

March 13, 2017

FIRST MEETING OF THE MONTH  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON, NY  
MARCH 13, 2017 7:00 P.M.

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Corcoran  
Councilman Baker  
Councilman Koenig  
  
Colleen Corcoran, Town Clerk

ITEM #1 Motion to approve agenda  
***Councilman Baker made a motion to approve the agenda. Motion seconded by Councilman Corcoran.***

***Yeas: 5                      Nays: 0                      Carried***

ITEM #2 Motion to approve minutes from the February 27, 2017 Town Board Meeting  
***Councilman Koenig made a motion to approve minutes from the February 27, 2017 Town Board meeting. Motion seconded by Councilman Molinelli.***

***Yeas: 4              Nays: 0              Abstain: 1 (Lanzetta)              Carried***

ITEM #3 Authorize payment of bills  
***Councilman Baker made a motion to authorize payment of the abstract in the amount of \$140,348.14. Motion seconded by Councilman Molinelli.***

***Yeas: 5                      Nays: 0                      Carried***

ITEM #4 Comments on the agenda  
*No comments on the agenda*

ITEM #5 Presentations

A). Cynthia Behan – Master Plan for Milton Landing Park

*Cynthia Behan gave a power point presentation which outlined the following:*

- 1. Advisory Committee Recognition*
- 2. Progress Schedule*
- 3. Overview of Site Analysis*
- 4. Presentation of the Park Master Plan*
- 5. Funding / Project Support*
- 6. Discussion*

*Ms. Behan recognized the advisory committee and all volunteers who have helped with this park project.*

*The progress schedule was as follows:*

*Kickoff Meeting*

*Preliminary Park Presentation - October 2016*

*Topographic Survey - November 2016*

*Concept Design Presentation - December 2016*

*Concept Review by Committee - December 2016*

*Revise Plan with Committee Input - December 2016 – January 2017*

*Prepare Final Master Plan – February 2017*

*Present Final Master Plan – March 2017*

*Ms. Behan presented multiple slides of the site and explained the plans for the site.*

*She also presented multiple slides showing the Master Plan for the Milton Landing Park which included signage, tree plantings, flowers, lawn area, stone dust pathways, overlook seating area, parking, paths, trail to Dock Road, dog park, community garden, picnic area, restored pond and stream, playground area, restroom, train shanty as kiosk, railroad crossing warning signals, restored/new pier.*

*A tree planting grant was recently submitted to the NYSDEC; the grant would be used to plant trees at the landing and also in the Marlboro Hamlet. There are existing grants with some potential for matching funds from NYS Parks. Town, volunteer, and donation support continues. A Consolidated Funding Application comes out soon and is due in June. There are other foundation and nonprofit support available. DOT and CSX may help with railroad crossing issues. Ulster County may be helpful and support the Dock Road bike and pedestrian improvements.*

*Councilman Baker asked if there was a cost estimate for the plan and also asked what the demarcation line represents that is shown on some of the slides in the Hudson.*

*Ms. Behan stated that they have detailed cost estimates some of which is donated material and future services. The line represents part of the parcel being under water.*

*John Behan explained some of the sources of grant money that the town may apply for; park development, LWRP funding, transportation funding, and restoration funding.*

*Supervisor Lanzetta added that there is \$98,000.00 left from an old (matching) grant for the area by the Train Station that is being looked into.*

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*Tom Schroeder asked what the buoy was for in between the two piers and also questioned if the access from Watson Avenue is owned by the Town.*

*Ms. Behan stated that the pier study showed that different boats would arrive in the area that shows the buoy. The north access from Watson Avenue is town property and the south access is partially on town land.*

*James Garofalo suggested putting the pavers in the planned parking lot somewhere else so people with walkers and canes don't have a problem. He also suggested having a for rent kayak rack.*

*Mark Reynolds asked what the cost estimate is and what the acreage is of the park. Supervisor Lanzetta stated that the estimate is about one million dollars and the acreage is just over 15 acres. The majority of the Board explained that one million is not a hard number because of the donated materials and services.*

*Doug Marshall suggested that a swimming area be included in the plan.*

*Supervisor Lanzetta thanked those who were in the audience who have help with this project; Rosemary and Jerry Wein, Gael Appler Jr., and Councilman Koenig. There was a round of applause.*

