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

- - - - - X
In the Matter of

- Professional Development courses taken by Robert Troncillito and Stephen Jennison
- Approval of the 1/3/2022 minutes

- - - - - X

BOARD BUSINESS

Date: January 18, 2022
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
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

- - - - - X

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

1 B O A R D B U S I N E S S

2 CHAIRMAN BRAND: I'd like to
3 call the meeting to order with the
4 Pledge of Allegiance to the flag of
5 our country.

6 (Pledge of Allegiance.)

7 CHAIRMAN BRAND: Agenda, Town
8 of Marlborough Planning Board,
9 Tuesday, January 18, 2022. Regular
10 meeting at 7:30 p.m. On the agenda
11 tonight we have the approval of the
12 stenographic minutes for 12/20 and
13 1/3. Also on the agenda, Blasher/
14 Haferd at 346 Mt. Zion Road for a
15 public hearing of their minor site
16 plan; Frankos STR, short-term rental,
17 387 Lattintown Road in Marlboro for a
18 sketch of their site plan.

19 Just for the record, the
20 meeting is held upstairs in the
21 school conference room.

22 The next deadline is Friday,
23 January 21, 2022. The next scheduled
24 meeting is Monday, February 7, 2022.

25 Before we begin I think we have

1 BOARD BUSINESS

2 some professional development to note
3 for the record.

4 Bob, why don't you go first.

5 MR. TRONCILLITO: I took a
6 class, Planning Board Overview, an
7 hour and-a-half.

8 CHAIRMAN BRAND: Okay.

9 MR. TRONCILLITO: How sweet it
10 is, and I passed the test. That's
11 all you've got to know.

12 CHAIRMAN BRAND: And Steve?

13 MR. JENNISON: I took Planning
14 Board Overview for an hour
15 and-a-half, and I passed also.

16 CHAIRMAN BRAND: Excellent.

17 MR. JENNISON: I got a 90. I
18 only got 90 percent of the
19 certificate.

20 MR. TRONCILLITO: I'm not going
21 to tell you what mine was.

22 MR. JENNISON: Does Jen take
23 these?

24 CHAIRMAN BRAND: Yeah. You can
25 just give that to Jen.

1 B O A R D B U S I N E S S

2 MR. JENNISON: If you would
3 pass that over to Jen for me.

4 CHAIRMAN BRAND: I would like
5 to have a motion to approve the
6 stenographic minutes for 1/3. We
7 will table the 12/20 approval to
8 ensure that they were sent out.

9 MR. GAROFALO: Mr. Chairman,
10 may I make two comments on the --

11 CHAIRMAN BRAND: Absolutely.

12 MR. GAROFALO: -- 1/3? First I
13 want to --

14 CHAIRMAN BRAND: Can I have the
15 motion to approve it and then we'll
16 discuss after the motion is made?

17 MR. GAROFALO: That's fine.

18 MS. LANZETTA: I'll make the
19 motion.

20 CHAIRMAN BRAND: All right.
21 Any discussion?

22 (No response.)

23 CHAIRMAN BRAND: Mr. Garofalo.

24 MR. GAROFALO: Two things.
25 One, I wanted for the record to note

1 BOARD BUSINESS

2 that although the Chairman invited me
3 to sit in the audience, that I
4 recused myself from the room.

5 CHAIRMAN BRAND: Okay.

6 MR. GAROFALO: The second thing
7 is on page 38, line 6, I say
8 Newburgh, there's a missing word,
9 then it's Beacon. I said no. I
10 said no -- it was Newburgh. No, it's
11 Beacon. So that's --

12 CHAIRMAN BRAND: It's missing a
13 no.

14 MR. GAROFALO: It's just
15 missing a no. I will try to speak
16 more comprehensible in the future. I
17 will do my best.

18 CHAIRMAN BRAND: Any other
19 discussion?

20 MR. JENNISON: Are the Planning
21 Board minutes online?

22 CHAIRMAN BRAND: Once they're
23 approved they do get posted online.

24 MR. JENNISON: Okay. I'm
25 showing the last time they were

1 B O A R D B U S I N E S S

2 uploaded was June 21, 2021.

