

January 23, 2017

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
JANUARY 23, 2017 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Corcoran  
Councilman Baker  
Councilman Koenig

Danielle Cherubini, Deputy Town Clerk

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

*Councilman Baker made a motion to amend the agenda to add under ITEM #4 Motion to approve minutes from the January 9, 2017 Public Hearings. Motion seconded by Councilman Corcoran.*

*Y*ea*s: 5* *N*ay*s: 0* *C*arried

*Councilman Baker made a motion to approve the agenda as amended. Motion seconded by Councilman Corcoran.*

*Y*ea*s: 5* *N*ay*s: 0* *C*arried

ITEM #4 Motion to approve minutes from the January 9, 2017 Reorganizational Meeting  
*Councilman Baker made a motion to approve minutes from the January 9, 2017 Reorganizational Meeting. Motion seconded by Councilman Koenig.*

*Y*ea*s: 4* *N*ay*s: 0* *A*bstain*: 1 (Molinelli)* *C*arried

Motion to approve minutes from the January 9, 2017 Town Board Meeting and  
Motion to approve minutes from the January 9, 2017 Public Hearings

*Councilman Corcoran made a motion to approve minutes from the January 9, 2017 Town Board Meeting and Public Hearings. Motion seconded by Councilman Koenig.*

*Y*ea*s: 4* *N*ay*s: 0* *A*bstain*: 1 (Molinelli)* *C*arried

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ITEM #5 Authorize payments of bills

***Councilman Baker made a motion to authorize payment of the abstract in the amount of \$835,045.87. Motion seconded by Councilman Corcoran.***

**Yea: 5**

**Nays: 0**

**Carried**

ITEM #6 Presentations

A). Georgette Scott-Marlboro Milton Seniors

*Georgette Scott, of the Marlboro-Milton Seniors reported that the Director of the Travel Committee, Eleanor Spagnola, has done spectacular job with the monthly trips. There were many seniors who could not attend the trips for various health reasons or cost. The Marlboro -Milton Seniors were given a special budget of \$2,000.00 to organize and host special local events for the seniors who cannot attend the monthly trips. Ms. Scott stated that she is the chairperson of the special social committee and had planned 5 luncheons (two with entertainment) and a local trip and came in under budget at \$1,985.32; she gave a brief description on each event. She also stated that they provided a festive atmosphere with decorations to make the seniors feel special. Ms. Scott commended Quality Bus Company for being so accommodating and also for giving them reasonable rates.*

ITEM #7 Comments on the agenda

*No comments on the agenda.*

ITEM # 8 New Business

A). Notice of Intent to serve as lead Agency-LWRP

***Councilman Koenig made a motion to allow the Town of Marlborough Town Board to serve as lead agency and prepare a Draft Generic Environmental Impact Statement to adopt a Local Waterfront Revitalization Program and update the comprehensive plan. Motion seconded by Councilman Molinelli.***

**Yea: 5**

**Nays: 0**

**Carried**

ITEM #9 Workshop topics

A). Zambito Landscaping and Lawn Maintenance bids 1 and 2

*Supervisor Lanzetta stated that they received bids from Zambito & Sons for lawn maintenance and landscaping.*

*Councilman Corcoran stated that there were two bids. One bid was for just Cluett Schantz Park which came in at \$38,200.00, which is \$200.00 over what they budgeted for. The second bid was for all Town properties which came in at \$66,810.00.*

*The Board expressed their opinions and also how they would come up with the difference if they chose the second bid for all Town properties since there is only \$38,000.00 currently budgeted.*

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*James Garofalo stated that Dave Zambito does quality work and thinks the money should be spent for him to maintain all Town properties.*

***Councilman Koenig made a motion accept bid #2 from Zambito & Sons for \$66,810.00 for property maintenance on all Town properties which includes Cluett Schantz Park, Highway/Water Department property, Milton Wastewater Plant, Milton Train Station, Milton Landing, Sands Avenue Park, Doyle Riverside Cemetery, Marlborough Presbyterian Cemetery, Quaker Hill Cemetery, and Friends Cemetery. Motion seconded by Councilman Corcoran.***