**B). John Behan –update on the LWRP**

*John Behan stated that they are on schedule with the LWRP project. There have been four public community planning forums. He and Supervisor Lanzetta went to the high school to get students involved to see what they would like to see in the town in the future. At the next committee meeting they plan to get a list of priority projects together in order to go for funding. He will have more reports and brief the Town Board in May. Mr. Behan announced some of the upcoming public meeting and committee meeting dates and stated that the most up to date meeting descriptions, dates, times, and locations will be on the town's website. There is a target date of August 14<sup>th</sup> to make required SEQOR findings and adopt the comprehensive plan, LWPR, and consistency law.*

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ITEM #6 Report of Departments and Boards

A) SUPERVISOR - ALPHONSO LANZETTA

**Supervisor's Report March 2017**

Meeting at Stoutridge with the Economic Development sub-committee Trail Committee

Meeting with Frank Bova about BC district requirements

Meeting with Adam Fodero about Eagle Scout project at Milton Landing

Attended Ulster County Supervisors' Meeting in Kingston

Attended Marlborough Planning Board meeting in February, to discuss sign code

Attended LWRP meetings and public information sessions

Attended Marlborough Planning Board meeting in March

Meeting with Councilman Corcoran & Mobile Life representatives

Met with representatives of Meet Me In Marlborough

Respectfully submitted,

Al Lanzetta, Supervisor

*Supervisor Lanzetta urged people in the Hamlets to park in the designated parking areas (Marlboro - Presbyterian Church, Milton - across from St. James Church) since there is a big snow storm coming.*



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B) BUILDING INSPECTOR - THOMAS CORCORAN

**THOMAS CORCORAN/BUILDING INSPECTOR  
MONTHLY REPORT/BUILDING DEPARTMENT  
MONTH OF: FEBRUARY 2017**

CERTIFICATE OF OCCUPANCY 2 STOP WORK ORDER 0  
REQUEST FOR INFORMATION 10 ZBA APPLICATION 2  
TRAILER PARK RENEWALS 0 ORDER TO REMEDY 29  
BUILDING EXTENSIONS 1 COMPLAINTS 42  
FIRE INSPECTIONS 2 BURN PERMITS ISSUED 15  
FIRE CALLS 0 CLOTHING BIN RENEWALS 0

**BUILDING PERMITS 18**

<u>0</u> ONE FAMILY	<u>1</u> CLOTHING BIN
<u>0</u> TWO FAMILY	<u>0</u> SIGNS
<u>0</u> ELECTRICAL/GENERATOR	<u>0</u> REPAIRS/ALTERATIONS/CONVERSION
<u>2</u> FURNACE/BOILER (INDOOR)	<u>4</u> ADDITIONS/RENOVATIONS
<u>5</u> DEMOLITION	<u>0</u> COMMERCIAL STRUCTURE
<u>1</u> TANK INSTALLATION/REMOVAL	<u>1</u> DECKS/STAIRS
<u>0</u> STOVES (WOODSTOVE, PELLET)	<u>0</u> POLE BARN
<u>1</u> POOL/HOT TUB	<u>0</u> MOBILE HOME
<u>1</u> SHED	<u>1</u> CARPORT/GARAGE
<u>0</u> ROOF	<u>2</u> SOLAR PANELS

**ESTIMATED COST OF BUILDINGS \$149,596.00**

CERTIFICATE OF OCCUPANCY	\$ <u>300.00</u>
REQUEST FOR INFORMATION	\$ <u>1,000.00</u>
BUILDING EXTENSIONS	\$ <u>100.00</u>
TRAILER PARK RENEWALS	\$ <u>0</u>
BUILDING PERMITS	\$ <u>2,298.61</u>
FIRE INSPECTION FEES	\$ <u>80.00</u>
ZBA ESCROW FEES	\$ <u>1,400.00</u>
ZBA APPLICATION	\$ <u>600.00</u>
TOTAL MILEAGE: 762 MILES	
TOTAL GAS USAGE 45 GALLONS	
TOTAL MONTHLY ZONING FEES	\$ <u>2,000.00</u>
TOTAL MONTHLY RECEIPTS	\$ <u>5,778.61</u>

*Tom Corcoran added that the annual burn ban will be in effect from March 14, 2017 through May 15, 2017.*

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C) POLICE CHIEF - GERALD COCOZZA