3 MS. FLYNN: The website, thanks
4 to Danielle, has put everything
5 archived. So most recent you will
6 see. Archived is above it.

7 MR. GAROFALO: Look up there.
8 You'll see a place for the archive.

9 CHAIRMAN BRAND: So with those
10 corrections to be made, do I have a
11 -- any objections to approving the
12 1/3 minutes?

13 (No response.)

14 CHAIRMAN BRAND: No objections.
15 So moved.

16

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

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1 BOARD BUSINESS

2

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

4

5

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

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

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

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 24th day of January 2022.

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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

BLASHER/HAFERD

Project No. 21-5026
346 Mt. Zion Road, Marlboro
Section 102.3; Block 1; Lot 33

- - - - - X

PUBLIC HEARING - MINOR SITE PLAN

Date: January 18, 2022
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
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: DAVID BLASHER
& JEROME HAFERD

- - - - - X

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

1 B L A S H E R / H A F E R D

2 CHAIRMAN BRAND: First on the
3 agenda tonight we have Blasher/
4 Haferd at 346 Mt. Zion Road for a
5 public hearing of their minor site
6 plan.

7 You guys can just come up to the
8 table.

9 "Legal notice, site plan
10 application. Please take notice a
11 public hearing will be held by the
12 Marlborough Planning Board pursuant
13 to the State Environmental Quality
14 Review Act, or SEQRA, and the Town of
15 Marlborough Town Code Section 155.31
16 on Tuesday, January 18, 2022 for the
17 following application: Blasher/
18 Haferd Short-Term Rental. A public
19 hearing will be held at 7:30 p.m. or
20 as soon thereafter as may be heard.
21 The applicant is asking for a site
22 plan approval on lands located at 346
23 Mt. Zion Road in Marlboro, Section
24 102.3; Block 1; Lot 33. Any
25 interested parties either for or

1 BLASHER / HAFERD

2 against this proposal will have an
3 opportunity to be heard at this time.
4 Chris Brand, Chairman, Town of
5 Marlborough Planning Board."

6 So the mailings. How many did
7 you send out, how many were received?

8 MR. BLASHER: We sent seven.
9 Six were received. One the post
10 office said couldn't be delivered, it
11 was listed as abandoned EGR, E-G-R.
12 I provided the USPS tracking. It got
13 forwarded a couple of times and
14 couldn't be completed. I provided
15 the USPS tracking log from their
16 website.

17 CHAIRMAN BRAND: Okay. So
18 seven out you said?

19 MR. BLASHER: Correct.

20 CHAIRMAN BRAND: And how many
21 came back? I'm sorry.

22 MR. BLASHER: Six.

23 CHAIRMAN BRAND: Six back.
24 Okay. If you could just give those to
25 Jen before we do anything else.

1 B L A S H E R / H A F E R D

2 MR. BLASHER: Absolutely.

3 CHAIRMAN BRAND: It doesn't
4 appear that anyone from the public is
5 here. So Pat, did you want to run
6 through your comments?

7 MR. HINES: Sure. My first
8 comment was probably addressed by the
9 information we received this
10 afternoon. So if the Board finds
11 this acceptable for the site plan,
12 we're okay with that.

13 The septics have been added to
14 the plan for each of the structures.

15 I thought that there was still
16 a lot 1 in the front but I guess
17 there's not. There's only the two
18 structures, the original plan you
19 gave us of this three-lot
20 subdivision.

21 MR. BLASHER: Correct.

22 MR. HINES: So that was never
23 filed is my understanding now. There
24 are only the two structures. And you
25 folks own the entire parent parcel,

1 B L A S H E R / H A F E R D

2 not that subdivision?

