the 50 percent number because no guests are

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allowed in either the finished basement spaces or the third floor that we reserve for ourselves so that we're not scrambling trying to, --

CHAIRMAN BRAND: Sure.

MR. FRANKOS: -- you know, manage cleaning. That's more than anything. I spend more hours vacuuming than anybody should.

CHAIRMAN BRAND: The 50 percent rule, Pat, is 50 percent of the livable space?

MR. HINES: Yes.

CHAIRMAN BRAND: So why would we make him start over if he meets all of those requirements for the BnB?

MR. HINES: Well, I don't know that we've proven that. We would need a map or a plan of the building saying here is what we're renting, here is what we're not renting.

CHAIRMAN BRAND: Right. Right.

MR. HINES: We have a layout plan. I was just surprised because it

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says you were going to provide 12 parking spaces which caught my attention. 12 parking spaces times 2 people in the car is going to be a lot of people.

MR. FRANKOS: Sometimes there are as many as 16 people staying. Usually there is no more than --

MR. HINES: There is a limit on 10. Right? Isn't there a 10 limit in the code?

MS. LANZETTA: Well, it's for 2 per --

MR. HINES: Per bedroom.

MS. LANZETTA: It's 2 per bedroom.

MR. FRANKOS: Total people or total parking spaces?

MR. HINES: No. It's people which dominos into the parking. So the short-term rental limits you to 2 people per bedroom. I think you identified 5 rental bedrooms.

MR. FRANKOS: I was just proving ample parking.

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MR. HINES: But 16 cars is more than 10 people in the 5 bedrooms.

MR. FRANKOS: I was just proving that we had ample parking because it is -- there are two different driveways. We usually have people park in the back of the house so it's less visible, the coming and going, to neighbors.

All of them have expressed full support. We were a little worried about that from the beginning. So in three years we've had no noise complaints. We've had nothing but support.

It was a foreclosed, abandoned home when we bought it. I don't know if anybody knows Alec Piazza. He's a local who grew up here. He lived next door and he said, before we moved in, he hoped it would be struck by lightning and burn down. It was that bad.

So that's the reason why the 11 parking spaces. In all pragmatic situations there is no more than 3 to 5 cars there at any one time.

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CHAIRMAN BRAND: Pat, maybe you just want to run through your comments then since we kind of bounced around a little on that.

MR. HINES: Sure. And I did provide them to the applicant. He is just seeing them.

The regulation requires a narrative, so we would need a little more detail. I know you wrote that for the bed and breakfast. We need the number of bedrooms, the proposed number of times, the hours of operation, more detail so the Planning Board can get a handle on how the site is operating. It sounds like you have experience over the time that you have been here.

The parking calculation, we're not necessarily telling you to have 12 parking spaces. I know you kind of struck them on the map as areas to park, but I also have a concern that the 2 people per bedroom, it says 5 bedrooms, so you'd be limited to 10 people based on the Town

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code.

I noted we did not get a Town gatekeeper letter. At least I didn't.

MS. LANZETTA: Yes, we did.

MR. HINES: Oh, you did. Okay.

MS. LANZETTA: Yes, we did.

MR. HINES: I don't have those.

It's located on a County highway. We would typically circulate to County DPW for the use.

A County Planning referral will be required because it is a special use in this zone.

We talked about --

CHAIRMAN BRAND: Pat, can I just pause right there?

MR. HINES: Sure.

CHAIRMAN BRAND: The bed and breakfast is a special use, but the short-term rental is not a special use in that zone? It's allowable in every use, in every zone. Correct?

MR. HINES: It's allowable but by special use permit.



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CHAIRMAN BRAND: Okay.

MR. HINES: They're all special uses. And the reason for that is you can condition them on reasonable restrictions or conditions that you want to apply. I can put that as a special use, not the as of right.

I think we need a better map. The handwritten parking spaces on here. As you move forward, I think that the Planning Board should get more detail other than the section of --

MR. FRANKOS: I will let my wife do that on Adobe as she did the floor plan.

MR. HINES: There you go. I don't know who did your survey, but they may be able to do one for you, too.

Give them that level of detail. And that's what we're looking for, more level of detail showing those parking spaces, depicting what the size of the parking space is, how they're going to be delineated.

