

**MARLBOROUGH PLANNING BOARD**  
**TOWN OF MARLBOROUGH**  
**21 Milton Turnpike - P. O. Box 305**  
**Milton, NY 12542**  
**Telephone: (845) 795-6167 Fax: (845) 795-2031**

Date: November 21, 2023

Attn: Town of Marlborough  
Zoning Board of Appeals

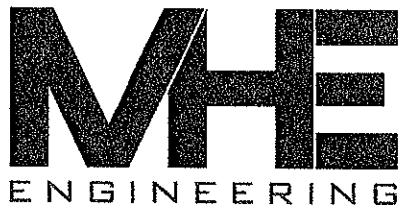
Please be advised the Town of Marlborough Planning Board referred the following application to the Zoning Board of Appeals at their meeting on.

**Vito Triolo Pizza Town**  
**1326 Route 9W, Marlboro, NY 12542**  
**SBL # 108.4-3-28**  
**Site Plan Change of Use**  
**Planning Board File No. 23-1024**

Front yard-5 foot required where zero 0 exists  
Rear yard-20 foot required where 2.1 foot exists  
Building height-2.12 stories, 35 ft max where 3 stories at 37.5+/- height existing

If you need any additional information, please feel free to contact me.

Jen Flynn  
Planning Board Secretary



**TOWN OF MARLBOROUGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT:** VITO TRIOLO CHANGE OF USE  
**PROJECT NO.:** 23-28  
**PROJECT LOCATION:** SECTION 108.4, BLOCK 3, LOT 28/1326 ROUTE 9W  
**REVIEW DATE:** 15 NOVEMBER 2023  
**MEETING DATE:** 20 NOVEMBER 2023  
**PROJECT REPRESENTATIVE:** MINUTA ARCHITECTURE

1. Project proposes the addition of two new apartments on the third floor of an existing structure. The project is located in the C-1 Commercial Zone.
2. Several bulk deficiencies exist on the lot including:
  - Front yard- 5 foot required where zero (0) exists
  - Rear yard- 20 foot required where 2.1 foot exists
  - Building height- 2.12 stories, 35 ft. max where 3 stories at 37.5 +/- height existing
3. A parking calculation has been provided identifying thirty (30) occupants of the commercial space and five (5) apartments total identifying the required parking of 18 spaces.
4. One accessible parking spot is required. The change of use will negate the existing condition where no accessible spot exists. Confirm parking space size meets Town Code.
5. Comments from the Jurisdictional Emergency Services should be received. It is noted the building is identified as being retrofitted with fire sprinkler system. Location of the FD connection should be depicted on the plans.
6. Fourteen spots are identified in the proposed parking lot while credit for five spots is available in the hamlet parking calculation.
7. The Planning Board may wish to evaluate the existing dumpster enclosures along the property frontage.
8. Coordination with NYSDOT and Ulster County Planning is required.

**NEW YORK OFFICE**

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