3 MR. BLASHER: Correct.

4 MR. HAFERD: That's correct.

5 CHAIRMAN BRAND: And the
6 parking spaces are shown. I just
7 note that they're shown as 18 by 9
8 rather than 20 by 10. But they're
9 just sketched in there anyway. I
10 think that they're probably adequate.
11 They could be redrawn --

12 MR. BLASHER: Yes.

13 MR. HINES: -- if you want a
14 final one showing that 20 by 10.

15 CHAIRMAN BRAND: There's room
16 for it to be 20 by 10.

17 MR. HINES: There's room for
18 that.

19 MR. BLASHER: There's
20 definitely room.

21 MR. HINES: The Town Code says
22 they have to be 200 square feet. It
23 doesn't even say they have to be 20
24 by 10, but that seems to be the
25 dimension. You can do whatever

1 B L A S H E R / H A F E R D

2 geometry you want apparently.

3 That's all I have.

4 CHAIRMAN BRAND: Thanks, Pat.

5 Comments or questions from the
6 Board? Mr. Garofalo.

7 MR. GAROFALO: First I'd like
8 to note that is on item 21. We put
9 that specifically on the sheet so
10 hopefully people wouldn't miss it.

11 I would also note that I did
12 not see in our regulations a specific
13 regulation for the number of parking
14 spaces for this type of use. I would
15 suspect that it would be similar to
16 what's in the bed and breakfast,
17 which is two for the residents and
18 then one parking space per bedroom,
19 which would mean that if you have two
20 bedrooms and you have residents, you
21 would actually only need four parking
22 spaces, not the six that you're
23 showing. I would suspect that the
24 garage spaces would probably also
25 count as parking spaces. That's

1 BLASHER / HAFERD

2 something that hopefully you can
3 bring up with the Town to correct
4 that oversight. Certainly I don't
5 think you would need as many as -- or
6 in the same light as a dwelling unit
7 or a hotel. The bed and breakfast is
8 probably a better suit for this type
9 of use.

10 CHAIRMAN BRAND: Just to
11 clarify, the parking -- you're saying
12 the parking spaces aren't identified
13 in the code for the short-term
14 rental?

15 MR. GAROFALO: Yeah. As far as
16 I can see, they're not there. There
17 is one for the bed and breakfast,
18 which, as I said, was one space for
19 the residents and one -- two for the
20 residents. I'm sorry. Two for the
21 residents, one per bedroom which
22 would be just the four because
23 they're planning on a two bedroom.

24 CHAIRMAN BRAND: Okay.
25 Anything else?

1 B L A S H E R / H A F E R D

2 MR. GAROFALO: That's it.

3 CHAIRMAN BRAND: Anything else
4 from the Board?

5 MR. TRONCILLITO: No.

6 MS. LANZETTA: No.

7 MR. GAROFALO: No.

8 MR. LOFARO: No.

9 CHAIRMAN BRAND: Jeff, did you
10 have anything on this?

11 MR. BATTISTONI: Do you
12 normally take a motion to open the
13 public hearing and then close it? I
14 can't remember.

15 CHAIRMAN BRAND: Yes.

16 MR. BATTISTONI: Okay.

17 CHAIRMAN BRAND: Thank you.
18 Sometimes I think we pass it just by
19 reading it that this is the public
20 hearing, when I read the legal
21 notice.

22 But just to clean things up,
23 I'll take a motion to open the public
24 hearing.

25 MR. LOFARO: I'll make a motion

1 B L A S H E R / H A F E R D

2 to open the public hearing.

3 CHAIRMAN BRAND: Okay. Is
4 there a second?

5 MR. TRONCILLITO: I'll second.

6 CHAIRMAN BRAND: Any discussion?

7 (No response.)

8 CHAIRMAN BRAND: Any objection?

9 (No response.)

10 CHAIRMAN BRAND: All right.

11 This is a public hearing.

12 MR. HINES: Just for Michelle's
13 benefit, we may want to say that it
14 was Joe and Bob.

15 CHAIRMAN BRAND: Joe and Bob.
16 Thank you.

17 MR. HINES: She's not here to
18 figure out those voices.

19 CHAIRMAN BRAND: There's no one
20 here from the public, I'm assuming,
21 that has any input on this?

22 (No response.)