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Access points to the structure are typically depicted on there. This shows the parking is conducive to that.

I didn't see a short environmental assessment form which should be submitted for the environmental review.

There were numerous items on the checklist that said they were submitted, but I didn't find them. I didn't detail each of them, but if you could, go through the checklist again and make sure that whatever you resubmit has that information.

MR. FRANKOS: The short environmental checklist is detailed on part of the code on the online form?

MR. HINES: Yes. And you can fill it out on DEC's website. They have a site. The majority of it will be populated with DEC's information that they have in their database as well and you can fill in the rest.

MR. GAROFALO: Make sure that when you do that, that you're not blocking

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the pop-ups because that will prevent them from adding stuff onto the form.

MR. HINES: It won't even fill the form in if you don't allow pop-ups.

MR. FRANKOS: Okay.

MS. LANZETTA: Pat, I just need a little more clarification again on why we're submitting it to County. Is that because of the proximity to a County road?

MR. HINES: Yes. It's on the County road. It has two driveways.

MS. LANZETTA: Well, I mean the referral to County Planning.

MR. HINES: To County Planning as well, yeah. It's a special use permit and on a County road.

MS. LANZETTA: Yeah. Because the other ones that we've done we haven't --

MR. HINES: They aren't within those parameters, County road or within 500 feet of municipal boundaries.

MS. LANZETTA: Okay.

MR. HINES: They don't meet any of the 239s, but this one does.

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MS. LANZETTA: Okay. I just wanted to be clear on that. Thank you.

MR. FRANKOS: Let me ask one question. So the delineation beyond possibly the difference between the special use permit for a bed and breakfast but not necessarily for a short-term rental, fine. If longer term --

MR. HINES: I'm as confused as you are with this.

MR. FRANKOS: No, no, no. I mean this is legal things and there are legal things for a reason a lot of the time.

Then the differential between the two, we are interested longer term in finishing out one of the basements as a movie room. If we were to do that and offer that as an amenity for people staying, then the use of the home would then tip to more than 50 percent.

MR. HINES: Right. So you may want to stay with short-term rental.

MR. FRANKOS: So the short-term rental would be the way to go because

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we've been moving that way and it lightens the burden on the house.

We really like having less people. A limit of 10 is more than good with us because that ends up being 5 or 6 children. It's decorated with antiques that are not -- you know, Habitat for Humanity, not \$5,000 lamps. Nevertheless, we actually didn't allow children for the first six months to a year because we were worried about child safety and things being broken.

It's nice to have something for larger families because it is a large home. In that direction we've been moving towards, we've really been looking forward to no TV in the living room, adults having a cocktail, if kids want to hang out downstairs. It just -- it makes for a happy family.

CHAIRMAN BRAND: Can you include that in your plans, that that's the plan, and then you could show that on your maps?

MR. FRANKOS: Okay.

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CHAIRMAN BRAND: You can indicate that the intended future use for this space will be for a movie room for the rentals to use.

MR. FRANKOS: And then under that, because it hadn't really been livable space, you know, prettied up, cinderblock, now it's a comfortable space, making sure that that's to code, being in contact with the Building Department before that's actually certified as now livable space?

CHAIRMAN BRAND: Yes. They'll issue the permit. They'll come and do an inspection. If you say we're not using this space at that time, then he's not looking at that time at that space.

MR. FRANKOS: Okay.

CHAIRMAN BRAND: If you want to do it, he would have to probably do another visit I'm assuming.

MR. FRANKOS: Okay. Another visit with the Planning Board in addition to --

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CHAIRMAN BRAND: Not with us.

MR. FRANKOS: Just with the Building Department?

CHAIRMAN BRAND: Yes.

MR. FRANKOS: Okay.

MR. GAROFALO: You will have inspections by the Building Department for fire and in general. That's something that as a short-term rental you still have to deal with. You also have to deal with the permits. You need to stay in good graces with the neighbors because if they complain too much, your permit can get pulled.

MR. FRANKOS: That's been an understanding from the beginning. We knew that the only way to afford a renovation of this home was to share it with other people probably for another two to four years, so we're all in on that.