**Police Department  
Town of Marlborough**

**MEMORANDUM**

To: Town Board of the Town of Marlborough  
From: Chief Cocozza  
Date: March 13, 2017  
Subject: Activity Summary for the Month of February 2017



Following is a summary of the activity of the Police Department for the month of February 2017

<u>MOTOR VEHICLE ACCIDENT</u>	Feb. 17	Yr. Date 17	Feb.16	Yr. Date 16
Personal injury	7	12	3	6
Fatal	0	0	0	0
Property Damage	11	25	16	29
Report Not Required	2	2	0	0
Total	20	39	19	35

<u>SUMMONSES ISSUED</u>	Feb. 17	Yr. Date 17	Feb.16	Yr. Date 16
Vehicle and Traffic	124	263	122	165
Parking	3	9	3	3

<u>COMPLAINT ACTIVITY</u>	Feb. 17	Yr. Date 17	Feb.16	Yr. Date 16
Total Blotter Entries	308	622	288	527
Total Arrests	23	65	24	24

<u>TOTAL TELEPHONE CALLS</u>	Feb. 17	Yr. Date 17	Feb.16	Yr. Date 16
	1763	3522	1605	3203

POLICE DEPARTMENT OVERTIME HOURS payroll 3&4

Full Time Officer Overtime	(see attached)	(see attached)		
Full Time Officer Grant O/T	(see attached)	(see attached)		
Part Time Officer Overtime	(see attached)	(see attached)		
Part Time Officer Gant O/T	(see attached)	(see attached)		
Full Time Dispatchers Overtime	0 (\$0) 0		0	0
Part Time Dispatchers Overtime	10 (\$224) 74		24 (\$503) 56	
<u>Police Mileage</u>	9361	20368	11132	22139

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D) HIGHWAY SUPERINTENDENT - GAEL APPLER, SR.

**HIGHWAY SUPERINTENDENT**

Town of Marlborough  
1650 Rt. 9W, P.O. Box 305  
Milton, New York 12547



**GAEL R. APPLER, Sr.**  
Superintendent of Highways

Home: (845) 795-2469  
Office: (845) 795-2272 ext. 6  
Fax: (845) 795-6037

Supervisor Lanzetta  
Town Clerk Colleen Corcoran  
Town Board Members

**Monthly Report for February 2017**

**ROADS:** We did cold patch patrols as needed. Due to the good weather we were able to repair some lawn cuts. On 2/26 we had a wind storm that took down trees throughout the Town. We chipped these up on 2/17-28. We screened the stone pile at the Community Garden and brought all this back to the yard.

**TREES/BRUSH:** We cut and chipped a down tree on Highland Ave. We chipped up a large pile of Christmas trees at the Landfill.

**SNOWICE:** On 2/7 we had temps of 27-28 degrees and rain. We salted all roads to pretreat black ice and schools had a 2 hr. delay. On 2/9 we had had 10-12 inches – school was closed and we assisted PD with sanding around 2 semis stuck on 9W. On 2/11 we had a slight dusting to over an inch in the higher elevations. On 2/12 we had a forecast for rain and ended up with 12 inches in the higher elevations. On 2/14 we started at 5 am and had a cleanup of Marlboro and Milton hamlets. On 2/16-17 we had to push back all intersections with our loaders. We pulled all of our sanders and did a midwinter maintenance on them replacing bearings, adjusting chains, and etc.

**FUEL USAGE:** Gas: 565,843 gallons      Diesel: 1,668,291 gallons.

Gael R. Appler, Sr.  
Highway Superintendent

GRA/cw

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E) WATER SUPERINTENDENT - CHARLIE MUGGEO

WATER SUPERINTENDENT  
TOWN OF MARLBOROUGH  
1650 ROUTE 9W, PO BOX 305  
MILTON, NY 12547

CHARLES MUGGEO  
WATER SUPERINTENDENT

FAX (845) 795-2031  
PHONE (845) 795-5100

DATE: 3/13/2016

TO: SUPERVISOR AL LANZETTA  
TOWN BOARD MEMBERS  
TOWN CLERK

RE: MONTHLY REPORT FOR FEBRUARY

Water consumption totaled 10.3 million gallons, which is a daily usage of 368,000.  
Compared to last month 12.3 million gallons, which is a daily usage of 397,000.  
Compared to a year ago water consumption was 11.7 million for the month which is a daily usage of 405,000.