23 CHAIRMAN BRAND: No. Anything
24 else from the Board on this?

25 (No response.)

1 B L A S H E R / H A F E R D

2 CHAIRMAN BRAND: No.

3 MR. TRONCILLITO: It's ready
4 for approval.

5 MS. LANZETTA: I'll make a
6 motion to close the public hearing.

7 CHAIRMAN BRAND: Thank you.

8 MR. JENNISON: And Steve
9 Jennison will second it.

10 CHAIRMAN BRAND: Any discussion?
11 (No response.)

12 CHAIRMAN BRAND: Any objection?
13 (No response.)

14 MR. HINES: That noise I just
15 heard didn't come from the recorder,
16 did it?

17 CHAIRMAN BRAND: No.

18 MR. JENNISON: No.

19 MR. HINES: I just wanted to
20 make sure.

21 MR. JENNISON: I have to figure
22 out how to turn it off.

23 MR. HINES: I'm sorry, Steve.
24 I just want to make sure the recorder
25 was still working.

1 B L A S H E R / H A F E R D

2 MR. JENNISON: It's off now.

3 CHAIRMAN BRAND: Are we
4 comfortable at this point having the
5 attorney draft a resolution?

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

8 CHAIRMAN BRAND: Cindy makes
9 the motion. A second?

10 MR. JENNISON: Second.

11 CHAIRMAN BRAND: Any discussion?

12 MR. GAROFALO: I would like to
13 see, for the record, a revised map
14 showing the 10 by 20 spaces.

15 CHAIRMAN BRAND: Just include
16 that, make it 10 by 20.

17 MR. BLASHER: Absolutely.

18 MR. HAFERD: Is there a time
19 that you need to see that by?

20 CHAIRMAN BRAND: By the next
21 meeting.

22 MS. LANZETTA: Well it just
23 needs to be on the map. Oh, you
24 don't sign the map.

25 CHAIRMAN BRAND: No, I don't.

1 BLASHER / HAFERD

2 MS. LANZETTA: Okay.

3 MR. BATTISTONI: I was going to
4 make that a condition of the
5 resolution anyway.

6 CHAIRMAN BRAND: Okay.

7 MR. HAFERD: We can do that.

8 MR. BLASHER: We'll e-mail it.

9 CHAIRMAN BRAND: Great. Okay.
10 Anything else on that?

11 (No response.)

12 CHAIRMAN BRAND: So we will
13 have that ready for the next meeting.
14 Hopefully that goes through for you.
15 All right?

16 Anything else on this?

17 MR. TRONCILLITO: Good luck.

18 MR. HAFERD: Thank you.

19 CHAIRMAN BRAND: Thank you.

20 MR. BLASHER: Will we be coming
21 to another meeting then with this
22 committee -- with the Board?

23 CHAIRMAN BRAND: Yes. The
24 final one and then there will be the
25 approval via resolution, and then

1 BLASHER / HAFERD

2 after that you're all done. You just
3 have to file whatever paperwork needs
4 to be filed with the Town and the
5 County.

6 MR. BLASHER: Awesome.

7 MR. HAFERD: Thank you.

8 MR. BLASHER: Thank you all.
9 Thanks again.

10 MR. GAROFALO: You also will
11 have to talk to the building
12 inspector.

13 MR. HINES: After you get
14 approval here, the next step is that.

15 MS. FLYNN: You'll be at the
16 February 7th meeting.

17 MR. BLASHER: February 7th?

18 MS. FLYNN: Yeah.

19 CHAIRMAN BRAND: Thanks, guys.

20 MR. HAFERD: Thank you.

21 MR. BLASHER: Have a nice
22 evening, all. Stay healthy.

23

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

25

1 B L A S H E R / H A F E R D

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

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

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

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

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 24th day of January 2022.