MR. GAROFALO: Okay. I just wanted to make sure that you understood that there are some differences.

MR. FRANKOS: Yes.

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CHAIRMAN BRAND: So I would think in the meantime, before the next visit from you, you should probably resubmit as a short-term rental, check out all of the things that Pat went over with you, and then definitely give us a better map of it.

MR. FRANKOS: And a better description.

MR. HINES: Or a narrative, yes. Where your clients enter. That kind of thing. You had mentioned it's a two-family house.

MR. FRANKOS: Yes.

MR. HINES: We didn't see that in the application. Let's get that clarified, too. And what portions of those you're using.

MR. GAROFALO: What portion of the house is being used?

MR. FRANKOS: The first and the second floor. We were apprehensive about the difference between the two for that exact reason, with the 50 percent, knowing



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that the longer-term intent was to provide the movie room and, you know, not be constrained by --

MR. HINES: And with the short-term rental you can put that in now so you're not returning and the Building Department won't kick it back when you do that.

MR. FRANKOS: Perfect.

MR. HINES: Let's get everything you want now in one shot.

MR. FRANKOS: Perfect.

MR. GAROFALO: Is there some reason that on the application fee the plus \$50 per bedroom was crossed out? I don't know if that was done by you or not.

MR. FRANKOS: I didn't see that. I wasn't aware of that.

MR. GAROFALO: (Indicating.)

MR. FRANKOS: No, that was not done by me.

MR. GAROFALO: Okay. Was that an error that I made in determining the application fees?

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MR. HINES: I think because he was a bed and breakfast and not a short-term rental at that point.

MR. GAROFALO: Oh, okay. That could be. So there may be an additional fee.

MR. FRANKOS: What is the -- so is that per bedroom?

MS. LANZETTA: Yes.

MR. GAROFALO: It's per bedroom.

MR. HINES: That you're renting.

MR. FRANKOS: So if there are 5 total bedrooms, 50 bucks per bedroom?

MR. GAROFALO: Right.

MR. HINES: 5 total rental bedrooms.

MR. FRANKOS: Yes.

MR. HINES: And then that will kick in that limit of 10, 2 people per bedroom.

MR. GAROFALO: There is a waiver on certain ages. Isn't there?

MR. HINES: I'm not sure. There could be.

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MR. GAROFALO: There might be in the code.

MS. LANZETTA: Yes, it might be in the code.

MR. FRANKOS: Not to open a can of worms, but just so I'm not caught out in left field, what was brought up before with the previous zoning is handicap parking. As a private house, should we have designated handicap parking? I mean that's a great idea, but I don't --

MR. HINES: I don't think the rest of the house meets the requirements. It's considered a private home.

MR. FRANKOS: No. Okay.

MR. HINES: I'm not sure. Jim knows a little bit about that.

MR. FRANKOS: We'll close that as well.

MR. GAROFALO: I am not sure about that, either. Certainly if people can't get into the house, okay, I would certainly consider advertising that, that it may be a challenge for them to get in.

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MR. FRANKOS: We have often enough inquiries about whether or not there are stairs to enter the house. The first floor there are no stairs. A lot of the times there is somebody who is elderly.

We had somebody recovering from a surgery. They were interested in the second floor instead of the first, but there are 6 stairs that lead up to the second floor, or 12, how ever many stairs, so we were happy to provide that on the first floor, including walk-in showers for people who are limited.

MR. GAROFALO: I honestly do not know what the regulations are about that. If there is, it's probably only one space. Again, I'm not sure if it's required.

MR. FRANKOS: Okay.

CHAIRMAN BRAND: And we haven't asked that of any other applicants.

MR. GAROFALO: If it's under 4 spaces it's definitely I think not required. This is something more than

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FRANKOS BnB

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that, so I'm not sure.

MR. HINES: It may be something when you're talking with the building inspector that you can run by him, --

MR. FRANKOS: Okay.

MR. HINES: -- the ADA requirement.

CHAIRMAN BRAND: Anything else, Mr. Frankos?

MR. FRANKOS: No, sir.

CHAIRMAN BRAND: All right. Thank you.

MR. FRANKOS: Thank you very much.