SUMMARY FOR THE MONTH:

**CURB BOXES :** Had to repair curb boxes Green Tree Ln., South Rd., and Route 9W in Milton.

**METERS:** Had to remove meters from houses on Purdy Ave., South St., Jackson Ave., and Milton Turnpike.

**BILLS:** Bills went out at the beginning of the month, if there are any problems or questions that you have about the bill, feel free to give us a call. Also if you believe that you have a leak or think that you have one please also call and we can help you find it.

**SEWER:** Had to repair sewer lid on Prospect St., Dock Rd., Brewster St., and Western Ave.

SERVICE LINE INSPECTIONS:

CLOSINGS: 4  
MARKOUTS: 10  
Gallons of Gas: 310  
Gallons of Diesel: 5  
Mileage for the month: 1300



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F) TOWN CLERK - COLLEEN CORCORAN

03/01/2017

Town Clerk Monthly Report Monthly Report  
February 01, 2017 - February 28, 2017

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Account Description	Fee Description	Account#	Qty	Local Share
Conservation	Conservation	A1255	1	1.21
			<b>Sub-Total:</b>	<b>\$1.21</b>
Dog Licensing	Female, Spayed	A2544	11	55.00
Dog Licensing	Male, Neutered	A2544	14	70.00
Dog Licensing	Male, Unneutered	A2544	3	30.00
			<b>Sub-Total:</b>	<b>\$155.00</b>
General Fund	Water Service	2144SW	1	250.00
			<b>Sub-Total:</b>	<b>\$250.00</b>
LANDFILL FEES	T/s Permits	00-2130	6	390.00
LANDFILL FEES	T/s Punch Cards	00-2130	26	1,245.00
			<b>Sub-Total:</b>	<b>\$1,635.00</b>
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	2	35.00
			<b>Sub-Total:</b>	<b>\$35.00</b>
Misc Fees	Building Fees\Building Dept	00-2110	1	6,215.09
Misc Fees	Fire Fees/Building Dept	00-2110	1	440.00
			<b>Sub-Total:</b>	<b>\$6,655.09</b>
MISC. FEES	Accident Reports	00-1255	17	95.00
MISC. FEES	Certified Copies	00-1255	4	40.00
MISC. FEES	Foi Requests	00-1255	1	20.00
MISC. FEES	Park Fees	00-2001	2	300.00
			<b>Sub-Total:</b>	<b>\$455.00</b>
<b>Total Local Shares Remitted:</b>				<b>\$9,186.30</b>
Amount paid to:	NYS Ag. & Markets for spay/neuter program			34.00
Amount paid to:	NYS Environmental Conservation			20.79
Amount paid to:	State Health Dept. For Marriage Licenses			45.00
<b>Total State, County &amp; Local Revenues:</b>				<b>\$9,286.09</b>
<b>Total Non-Local Revenues:</b>				<b>\$99.79</b>

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Colleen Corcoran Town Clerk, Town of Marlborough during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

_____ Supervisor	_____ Date	_____ Town Clerk	_____ Date
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G) WASTEWATER TREATMENT FACILITY- ANTHONY FALCO

Water Quality Management, Inc.  
P.O. Box 733  
Marlboro, NY 12542  
845 236-7824 Fax 845 236-3911

March 13, 2017

Report on The Marlboro Wastewater Treatment Plant for the  
Month of February 2017

The average flow to the plant was 152,000 gallons per day.  
This was an average dry month and about 87% of design  
capacity (175,000 GPD).

The process is working well meeting SPDES requirements.

Milton Wastewater Treatment Plant:

The Average flow to the Milton plant during February 2017  
was 32,000 gallons per day.

This is about 58% of design capacity (55,000 gallons per day).  
The process is working well meeting SPDES requirements.

Overall both wastewater treatment plants are in good working  
order.

The collection system is being monitored and maintained by  
Charlie Muggeo & the Water Dept.

If you need any additional information, please do not hesitate  
to contact me.

Tony Falco  
Water Quality Management, Inc.

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## H) DOG CONTROL OFFICER - ANDREW MCKEE

21 Milton Turnpike  
Marlborough, New York, 12547

# Town of Marlborough Dog Control

Andrew McKee-Dog Control Officer

Thursday, March 9, 2017

### February 2017 Monthly Report

#### Monthly Report - 2/1/2017 through 2/28/2017

##### Overview:

We received a total of **13** calls this month including 5 calls to service from Marlborough PD, State Police and Ulster County Sheriff

Responded to 4 active complaints and/or cases which are now closed or resolved

We currently have 2 open cases that have been addressed but are ongoing or un-resolved.

