

Town of Marlboro Planning Board

Summit Drive Properties LLC/ Nicholas Galella

RE: Driveway Easement

Statement for the Record – Summit Drive Project

Submitted by: Nicholas Galella

Date: November 7th, 2025

To: Town of Marlborough Planning Board

I wish to note for the record that the easement being prepared for Drew and Sarah Griffiths, of 8 Summit Drive, Marlboro, NY 12542, is intended solely to resolve an existing encroachment created by a prior owner of that property, who paved a driveway extending partially onto my land. The current property owners purchased the parcel without obtaining a boundary survey, which would have revealed this condition. This easement is being granted as a neighborly accommodation, with the intent always to act cooperatively and reach a mutual agreement.

Any correspondence between the parties was part of a good-faith private negotiation to settle a civil boundary matter. The proposal was a standard and lawful approach to resolving such an issue. Unfortunately, the discussion at the October 6th Planning Board meeting and subsequent reporting presented the situation out of context, omitting key facts necessary to understand the legal and factual background.

With the easement now settled, I respectfully ask the Board to conduct a clear, fair, and professional review of this project, consistent with applicable standards of impartiality.

Respectfully,

Nicholas Galella