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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 SHORT-TERM RENTAL

Project No. 21-5024
387 Lattintown Road, Marlboro
Section 108.2; Block 9; Lot 26

----- X

SKETCH - SITE PLAN

Date: January 18, 2022
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
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

APPLICANT'S REPRESENTATIVE: MARK FRANKOS

----- X

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

1 FRANKOS SHORT-TERM RENTAL

2 CHAIRMAN BRAND: Next up,
3 Frankos Short-Term Rental, Lattintown
4 Road.

5 Come on up to the table, guys.
6 How are you tonight?

7 Pat, do you want to run through
8 your comments?

9 MR. HINES: Sure. These were
10 from the last time. The applicants
11 have applied for a short-term rental.
12 I just stated the definition of --
13 the limits of what the Board is
14 supposed to review for short-term
15 rentals are identified there.

16 We're suggesting that you
17 condition any approvals, and I
18 believe Jeff has been doing this, on
19 Section 155-32 A-M which are the
20 various conditions, including
21 limiting the number of guests per
22 bedroom, registering with Ulster
23 County and various inspection
24 requirements.

25 The plans identify the site as

1 FRANKOS SHORT-TERM RENTAL

2 served by well and septic.

3 We didn't get a narrative that
4 really conforms to the short-term
5 rental requirements of 155-31.

6 MS. FLYNN: I just gave that to
7 you, Pat.

8 MR. HINES: You handed it to me
9 tonight?

10 MS. FLYNN: Yeah.

11 MR. HINES: That's fine. As
12 long as the Board is okay with that.

13 A public hearing is required,
14 similar to the one we just had.

15 The plans should identify the
16 signature location for the property
17 owners.

18 Notes should be added to the
19 plans that they will comply with the
20 annual inspection. We can also
21 handle that through the resolution if
22 that can be done.

23 The Board should determine
24 whether there's sufficient parking.
25 Again as Mr. Garofalo said, there are

1 FRANKOS SHORT-TERM RENTAL

2 no parking requirements for this. As
3 long as the Board sees that there's
4 sufficient parking.

5 The Planning Board should
6 identify a detail for that parking
7 spot, the intent is that they're 10
8 by 20.

9 The need for accessible access
10 to the structure regarding
11 accessibility for folks that are
12 ability impaired. I don't know if it
13 is accessible. I don't know if it is
14 accessible. It looked like there
15 were some stairs accessing all the
16 structures.

17 MR. FRANKOS: There is one
18 step. Was that a formal -- I
19 remember I actually brought that up
20 because a guest previous who had a
21 proposal for a commercial space and
22 at the time it was mentioned that it
23 was not a requirement since it was a
24 private residence. Was that then
25 discovered after the fact that it is

1 FRANKOS SHORT-TERM RENTAL

2 a requirement?

3 MR. GAROFALO: I think it might
4 be a requirement if you have more
5 than five bedrooms being rented.

6 MR. HINES: And that's based on
7 the parking or is that -- the five
8 bedrooms figure, is it? I know
9 you're more familiar with those
10 regulations.

11 MR. GAROFALO: I think that if
12 you have more than five bedrooms,
13 then that automatically triggers you
14 have to meet all the ADA
15 requirements.

16 MS. LANZETTA: Can we see that
17 in law?

18 MR. TRONCILLITO: Is that a
19 fact?

20 MR. GAROFALO: Excuse me?

21 MS. LANZETTA: Can we see that
22 in law?

23 MR. GAROFALO: I think it's in
24 the ADA.

25 CHAIRMAN BRAND: How many

1 FRANKOS SHORT-TERM RENTAL

2 bedrooms do you have?

3 MR. FRANKOS: Five.

4 CHAIRMAN BRAND: So he doesn't
5 have more than five.

6 MR. GAROFALO: I think it's
7 more than five. They couldn't rent
8 out the residence or part of the
9 residence because then it would be
10 getting to six. They would be in
11 trouble for that, besides being in
12 trouble with us. I think it's
13 online.