<b><i>Councilman Baker</i></b>	<b><i>No</i></b>
<b><i>Councilman Corcoran</i></b>	<b><i>Yes</i></b>
<b><i>Supervisor Lanzetta</i></b>	<b><i>No</i></b>
<b><i>Councilman Molinelli</i></b>	<b><i>Yes</i></b>
<b><i>Councilman Koenig</i></b>	<b><i>Yes</i></b>

*The Board briefly discussed some other items that need to be done at the park, one being gutters for the new roof on the bocce court. Councilman Koenig stated that he knows someone who would install the gutter if the Town would purchase the gutter.*

B). TOMVAC

*Councilman Corcoran stated that there is interest in the TOMVAC building for a dog day care with a part time veterinarian. The Board discussed if this type of business would fit into the zoning and what the type of business it would actually be considered. The Board thought it would be a good idea to meet with the interested party or have them come to a meeting to present their plans.*

*James Garofalo suggested looking at the definition of the business and also look into to allowing the business under a special permit.*

C). Planning Board Code Changes request

*Supervisor Lanzetta stated that the Town Board and the Planning Board have been discussing what they would like to do regarding lot line changes and may consider allowing them in residential zones only, to speed up the process. He asked for a motion and for a polling of the Board members.*

***Councilman Baker made a motion to reconsider the Planning Board code change relating to lot line consolidations of 2 lots in a residential zone. Motion seconded by Councilman Corcoran.***

<b><i>Councilman Baker</i></b>	<b><i>Yes</i></b>
<b><i>Councilman Corcoran</i></b>	<b><i>Yes</i></b>
<b><i>Supervisor Lanzetta</i></b>	<b><i>Yes</i></b>
<b><i>Councilman Molinelli</i></b>	<b><i>Yes</i></b>
<b><i>Councilman Koenig</i></b>	<b><i>No</i></b>

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ITEM #10 Correspondence

*No correspondence*

ITEM #11 Public Comment

*No public comment*

ITEM #12 Resolutions

A). Resolution #32 To hereby authorize the filing of this Negative Declaration for Local Law #3 and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

B). Resolution #33 To adopt Local Law #3 of the year 2017

C). Resolution #34 To hereby authorize the filing of this Negative Declaration for a lease agreement with Cellco

*Councilman Molinelli made a motion to amend the date under the councilmen votes to read January 23, 2017. Motion seconded by Councilman Koenig.*

*Yea: 5*

*Nays: 0*

*Carried*

D). Resolution # 35 To authorize the supervisor to sign a lease agreement

ITEM #13 Adjournment

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A). Resolution #32 To hereby authorize the filing of this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

Supervisor Lanzetta proposes the following:

**SEQRA NEGATIVE DECLARATION AND  
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

**WHEREAS**, the Town of Marlborough Town Board proposes to adopt Local Law No 3 of 2017, a Local Law of the Town of Marlborough, Ulster County, New York Amending Certain Provisions of Chapter 152 “Wireless Telecommunications Facilities” of the Marlborough Town Code to address Small Cell and Das Facilities; and

**WHEREAS**, this determination of non-significance, i.e. negative declaration, is prepared in accordance with Article 8 of the Environmental Conservation Law: the NY State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth in 6 NYCRR Part 617 (“Regulations”); and

**WHEREAS**, the Town Board is directly undertaking the Action and is the only involved agency and is therefore the lead agency for the environmental review of the Action pursuant to SEQRA and its implementing Regulations; and

**WHEREAS**, the name and address of the lead agency is: Town of Marlborough Town Board, 21 Milton Turnpike, Milton, NY 12547 and the Responsible Officer is Al Lanzetta, Town of Marlborough Town Supervisor, with a telephone number at (845) 795-5100; and

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**WHEREAS**, the Town of Marlborough Town Board, as lead agency, has classified this Action as a Type 1 action pursuant to 6 NYCRR § 617.6 of the Regulations; and

**WHEREAS**, the Town of Marlborough Town Board has caused the preparation of a Full Environmental Assessment Form (EAF) for review of the Action, including Parts 1 and 2 of the EAF; and