We Impounded **0** stray dog which was redeemed by its owner

appearance tickets were issued this month on 6 Town code violations and 5 Agriculture and Markets violations

We currently have no dogs in the kennel

We had 0 Dog Bites reported this month

We have 1 case in the Marlborough Justice Court at this time.

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I) ASSESSOR - CINDY HILBERT

**Assessor's Office**

# Memo

**To:** Town Board  
**From:** Cindy Hilbert  
**CC:** Colleen Corcoran  
**Date:** March 11, 2017  
**Re:** March Report

Our office processed 17 real property transfers.

We worked on five tax estimates.

Our office is continuing to collect new construction and verifying the splits and merges. This will continue throughout the month of March.

We finished accepting in all the exemption renewals. The filing deadline was March 1, 2017.

The data collector is continuing his data verification of the residential properties within the town. He is currently working down in the Highland Avenue/South Street area of the town.



J) PLANNING - CHRIS BRAND

Town of Marlborough

## Planning Board Review 3/13/17

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Meeting: February 21, 2017 / 7:30 PM / Town Hall- Upstairs Conference Room

### ATTENDEES

Chris Brand, Manny Cauchi, Cindy Lanzetta, Joe Lofaro, Joel Truncali

### AGENDA

#### **Luvera Properties, 1987-1989 Route 9W, Marlboro: Sketch, Site Plan**

- The applicant reappeared to discuss updated plans. Technical comments indicated the applicant should incorporate details for the proposed work within the DOT Right of Way. The applicant was advised to include details of site signage and dumpster enclosure in future/final plans. The applicant previously held an on site meeting with Town Engineer Pat Hines, members of the Marlborough Town Board, and NYS DOT Representatives. NYSDOT approval for the modified driveway locations should be received. Ulster County Planning Board Comments were received and include recommendations for signage, lighting, and access; including sidewalks. At the meeting the applicant indicated the cost of installing sidewalks may be prohibitive. He was advised to consider the plans submitted to NYS DOT indicated sidewalks. Failure to install sidewalks could jeopardize his approval. The applicant was presented with numerous plans of action regarding sidewalks, signage, and lighting from the board and its attorney. The applicant plans to return for the March 20th meeting.

#### **Brian Bottini, 24 Kris Korner Drive, Marlboro: Sketch, LLR**

- The applicant proposed a lot consolidation of two adjoining parcels resulting in a combined lot area of 3.5 +/- acres. No new improvements

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are proposed on the property. The applicant was advised of the possibility of the Town Board passing legislation modifying the current requirements for lot consolidation within the town. He agreed to adjourn until the second meeting in April, at which time it is presumed the Town Board will have made a determination.

**Chestnut Petroleum, 1417 Route 9W, Marlboro: Site Plan- Public Hearing**

- The applicant was not in attendance. A mailed request sought that their prior SEQR Negative Declaration be amended to include consideration regarding proposed signage as well as revisions to their Highway Improvement Plan in order that they may proceed with pursuing variances from the Marlborough ZBA. A second amended Negative Declaration was proposed and passed unanimously. The applicant is expected to return at the March 6th Meeting.

**Robert Pollack: Milton Hamlet Plan- Discussion w/o Attorney, Engineer, and/or Stenographer**

- The applicant presented a comprehensive plan of his vision for revitalizing the Milton Hamlet. Several new, two story structures were presented for the West Side of Main Street with commercial space on the first floor and rental space on the second floors. The plan also included a fluid performance space, park areas, and additional municipal parking. Mr. Pollack stressed these plans were only conceptual at the present time and urged the Town to help in any way it could.

**\*NOTES\***

- A dual meeting of the Planning Board and Town Board was held immediately following the adjournment of the regular Planning Board Meeting. The purpose of this meeting was to discuss the implementation of a new sign law for the Town of Marlborough.