14 MR. TRONCILLITO: The total bed
15 and breakfast rooms available is five
16 or does that count your residence?

17 MR. FRANKOS: No.

18 MR. TRONCILLITO: Okay. Thank
19 you. I'm just trying to understand.

20 MR. GAROFALO: I think that's
21 where the cutoff is.

22 MR. FRANKOS: You should have
23 been supplied with the narrative
24 description and the site plan that
25 focuses on the six parking spaces

1 FRANKOS SHORT-TERM RENTAL

2 from the notes on the previous
3 meeting, and we delineated them. I
4 think they were 9 by --

5 MS. FRANKOS: I think we put 9
6 by 10 but they can be adjusted.
7 There's room.

8 MR. FRANKOS: Based on what we
9 just heard from the previous
10 applicants, there's space to make
11 those. We were debating as to how
12 much an actual parking space is
13 required. So if that's the 200
14 square foot, we can amend that --

15 CHAIRMAN BRAND: Just 10 by 20
16 generally.

17 MR. FRANKOS: -- rendering.

18 CHAIRMAN BRAND: Questions,
19 comments from the Board on this one?

20 MR. GAROFALO: I didn't see
21 them.

22 MS. LANZETTA: It says here
23 that short-term rentals and bed and
24 breakfasts are subject to the
25 requirements of the ADA unless it is

1 FRANKOS SHORT-TERM RENTAL

2 occupied by the proprietor and has
3 five or fewer rooms for hire.

4 MR. HINES: There you go.
5 You're good.

6 CHAIRMAN BRAND: So 10 is a no.

7 MR. TRONCILLITO: That would
8 mean that it's not required.

9 MS. LANZETTA: That's what I
10 would say.

11 MR. HINES: It is owner
12 occupied and it's five or less.

13 MR. LOFARO: Cindy, was it both
14 or is it either/or?

15 MS. LANZETTA: It says and, so
16 I think it means both.

17 MR. TRONCILLITO: So then
18 they're good to go.

19 MR. GAROFALO: Some day you may
20 want to consider it to open up a
21 greater applicant tool for using your
22 services.

23 CHAIRMAN BRAND: Any questions
24 or comments for this one?

25 (No response.)

1 FRANKOS SHORT-TERM RENTAL

2 CHAIRMAN BRAND: No. So are
3 we --

4 MR. GAROFALO: The main one I
5 want to see is I want to see the plan
6 with the parking to make sure that
7 you have enough parking. That would
8 include the garage.

9 MS. FRANKOS: That should be in
10 there. We provided that today.

11 MR. HINES: That's what you got
12 today, Jim. I know you didn't have
13 time to look at it.

14 MR. JENNISON: The six spaces
15 do not include the two for the
16 garage?

17 CHAIRMAN BRAND: Are they the
18 splats, the spaces? Is that the
19 parking, those little splat things?

20 MR. HINES: Yeah. They're
21 numbered there.

22 MS. LANZETTA: They're online.
23 If you look online on the
24 application, it's better delineated.
25 On the copies here --

1 FRANKOS SHORT-TERM RENTAL

2 MS. FRANKOS: I outlined them
3 in yellow --

4 MS. LANZETTA: -- they're not
5 as well delineated.

6 MS. FRANKOS: It didn't print
7 out very well. I'm sorry.

8 MS. FLYNN: This is what he
9 handed in.

10 MR. TRONCILLITO: There you go.

11 MR. GAROFALO: That's another
12 one for you, Mr. Chairman, is to tell
13 people --

14 MR. TRONCILLITO: So the only
15 thing they've got to do it just open
16 up the spaces a little bit. That's
17 all. It's no big deal. Just make
18 them a little bigger on the map.

19 MS. LANZETTA: I do want to
20 encourage the Board to look at things
21 online because a lot of times you can
22 see them a lot better, the documents,
23 online than you do in the printouts.

24 MS. FLYNN: This didn't get
25 online yet. I just got it right

1 FRANKOS SHORT-TERM RENTAL

2 before I was leaving.