**WHEREAS**, the Town of Marlborough Town Board, as lead agency for the environmental review of the Action, has reviewed the Action and all relevant supporting information and documentation, has identified the relevant areas of environmental concern, has compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR § 617.7 and has determined that there will be no significant adverse environmental impacts associated with the Action; and

**WHEREAS**, this negative declaration is supported and substantiated by the following conclusions of the Lead Agency:

The proposed code changes do not rise to the level of creating any adverse physical impacts in those areas of the Town for which they are intended to be implemented. In the policy judgment of the Town Board, the proposed code amendments will create positive and beneficial impacts to those areas of town for which they are intended, particularly the expansion and extension of telecommunication coverage subject to appropriate right-of-way and municipal property management.

The proposed local law does not, of itself, cause any new action to occur.

The act of adopting the proposed local law will not result in any direct or physical adverse environmental impact. It may result in indirect or secondary effects in the event of future applications received by the Town that employ the standards or opportunities set forth in the legislation. Each application will involve a unique and individual set of circumstances. The particular nature of the secondary impacts resulting from the future applications is not currently ascertainable and will not be ascertainable until site-specific proposals are received. Each

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individual proposal will be subject to the standards established by this local law or elsewhere set forth in the Town's regulations.

The potential for these secondary effects do not support the conclusion that the legislation may create a significant adverse environmental impact requiring preparation of an environmental impact statement. Further, the potential secondary impacts do not give rise to any currently identifiable potential adverse environmental effects of significance.

The proposed amendments to Marlborough's Town Code will not propose any actions or land uses that may be different from, or in sharp contrast to current surrounding land use patterns (Full EAF, Part 2, 17[a]). They will not cause the permanent population of the Town to grow by more than 5% (Full EAF, Part 2, 17[b]). They are not inconsistent with the current local land use plan (Full EAF, Part 2, 17[c]). They are not inconsistent with any County plans, or other regional land use plans (Full EAF, Part 2, 17[d]). They will not cause a change in density of development that is not supported by existing infrastructure or is distant from existing infrastructure (Full EAF, Part 2, 17[e]). They are not in an area characterized by low density development that will require new or expanded public infrastructure (Full EAF, Part 2, 17[f]). They may give rise to secondary development impacts, in the nature of establishment of facilities within municipal rights-of-way, but such impacts are not currently ascertainable and will not be ascertainable until site-specific proposals are received, at which time they will be subject to legislative or administrative review, as well as review under SEQRA addressing the actual identity and nature of such proposals.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Marlborough Town Board makes the following findings based upon the conclusions identified above:

1. The Action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems;

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2. The Action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources;

3. The Action will not create a material conflict with the community's current plans or goals as officially approved or adopted;

4. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural or aesthetic resources of the existing community or neighborhood character;

5. The Action will not create a hazard to human health;

6. The Action will not cause a substantial change in the use or intensity of use of land, including agricultural, open space or recreational resources or in its capacity to support existing uses;

7. The Action will not result in the creation of a material demand for other actions that would result in one of the above consequences; and

8. The Action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and

**BE IT FURTHER RESOLVED**, that the Town of Marlborough Town Board, acting as lead agency, has examined the impacts which may be reasonably anticipated to result from the Action, and has determined that it will not have any significant adverse impact on the environment and that therefore a Draft Environmental Impact Statement need not be prepared; and

**BE IT FURTHER RESOLVED**, that the Town of Marlborough Town Board hereby issues this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and its implementing Regulations; and

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**BE IT FURTHER RESOLVED**, that the Town of Marlborough Town Board hereby authorizes the filing this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

The foregoing resolution was voted upon with all councilmen voting as follows:

Supervisor Lanzetta	Yes
Councilman Molinelli	Yes
Councilman Corcoran	Yes
Councilman Baker	Yes
Councilman Koenig	Yes

This Negative Declaration is adopted this 23<sup>rd</sup> day of January, 2017 and is ordered into the record of the Town of Marlborough Town Board with respect to the adoption of Local Law No. 3 of 2017.