**NEXT Deadline**

Friday, February 24, 2017

**NEXT Scheduled Meeting**

March 13, 2017

Monday, March 6, 2017

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**Meeting: March 6, 2017 / 7:30 PM / Town Hall**

## **ATTENDEES**

Chris Brand, Manny Cauchi, Cindy Lanzetta, Joe Lofaro, Ben Trapani, Joel Truncali

## **AGENDA**

### **Approval of Stenographic Minutes for 2-6-2017**

The approval for the above minutes were approved unanimously.

### **Chestnut Petroleum, 1417 Route 9W, Marlboro: Site Plan- Public Hearing**

- The applicant was not in attendance. A request was made via mail that the Planning Board keep the Public Hearing open until the March 20, 2017, meeting. In the interim, the applicant will be seeking area variances for the signage from the Zoning Board of Appeals. The Public Hearing was opened and closed. Concerns raised included the lack of detail on proposed sidewalks, the placement of the height bar for the drive through, native plantings for the site, and the ongoing traffic study.

### **Timber Harvesting, Mt. Zion Rd., Marlboro: Sketch, Site Plan**

- The applicant was advised their Site Plan Application was incomplete, lacking many of the requirements listed under Section 141 of the Town Code regarding timber harvesting within the Town of Marlborough. They were advised to complete the application in full and secure any necessary legal documents permitting him access to the harvest site via adjacent land owners.

**Kevin Casey: Subdivision Site Plan- Discussion w/o Attorney, Engineer, and/or Stenographer**

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- The applicant sought advice on how to further proceed with subdividing property which had previously come before the Planning Board, but not subdivided. He was advised to address the technical comments from the previous application and resubmit an updated map and application.

**Mazzstock: Site Plan- Discussion w/o Attorney, Engineer, and/or Stenographer**

- The applicant indicated the Site Plan and Special Use Permit Applications were recently submitted and complete, in addition to all necessary fees. The applicant was informed all submitted materials will be submitted to the Town Engineer and Attorney for initial review.

**NEXT Deadline**

Friday, March 10, 2017

**NEXT Scheduled Meeting**

Monday, March 20, 2017

Respectfully Submitted,

Chris Brand, Chairman, Town of Marlborough Planning Board

**ITEM #7 Report of Committees**

**A) RECREATION COMMITTEE**

*The Board had a brief discussion about the difficulty of getting a meeting together with the recreation committee.*



B) EMERGENCY MANAGEMENT PREPAREDNESS COMMITTEE

*No report*

C) CONSERVATION ADVISORY COMMITTEE

*Supervisor Lanzetta reported that the CAC finished up and distributed the solar code and the Board will work on it after the sign code.*

D) IT COMMITTEE

*Supervisor Lanzetta reported that the Town received some of the computer items that were ordered and are still waiting for others.*

E) MILTON TRAIN STATION FOUNDATION

*No report*

F) MILTON LANDING CITIZENS COMMITTEE

*Councilman Koenig reported that spring cleanup will take place on April 1, 2017.*

G) MARLBORO HAMLET ECONOMIC DEVELOPMENT COMMITTEE

*Councilman Baker reported that the committee is waiting for the survey regarding the gateway. Also, they are waiting on the meeting with Tilcon regarding trails.*

H) MEET ME IN MARLBOROUGH

*Supervisor Lanzetta reported that Meet Me in Marlborough is holding a networking event on March 16, 2017, 6-8 p.m. at Perch Restaurant.*

I) HAMLET OF MILTON ASSOCIATION COMMITTEE

*Councilman Koenig reported that the committee will be updating the Board soon about upcoming events.*

J) TRANSFER STATION REVIEW COMMITTEE

*No report*

ITEM #8 Old Business

A). Sale of TOMVAC Building

*No new information*

B). Municipal Parking in Hamlets of Marlboro and Milton

*Supervisor Lanzetta reminded everyone that there is a municipal parking in Milton across from St. James Church.*

C). Milton Sewer Expansion 9W/Milton Turnpike Intersection

*No new information*

D). Bayside Project

*Supervisor Lanzetta and Councilman Corcoran said there is an upcoming meeting with Bayside, the town, and the school at the Marlboro Middle School to discuss and try to figure out parking.*

E). Design Standards for RT 9W Corridor Overlay District

*No new information*

F). Sign Law-Zoning Changes

*Supervisor Lanzetta stated that they are almost done.*

G). Milton Train Station Grant Exterior Rehabilitation

*Supervisor Lanzetta stated that the state had asked again for a few items they were missing.*