3 MS. LANZETTA: I thought I saw
4 that, though.

5 MR. HINES: She e-mailed it to
6 us.

7 MS. FLYNN: Yeah. I e-mailed
8 it to you.

9 MS. LANZETTA: Okay. All
10 right.

11 CHAIRMAN BRAND: So are we good
12 scheduling a public hearing for this
13 one? I think that's where we are
14 procedurally.

15 MR. HINES: Yes.

16 MS. LANZETTA: Yes.

17 CHAIRMAN BRAND: So Jen, when
18 would that be?

19 MS. FLYNN: I won't have time
20 for the February meeting, so it would
21 have to be the first in March.

22 CHAIRMAN BRAND: The second
23 meeting in February is going to be
24 canceled, so you wouldn't have time
25 to do the first one.

1 FRANKOS SHORT-TERM RENTAL

2 MS. FLYNN: March 7th.

3 CHAIRMAN BRAND: So March 7th
4 would be the public hearing?

5 MS. FLYNN: Yes.

6 CHAIRMAN BRAND: Is that good?

7 MR. FRANKOS: That's good.

8 CHAIRMAN BRAND: Anything else
9 from the Board?

10 MR. GAROFALO: Is there someone
11 who checks the tax rolls to see what
12 the houses are taxed on, the number
13 of bedrooms?

14 CHAIRMAN BRAND: No. I think
15 that's part of the building
16 inspector's job when he goes in, to
17 make sure that it is what he says it
18 is and the buildings are -- the
19 bedrooms are the bedrooms.

20 MR. GAROFALO: Okay.

21 MR. FRANKOS: Regarding short-
22 term rentals, since this was
23 initially applied to as a bed and
24 breakfast, the extra fee per extra
25 bedroom --

1 FRANKOS SHORT-TERM RENTAL

2 MS. FLYNN: That's for the
3 building department, not us.

4 MR. FRANKOS: Okay. So that's
5 not at this step.

6 MR. HINES: You are applying
7 for a short-term rental at this
8 point.

9 MR. FRANKOS: Correct.

10 MR. HINES: That's better for
11 you.

12 CHAIRMAN BRAND: So I think
13 you're good. All we have left is the
14 public hearing on the 7th.

15 Then are we ready to draft a
16 resolution?

17 MS. LANZETTA: Maybe we could
18 draw up a resolution.

19 CHAIRMAN BRAND: Unforeseen --
20 I don't see a lot of people coming
21 out for that.

22 Are you good with that, Jeff?

23 MR. BATTISTONI: Yes.

24 MR. TRONCILLITO: Make sure you
25 send them to everybody within 500

1 FRANKOS SHORT-TERM RENTAL

2 feet.

3 MS. FRANKOS: Okay.

4 CHAIRMAN BRAND: Yeah. Please.

5 MR. TRONCILLITO: It becomes a
6 quagmire if you don't.

7 MR. FRANKOS: And that's
8 certified mail?

9 MR. GAROFALO: Use the Ulster
10 County --

11 MR. HINES: Parcel.

12 MR. GAROFALO: -- Parcel. You
13 can plug in 500 feet from your
14 location and it will give you the
15 list.

16 MS. FRANKOS: Okay.

17 CHAIRMAN BRAND: Cindy made a
18 motion to have the attorney authorize
19 the resolution of approval for the
20 March 7th meeting. Do I have a
21 second?

22 MR. TRONCILLITO: I'll second
23 that. Bobby.

24 CHAIRMAN BRAND: Any discussion?

25 (No response.)

1 FRANKOS SHORT-TERM RENTAL

2 CHAIRMAN BRAND: Any objection?

3 (No response.)

4 CHAIRMAN BRAND: All right. So
5 hopefully we can get it all buttoned
6 up for you on the 7th.

7 MS. FRANKOS: Perfect.

8 CHAIRMAN BRAND: Thank you
9 guys.

10 MS. FRANKOS: Thank you.

11

12 (Time noted: 8:05 p.m.)