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COLLEEN CORCORAN, TOWN CLERK

Contact Person:

Colleen Corcoran, Town Clerk  
Town of Marlborough  
P.O. Box 305  
21 Milton Turnpike  
Milton, NY 12547  
845-795-5100

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B). Resolution #33 To adopt Local Law #3 of the year 2017

Supervisor Lanzetta proposes the following:

WHEREAS, a local law was introduced entitled Local Law No3 of 2017, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, AMENDING CERTAIN PROVISIONS OF CHAPTER 152 “WIRELESS TELECOMMUNICATIONS FACILITIES” OF THE MARLBOROUGH TOWN CODE TO ADDRESS SMALL CELL AND DAS FACILITIES; and

WHEREAS, a public hearing in relation to said local law was held on January 23, 2017 at 7:00 p.m., Prevailing Time; and

WHEREAS, notice of said public hearing was given pursuant to the terms and provisions of the Municipal Home Rule Law of the State of New York; and

WHEREAS, said local law as corrected has been on the desks of the members of the Town Board of the Town of Marlborough for at least seven (7) days, exclusive of Sunday;

NOW, THEREFORE, BE IT RESOLVED that the following local law is hereby enacted:

Section 1. The last sentence of Section 152-1 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to read as follows (changes are set forth in bold typeface):

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The intent of this chapter is to minimize the negative impact of wireless telecommunications facilities, establish a fair and efficient process for review and approval of applications, assure an integrated comprehensive review of environmental impacts of such facilities and protect the health, safety and welfare of the Town of Marlborough, **and to accommodate small cell and DAS technologies within the public highway rights of way.**

Section 2. Section 152-4 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to add the following two definitions (changes are set forth in bold typeface):

### **DAS**

**Distributed Antenna System.** A wireless technology consisting of a network of antenna nodes (typically co-located on other structures, and installed lower to the ground than conventional panel antennas on towers) and supporting equipment to provide wireless services within a geographic area or structure. DAS typically can service more than one wireless carrier.

### **SMALL CELL SITE**

**Small cells are low-powered wireless base stations that function like cells in a mobile wireless network, typically covering targeted indoor or localized outdoor areas ranging in size from homes and offices to stadiums, shopping malls, hospitals, and metropolitan outdoor spaces. Wireless service providers often use small cells to provide connectivity to their subscribers in areas that present capacity and coverage challenges to traditional wide-area macrocell networks, such as coverage gaps created by buildings, tower siting difficulties, and challenging terrain. Small cells typically are built to service one wireless carrier.**

Section 3. Section 152-4 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to modify the definition of Wireless

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Telecommunications Facilities or Telecommunications Tower or Telecommunications Site or Personal Wireless Facility (changes are set forth in bold typeface):

WIRELESS TELECOMMUNICATIONS FACILITIES or TELECOMMUNICATIONS TOWER or TELECOMMUNICATIONS SITE or PERSONAL WIRELESS FACILITY

A structure, facility or location designed, or intended to be used as, or used to support, antennas. It includes, without limit, freestanding towers, guyed towers, monopoles, **DAS or small cell site facilities on utility poles in the public rights of way or property of the Town of Marlborough or of another municipal corporation within the Town of Marlborough** and similar structures that employ camouflage technology, including but not limited to structures such as a multistory building, church steeple, silo, water tower, sign or other similar structures intended to mitigate the visual impact of an antenna or the functional equivalent of such. It is a structure intended for transmitting and/or receiving radio, television, cellular, paging, 911, personal telecommunications services, commercial satellite services or microwave telecommunications, but excluding those used exclusively for the town's fire, police and other dispatch telecommunications, or exclusively for private radio and television reception and private citizen's bands, amateur radio and other similar telecommunications.

Section 4. Section 152-5 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to add the following changes set forth in bold typeface:

Overall policy and desired goals for special use permits.