H). LWRP

*John Behan gave a presentation.*

ITEM #9 New Business

A). New Grant Writer for Economic Development

*Supervisor Lanzetta stated that he plans to meet with Mark Blauer, grant writer to see what he charges and how he could help the town. Councilman Koenig agreed to join the meeting.*

ITEM #10 Correspondence

*Supervisor Lanzetta read correspondence from Kevin Conn representing the Ulster Fillies softball league requesting use of the softball fields at Cluett Schantz Park on specific Sundays, April through October, 9:00 a.m. – 12:00 p.m.*

*The Board discussed the dates with Colleen Corcoran and the Board agreed to allow the softball league to use the fields for the dates that are available.*

*Supervisor Lanzetta read correspondence from Milton Fire District Chairman, John McElrath requesting that the parking issue on Main Street in Milton be enforced.*

*Chief Coccozza stated that he has in the past and just found out more of when the issues are and will have patrol check it out at those times.*

ITEM #11 Public Comment

*James Garofalo asked who on the Board wanted to get comments by email on the sign law. He also commented on sidewalk clearing because of the impending snow storm. Mr. Garofalo thanked the Town Board for passing the law to allow the Planning Board to save applicants money for lot line consolidations.*

*Mici Simonofsky congratulated the Board for choosing Behan Consulting for the Local Waterfront Revitalization Program and Comprehensive Plan project. She has attended most of the public meetings and thanked Behan for all the guidance to the town and professionalism.*

*Mark Reynolds asked for follow up comments on the second legal opinion that was requested regarding signs and violations in the code that he discussed with the Board a few meetings ago.*

*Supervisor Lanzetta stated the outcome of the second legal opinion; the first item in question was that proceedings for zoning violations are referred to the Town Board-the second lawyer disagreed. Both lawyers agreed that the Town does not have to issue fines for all non conforming signs that were approved in the past.*

ITEM #12 Resolutions

A). Resolution # 42 To Oppose Construction of Pilgrim Pipeline

B). Resolution #43 To 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

C). Resolution #44 To adopt Local Law #4 of 2017



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A). Resolution # 42 To Oppose Construction of Pilgrim Pipeline

Supervisor Lanzetta proposes the following:

Supervisor Al Lanzetta proposes the following:

**Whereas**, Pilgrim Pipeline Holdings, LLC is proposing to build a bi-directional pipeline in close proximity to the NY State Thruway, through Rockland, Orange, Ulster, Greene and Albany counties and in New Jersey, that would transport crude oil and refined petroleum products between Albany, NY and Linden, NJ and

**Whereas**, a lateral offshoot from the proposed Pilgrim pipeline is planned to travel east from the NY State Thruway right-of-way to the Buckeye Roseton Terminal to carry refined petroleum products and

**Whereas**, the Roseton Product Lateral (RPL) will permanently impact orchards and lands that it crosses in the Town of Marlborough and

**Whereas**, the Town of Marlborough and Town of Newburgh are contracted with New York City Department of Environmental Protection to receive public drinking water from the Delaware tap and filtration plant located on Lattintown Rd. on the Town border of Marlborough and Newburgh and

**Whereas**, the RPL will cross land within 200 feet of the shaft that supplies the drinking water for the Town of Marlborough and Newburgh and

**Whereas**, any rupture or compromise of the proposed pipeline lateral, even without an explosion or fire, will require extraordinary cleanup efforts and endanger the public water supply of the people of Marlborough and Newburgh and

**Whereas**, the Town of Marlborough's back up supply of public water is Chadwick Lake in the Town of Newburgh and

**Whereas**, the Town of Newburgh has passed a resolution regarding the Pilgrim Pipeline on June 1, 2015 stating its concerns about the possible contamination of Chadwick Lake by the close proximity of the lateral to its back up water supply and

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**Whereas**, due to the uncertainty regarding the adequacy of safety measures to prevent leaks and ruptures of the pipeline, the Town Board of the Town of Marlborough finds that the proposed Pilgrim Pipeline and its lateral routing through the Towns of Marlborough and Newburgh, potentially threaten the health, safety, and welfare of the community, and also could decrease the values of homes located along its route and limit the agricultural viability of the use of land and existing orchards.