MS. FLYNN: James, the \$50, that's for the Building Department. That's why that is crossed off. It's not for the Planning Board. That was an old application that we were working through that he filled out with Tommy. That was put on there for that application fee. That's why it was crossed off.

MR. GAROFALO: It was a short-term rental?

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MS. FLYNN: It's not for the Planning Department. It's on the Building Department. We don't charge \$50 per room for our application.

MS. LANZETTA: Do you know how we have both of these on there?

MR. GAROFALO: Okay. So you're saying I should remove that off the form?

MS. FLYNN: It's already done. Danielle did that.

MR. GAROFALO: Oh, okay.

MS. FLYNN: It's already done. That's just an old application that he filled out through Tommy.

MR. GAROFALO: Okay.

MS. FLYNN: I just wanted to clarify that with you.

MR. GAROFALO: Okay. I'm responsible for changing some of these forms so I'm trying to get them straight.

MR. FRANKOS: Okay. I'm just seeking clarification on the steps moving forward. So I should be in contact with the building inspector and Jen to solidify

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it as I come up with the environmental list, just confirm a better description of the map, et cetera, so everything is in order for the next --

CHAIRMAN BRAND: I would start with a new application.

MR. FRANKOS: Because it's now a short-term rental and not a bed and breakfast.

CHAIRMAN BRAND: Right.

MR. FRANKOS: And iron out all of those with the new application.

MS. FLYNN: And that's online. You can fill that out right online. It gives you every place that you need to go.

MR. FRANKOS: Excellent. Thank you very much.

CHAIRMAN BRAND: All right. Thank you. Good luck.

MR. FRANKOS: Thank you.

(Time noted: 8:11 p.m.)

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

I, MICHELLE CONERO, a Notary  
Public for and within the State of New York, do  
hereby certify:

That hereinbefore set forth is a  
true record of the proceedings.

I further certify that I am not  
related to any of the parties to this  
proceeding by blood or by marriage and that I  
am in no way interested in the outcome of this  
matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 18th day of November  
2021.

*Michelle Conero*

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MICHELLE CONERO



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

----- X

In the Matter of

QIANG SUBDIVISION

Project No. 21-5022  
24 Plattekill Road, Marlboro  
Section 108.2; Block 7; Lot 32.22

----- X

SKETCH - SUBDIVISION

Date: November 1, 2021  
Time: 8:11 p.m.  
Place: Town of Marlborough  
Town Hall  
21 Milton Turnpike  
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman  
CINDY LANZETTA  
JOSEPH LOFARO  
MANNY CAUCHI  
JAMES GAROFALO  
STEVE CLARKE  
ROBERT TRONCILLITO

ALSO PRESENT: GERARD J. COMATOS, JR., ESQ.  
PATRICK HINES  
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: JOSEPH POMERICO

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MICHELLE L. CONERO  
3 Francis Street  
Newburgh, New York 12550  
(845) 541-4163

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CHAIRMAN BRAND: Next on the agenda, Qiang Subdivision, 24 Plattekill Road, Marlboro for a sketch of their subdivision.

MR. POMERICO: Joe Pomerico from Talcott Engineering representing Qiang for the subdivision.

CHAIRMAN BRAND: Pat, do you want to start off with your comments first?

MR. HINES: Joe, do you have them?

MR. POMERICO: Yes.

MR. HINES: So I had the opportunity to discuss this with Tommy Corcoran regarding the ZBA referral. He's pretty adamant that it needs to go to the ZBA. We had one on there, I forget which project it was now, he thinks he may have missed it, but it's his current policy that if they have preexisting nonconforming zoning issues, that he's going to refer them to the ZBA.

CHAIRMAN BRAND: Okay.

MR. CLARKE: What were those

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preexisting issues?

MR. HINES: Side yard and front yard of the existing structure. He felt that by subdividing it it was losing its protection because of the subdivision. I told him we haven't seen that before and he said sure we have, and he's going to be consistent with that in the future.

MR. POMERICO: Tommy gave us a verbal referral to the Zoning Board, so we're going to submit that.

MR. HINES: O the water services haven't been shown on the plans as we've requested.

The bulk table has been modified per my comment to show the lot area needed for two-family residences. There was a note that said there was a one-acre per dwelling unit, but it's now been adjusted.