In order to ensure that the placement, construction and modification of wireless telecommunications facilities protects the town's health, safety, public welfare, environmental features and other aspects of the quality of life specifically listed elsewhere in this chapter, the Town Board hereby adopts an overall policy with respect to a special use permit for **most, but not all**, wireless telecommunications facilities for the express purpose of achieving the following goals:

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Section 5: Section 152-5 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to add a new subsection “F” reading as follows (changes are set forth in bold typeface):

**F. Exempting DAS and small cell sites from special permit requirements where the facilities are situated on existing or new utility poles not exceeding 50 feet in height in the public highway rights of way or where situated on existing or new utility poles not exceeding 35 feet in height on property of the Town of Marlborough or any other municipal corporation within the Town of Marlborough. Such DAS and small cell site facilities shall require only a building permit issued by the Town’s Building Inspector. The Building Inspector shall be empowered to condition the issuance of a building permit upon implementation of stealth installation or other measures which mitigate visual effect. Placement of these facilities within the public highway rights of way of the Town of Marlborough shall be subject to the obtaining of a franchise pursuant to the relevant Chapter of the Town Code dealing with that subject matter, or subject to an agreement for the use of lands of the Town of Marlborough or another municipal corporation in the Town of Marlborough.**

Section 6. Section 152-7(A)(3) of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to read as follows (changes are set forth in bold typeface):

(3) On other lands owned or controlled by the Town of Marlborough **or another municipal corporation located within the Town of Marlborough.**

Section 7. Section 152-7 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to add a new subsection (A)(7) reading as follows (changes are set forth in bold typeface):

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**(7)DAS and small cell sites may be located, without special permit, where the facilities are situated on existing or new utility poles not exceeding 50 feet in height in the public highway rights of way or where situated on existing or new utility poles not exceeding 35 feet in height on property of the Town of Marlborough or any other municipal corporation within the Town of Marlborough. Such DAS and small cell site facilities shall require only a building permit issued by the Town's Building Inspector. The Building Inspector shall be empowered to condition the issuance of a building permit upon implementation of stealth installation or other measures which mitigate visual effect. Placement of these facilities within the public highway rights of way of the Town of Marlborough shall be subject to the obtaining of a franchise pursuant to the relevant Chapter of the Town Code dealing with that subject matter, or subject to an agreement for the use of lands of the Town of Marlborough or another municipal corporation in the Town of Marlborough.**

Section 8. Section 152-21 of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to add a new subsection (C) reading as follows (changes are set forth in bold typeface):

**C. A fee as set forth on the Town of Marlborough fee schedule is required for an application for building permit to install DAS or small cell site facilities.**

Section 9. Section 152-29(A) of the Marlborough Town Code, Wireless Telecommunications Facilities, is amended to read as follows (changes are set forth in bold typeface):

**A. Under the following circumstances, the Board may determine that the health, safety and welfare interests of the Town warrant and require the removal of wireless telecommunications facilities, including DAS or small cell site facilities situated within the public highway rights of way or on lands of the Town of Marlborough or another municipal corporation within the Town of Marlborough:**

January 23, 2017

Section 10. If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

Section 11. This local law shall take effect immediately upon filing with this state's Secretary of State.

RESOLVED, that the Town Clerk shall file a certified original of this local law in the office of the Town Clerk and one (1) certified copy in the Office of the Secretary of State, State of New York, such certified copy to have attached thereto a certificate executed by the attorney for the Town of Marlborough that it contains the correct text and that all proper proceedings have been had or taken for the enactment of this local law.

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Lanzetta Yes

Councilman Molinelli Yes

Councilman Corcoran Yes

Councilman Baker Yes

Councilman Koenig Yes

DATED: Milton, New York  
January 23, 2017

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COLLEEN CORCORAN, TOWN CLERK

January 23, 2017

January 23, 2017

C). Resolution #34 To hereby authorize the filing of this Negative Declaration for a lease agreement with Cellco

Supervisor Lanzetta proposes the following:

**NEGATIVE DECLARATION  
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

WHEREAS, the Town of Marlborough Town Board proposes to enter into an Lease Agreement with Cellco Partnership d/b/a Verizon Wireless to place cellular facilities on and at existing municipal water tank parcel located at 60 Walnut Lane, Town of Marlborough, Tax Map #103.1-4-17; and