**Therefore, be it resolved**, that the Marlborough Town Board calls upon the New York State Thruway Authority to reject use of its right-of-way for the Pilgrim Pipeline, and further calls upon the New York State Department of Transportation (DOT) to deny an exception to its Accommodation Plan for said purpose; and

**Be it further resolved** that the Town Board of Marlborough urges Governor Cuomo and the State Legislature to oppose construction of the Pilgrim Pipeline and its lateral along their current proposed routes through the Town of Marlborough and the Town of Newburgh

And directs copies of this resolution be forwarded to pertinent agencies and elected representatives of the State of New York

And it moves for adoption

Councilman Corcoran	Yes
Councilman Molinelli	Yes
Councilman Koenig	No
Councilman Baker	Yes
Supervisor Lanzetta	Yes



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B). Resolution #43 To 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:

LOCAL LAW NO. 4 of 2017, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING SECTIONS 134-2 AND 134-9 OF THE SUBDIVISION REGULATIONS WITHIN CHAPTER 134 OF THE TOWN CODE TO ADDRESS LOT CONSOLIDATIONS AND LOT LINE REALIGNMENTS FOR NO MORE THAN TWO LOTS IN R, R-1, AND R-Ag-1 ZONING DISTRICTS

SEQRA NEGATIVE DECLARATION AND  
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

**WHEREAS**, the Town of Marlborough Town Board proposes to adopt Local Law No. 4 of 2017, a Local Law of the Town of Marlborough, Ulster County, New York Amending Sections 134-2 and 134-9 of the Subdivision Regulations within Chapter 134 to address lot consolidations and lot line realignments for no more than two lots in R, R-1, and R-Ag-1 Zoning Districts; 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

March 13, 2017

**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 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;
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



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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

**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.

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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	No

This Negative Declaration is adopted this 13th day of March, 2017 and is ordered into the record of the Town of Marlborough Town Board with respect to the adoption of Local Law No. 4 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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March 13, 2017

C). Resolution #44 To adopt Local Law #4 of 2017

Supervisor Lanzetta proposes the following:

WHEREAS, a local law was introduced entitled Local Law No. 4 of 2017, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING SECTIONS 134-2 AND 134-9 OF THE SUBDIVISION REGULATIONS WITHIN CHAPTER 134 OF THE TOWN CODE TO ADDRESS LOT CONSOLIDATIONS AND LOT LINE REALIGNMENTS FOR NO MORE THAN TWO LOTS IN R, R-1, AND R-Ag-1 ZONING DISTRICTS; and

WHEREAS, a public hearing in relation to said local law was held on March 13, 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 definition “Subdivision” within Section 134-2 is modified to read as follows [deletions are stricken and additions are underscored]:

SUBDIVISION – The division of any parcel of land into a number of lots, blocks or sites as specified in this chapter, with or without streets or highways, for the

purpose of sale, transfer of ownership or development. The term “subdivision” shall include any alteration of lot lines or the dimensions of any lots, however the public hearing requirements of Section 134-9(C) of this Chapter shall not apply to the consolidation of lots or to lot line realignments affecting no more than two (2) lots in the R, R-1, and R-Ag-1 zoning districts, and the Planning Board shall be empowered to issue one unified approval in such circumstances as opposed to preliminary approval followed by final approval. ~~The term “subdivision” may include any alternation of lot lines or dimensions of any lots or sites shown on a plat previously approved and filed in the office of the County Clerk or register of the county in which such plat is located.~~ Subdivisions may be defined and delineated by local regulation as either “major” or “minor”, with the review procedures and criteria for each set forth in this chapter.

Section 2. Section 134-9(D) is amended to add a new last sentence reading as follows:

Preliminary approvals, followed by final approval, shall not be required for the consolidation of lots or for lot line realignments affecting no more than two (2) lots in the R, R-1, and R-Ag-1 zoning districts. Instead the Planning Board may issue one unified approval.

Section 3. Pursuant to Municipal Home Rule Law, this local law shall supersede any inconsistent provisions found within Sections 276 and 277 of this state’s Town Law.

Section 4. 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 5. This local law shall take effect immediately upon filing with this state's Secretary of State.

March 13, 2017

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	No

DATED: Milton, New York  
March 13, 2017

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COLLEEN CORCORAN, TOWN CLERK

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March 13, 2017

*Councilman Corcoran made a motion to adjourn the meeting at 8:49 p.m. Motion seconded by Councilman Koenig.*

*Yeas: 5*

*Nays: 0*

*Carried*

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*