Ulster County Health Department approval for the two new septic systems serving the duplexes is required.

And four parking spaces have been depicted.

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It does need to go to the ZBA which requires a public hearing. The Planning Board will also have to have a public hearing for the subdivision once it returns from the ZBA.

And then I didn't know if the Board wanted to see renderings of the two-family structures.

MS. LANZETTA: They gave it to us.

MR. POMERICO: I have an extra copy if you need it, Pat.

MR. HINES: Okay. I didn't know that that was the rendering for the two-family structure. That's kind of a unique looking building.

MS. LANZETTA: Yeah. I like it.

MR. HINES: So that's up to the Board to review. So there is not much that we can do right now without --

MR. FOX: There is a color copy of it.

MR. HINES: There is a color copy. That's pretty unique. I did see

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that in black and white and I didn't know if it was someone's advertisement.

MS. LANZETTA: In the past we've kind of done a side by side ZBA/Planning Board review. I don't see where this is going to really hold anything up if we go ahead and schedule a public hearing for this now.

MR. HINES: Yes. You can probably do that, as long as they're successful at the ZBA.

MR. GAROFALO: And as long as the applicant is willing to do it that way.

MS. LANZETTA: Yes.

MR. GAROFALO: If you fail at the ZBA, then he'll waist money doing it that way.

MS. LANZETTA: That's true.

MR. GAROFALO: He has the opportunity to say if he wants to do it in a linear fashion or parallel.

MS. LANZETTA: That's right.

CHAIRMAN BRAND: Jen, what would the next available date for that be?

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MS. FLYNN: It would be December 6th.

MR. POMERICO: December 6th.

CHAIRMAN BRAND: And when is the ZBA?

MS. FLYNN: It's either the second or the third Thursday of the month that they meet.

MR. HINES: And you're on that one or you're not sure?

MR. POMERICO: I'll have to talk to Charlie. I'm not really sure. I believe we were just submitting for it.

CHAIRMAN BRAND: So the ball is in your court. Would you like us to go ahead and schedule a public hearing for December 6th or do you want to wait until you hear back from the ZBA?

MR. POMERICO: Let's schedule it for the 6th.

CHAIRMAN BRAND: Okay. So then I don't know if you saw the last two, but there are some mailings that are required.

MR. POMERICO: Okay.

MS. FLYNN: I have to get the letter together and have the lawyer

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approve it, then I'll send it to you.

MR. POMERICO: Okay, great.

Thank you.

MS. FLYNN: Do I have your  
e-mail?

MR. POMERICO: You probably have  
our company e-mail, talcottdesign.

MS. FLYNN: Okay. So it goes to  
Brown?

MR. POMERICO: Correct.

MR. HINES: Charlie Brown.

MR. POMERICO: Yes.

CHAIRMAN BRAND: Okay. Anything  
else on this?

MR. GAROFALO: Yes. I want to  
see the parking space sizes.

MR. POMERICO: Okay.

MR. GAROFALO: The code requires  
200 square feet. Usually it's 10 by 20.

MR. POMERICO: You got it.

MR. HINES: The exterior parking  
spots. The garage isn't going to be 10 by  
20 I don't think.

MR. POMERICO: No. I think it

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will be bigger, actually. We'll make sure we show that.

CHAIRMAN BRAND: Okay. Anything else from the Board?

(No response.)

CHAIRMAN BRAND: All right. So we will see you on December 6th. Good luck at the ZBA.

MR. POMERICO: Thank you very much.

CHAIRMAN BRAND: So I believe, unless there is any other business from the Board that requires the stenographer and the attorney, we can free them from the meeting. Is there anything else that we need them for at this point?

(No response.)

CHAIRMAN BRAND: All right. Thank you for your services tonight. Thank you.

(Time noted: 8:17 p.m.)



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

I, MICHELLE CONERO, a Notary  
Public for and within the State of New York, do  
hereby certify:

That hereinbefore set forth is a  
true record of the proceedings.

I further certify that I am not  
related to any of the parties to this  
proceeding by blood or by marriage and that I  
am in no way interested in the outcome of this  
matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 18th day of November  
2021.

*Michelle Conero*

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MICHELLE CONERO