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1 FRANKOS SHORT-TERM RENTAL

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

4

5

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

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

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

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 24th day of January 2022.

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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

- HDR/MICHAEL MUSSO - MASTER SHORT FORM
AGREEMENT FOR PROFESSIONAL SERVICES -
VERIZON/MARLBORO HIGH SCHOOL

- - - - - X

BOARD BUSINESS

Date: January 18, 2022
Time: 8:05 p.m.
Place: Town of Marlborough
Town Hall
21 Milton Turnpike
Milton, NY 12547

BOARD MEMBERS: CHRIS BRAND, Chairman
CINDY LANZETTA
JOSEPH LOFARO
JAMES GAROFALO
ROBERT TRONCILLITO
STEPHEN JENNISON

ALSO PRESENT: JEFFREY S. BATTISTONI, ESQ.
PATRICK HINES
VIRGINIA FLYNN

- - - - - X

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

1 BOARD BUSINESS

2 CHAIRMAN BRAND: Just a couple
3 of other things before we adjourn
4 this evening.

5 Jeff, I know you sent to me the
6 master short form agreement for
7 professional services. I know that
8 at the last meeting the Board did
9 authorize me to just go ahead and
10 sign that.

11 MR. BATTISTONI: Yes, you can
12 sign that.

13 CHAIRMAN BRAND: Okay.
14 Anything I should know about that?

15 MR. BATTISTONI: I just want to
16 say Mike Musso submitted a master fee
17 agreement, which I thought the Town
18 Board should sign, and then a task
19 order which should be specific
20 projects. I thought the Planning
21 Board should sign this one because
22 it's an application before the
23 Planning Board.

24 I actually went through that
25 master fee agreement and I suggested

1 B O A R D B U S I N E S S

2 some changes to Mike Musso. He got
3 back to me right away and they made
4 several changes. I was very
5 impressed with how quick he was and
6 how well he worked with me.

7 MS. LANZETTA: Thank you for
8 doing that.

9 CHAIRMAN BRAND: So just to
10 make sure I'm getting this right, I'm
11 signing everywhere it says Town?

12 MR. BATTISTONI: No. Do you
13 have a document in front of you that
14 says task order?

15 CHAIRMAN BRAND: I have a
16 master short form agreement.

17 MR. BATTISTONI: Skip that.
18 Towards the back do you have a task
19 order or not?

20 CHAIRMAN BRAND: I have one
21 that says task order.

22 MR. BATTISTONI: You're going
23 to sign that --

24 CHAIRMAN BRAND: Okay.

25 MR. BATTISTONI: -- because

1 BOARD BUSINESS

2 that would apply to each individual
3 application that comes along to the
4 Town.

5 MR. HINES: It's paid out of
6 their escrow, too.

7 MR. BATTISTONI: Right.

8 CHAIRMAN BRAND: That's under
9 Town?

10 MR. BATTISTONI: Yes. Whereas
11 in theory maybe there would be an
12 application to the Town Board for
13 something on a Town-owned site.

14 MR. JENNISON: We as a Town, we
15 pay this fee?

16 MR. HINES: No. It comes out
17 of their escrow.

18 CHAIRMAN BRAND: I'll just
19 shoot that down to you to make sure I
20 did it properly.

21 MR. BATTISTONI: That would be
22 great.

23 CHAIRMAN BRAND: So I think
24 that's all we really need the
25 engineer and attorney for this

1 B O A R D B U S I N E S S

2 evening, unless there's anything else
3 that we need to discuss in front of
4 the engineer and attorney?

5 (No response.)

6 CHAIRMAN BRAND: No. So Jeff,
7 if there's something that I need to
8 do there, let me know. Otherwise you
9 guys are good.

10 MR. BATTISTONI: You just have
11 to fill in the date. That's all.

12 CHAIRMAN BRAND: Perfect.

13 Thank you.

14

15 (Time noted: 8:10 p.m.)

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BOARD BUSINESS

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 24th day of January 2022.

Michelle Conero

MICHELLE CONERO