WHEREAS, the cellular antenna will be placed at the top of the existing water tank, and an equipment shelter will be located near the tank on town property; and

WHEREAS, this negative declaration is prepared in accordance with Article 8 of the Environmental Conservation Law; and

WHEREAS, the name and address of the lead agency is: Town of Marlborough Town Board, 21 Milton Turnpike, Suite 200, Milton, New York, 12547; and

WHEREAS, the Town of Marlborough Town Board has determined that this action is an unlisted action pursuant to 6 NYCRR Part 617 of the NY State Environmental Quality Review Act (SEQRA), that it is the only involved agency for the purposes of SEQRA review, and that the action will therefore not be subject to coordinated review; and

January 23, 2017

WHEREAS, the Town of Marlborough Town Board has caused the preparation of a Environmental Assessment Form (EAF); and

WHEREAS, the Town of Marlborough Town Board has reviewed the action and all relevant supporting documentation and has compared the action with the criteria set forth in 6 NYCRR Part 617 and has determined that no significant adverse environmental impacts associated with the proposed action have been identified. The Board offers the following information supporting and substantiating this determination:

ACCORDINGLY, the Town Board finds as follows:

1. The action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems.
2. The action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources.
3. The action will not create a material conflict with the community's current plans or goals as officially approved or adopted.
4. The action will not result in the impairment of the character or quality of important historical, archeological, architectural or aesthetic resources of the existing community or neighborhood character.

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5. The action will not create a hazard to human health.
6. The action will not cause a substantial change in the use or intensity of use of land, including agricultural, open space or recreational resources or in its capacity to support existing uses.
7. The action will not result in the creation of a material demand for other actions that would result in one of the above consequences.
8. The action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Marlborough Town Board has examined the impacts which may be reasonably anticipated to result from the action, and has determined that these actions will not have any significant adverse impact on the environmental and that a Draft Environmental Impact Statement need not be prepared; and

BE IT FURTHER RESOLVED, that the Town of Marlborough Town Board hereby issues this Negative Declaration pursuant to the requirements of the State Environmental Quality Review Act; and

BE IT FURTHER RESOLVED, that the Town of Marlborough Town Board hereby authorizes the filing of this Negative Declaration.

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The foregoing resolution was voted upon with all councilmen voting as follows:

Supervisor Lanzetta	Yes
Councilman Molinelli	Yes
Councilman Corcoran	Yes
Councilman Baker	Yes
Councilman Koenig	Yes

DATED: Milton, New York  
January 23, 2017

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COLLEEN CORCORAN, TOWN CLERK

Contact Person:  
Colleen Corcoran, Town Clerk  
21 Milton Turnpike, Suite 200  
Milton, NY 12547  
845-795-5100

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January 23, 2017

January 3, 2017

D). Resolution # 35 To authorize the supervisor to sign a lease agreement

Supervisor Lanzetta proposes the following:

WHEREAS, the Marlborough Town Board has negotiated a Lease Agreement with Cellco Partnership d/b/a Verizon Wireless to place cellular facilities on and at existing municipal water tank parcel located at 60 Walnut Lane, Town of Marlborough, Tax Map #103.1-4-17; and

WHEREAS, a copy of the Lease Agreement between the Town of Marlborough and Cellco Partnership d/b/a Verizon Wireless is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town does hereby authorize the Supervisor to execute the Lease Agreement with the Cellco Partnership d/b/a Verizon Wireless in the same form, or substantially the same form as negotiated.

NOW, IT FURTHER RESOLVED THAT this Resolution is subject to Permissive Referendum.

January 23, 2017

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Lanzetta	Yes
Councilman Molinelli	Yes
Councilman Corcoran	Yes
Councilman Koenig	Yes
Councilman Baker	Yes

DATED: Milton, New York  
January 23, 2017

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COLLEEN CORCORAN, TOWN CLERK  
TOWN OF MARLBOROUGH

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*Councilman Molinelli made a motion to adjourn the meeting at 7:58 p.m. Motion seconded by Councilman Koenig.*

*Yea*s: 5                    *Nay*s: 0                    *Carried*

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*