

March 26, 2018

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
MARCH 26, 2018 7:00 PM  
MINUTES OF MEETING

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

## ITEM #1 Call to order - Pledge of Allegiance

## ITEM #2 Moment of Silence

### ITEM #3 Motion to approve agenda

*Councilman Corcoran made a motion to add the following items to New Business – A) Quote from Spencer Hall, B) Advertise for Camp Counselors, C) Chromebook for Highway. Motion seconded by Councilman Molinelli.*

ITEM #4 Motion to approve minutes from the March 12, 2018 Town Board Meeting  
***Tabled until next meeting***

## ITEM #5 Authorize payments of bills

*Councilman Molinelli made a motion to authorize payment of the abstract in the amount of \$184,595.96. Motion seconded by Councilman Corcoran.*

## ITEM #6 Presentations

#### A). Max Borchert-Eagle Scout Project

*Max Borchert stated that he is from Troop 72 and for his Eagle Scout Project he would like to put 24 tree and wildlife identification signs throughout the town park. He plans to contact the DEC for help and he plans to do a coin drop and a spaghetti dinner to raise funds.*

March 26, 2018

*Councilman Corcoran made a motion to approve the Eagle Scout Project for tree and wildlife signs at Cluett Schantz Park as presented by Max Borchert. Motion seconded by Councilman Molinelli.*

## ITEM #7 Comments on the agenda

## ITEM # 8 New Business

#### A) Quote from Spencer Hall

*Supervisor Lanzetta stated that he received a quote from Spencer Hall for a site plan for the purpose of moving telephone poles along Grand Street for sidewalks.*

*Councilman Corcoran made a motion to move forward with Spenser Hall to draw up a site plan for the purpose of moving telephone poles along Grand Street for sidewalks. Motion seconded by Councilman Molinelli.*

*Yeas: 3 Nays: 0 Carried*

## B) Advertise for Camp Counselors

*Councilman Corcoran made a motion to advertise for camp counselors. Motion seconded by Councilman Molinelli.*

### C) Chromebook for Highway

*Councilman Corcoran made a motion to replace an old computer and spend \$210.00 for a new Chromebook for the Highway Department. Motion seconded by Councilman Molinelli.*

## ITEM #9 Workshop topics

### *No workshop*

#### ITEM #10 Correspondence

*Supervisor Lanzetta reminded everyone that the annual Easter Egg Hunt is March 30, 2017 at 6:15 located at the Hudson Valley Sports Dome.*

March 26, 2018

*Supervisor Lanzetta read the following letter from Real Estate Broker, Jill Doppel regarding an employee which is incorporated into the minutes as follows:*

*"Dear gentlemen,*

*I am an experienced real estate broker in Dutchess and recently sold a house on Lattintown Road in Marlboro, representing the buyers of the property. We had a major issue come up in the end when my clients were faced with an urgency for closing. The attorney's office had stated that municipals had been ordered, however there was an error. They had not been ordered. While I was at first thinking that the holdup was with the town, such was not the case. The client's attorney's secretary was not truthful when she said she had ordered municipals "a month ago".*

*I had the pleasure of working with Penny. She made such an impression on me that I felt it necessary to write to you regarding her efforts which are to be highly commended. Penny essentially saved a deal with her superior work ethic.*

*I have dealt with many town halls in 18 years. If they all had workers as well organized and experienced as Penny, surely our dealings as professionals in the housing industry would be more timely, and smooth sailing. Penny was quick to respond to my requests, conducted herself in the utmost pleasant manner, and completed her work in record timing. She followed up quickly and within one day of having attorney's offices place the order, Penny had the inspector at the property and the final paperwork submitted. This is extremely rare.*

*Please take a moment to recognize her for her efforts as well as the building inspector who traveled quickly to the house with urgency at my request. We can all use positive encouragement after a job well done. Without such a well oiled machine running at the town of Marlborough, our deal may have turned out very differently. I hope that Penny is well appreciated for her hard work, as I can assure you, she is a rare find. I do hope to work with her and the town of Marlborough again in the future. It was my pleasure. All the best to you both and I hope you have a wonderful day.*

*Best Regards,*

*Jill Doppel  
President & Managing Broker  
Jill Doppel Real Estate LLC"*

*Supervisor Lanzetta also stated that the school district did a State Environmental Quality Review for the Bayside project; the information was given to the town.*

March 26, 2018

**ITEM #11 Public Comment**

*James Garofalo congratulated Chief Cocozza on the birth of his baby. He also asked the Board to discourage coin drops for the purpose of raising money on the road for safety reasons.*

**ITEM #12 Resolutions**

A). Resolution # 35 To advertise for fuel items

*Supervisor Lanzetta made a motion to amend the body of Resolution #35 to read Town of Marlborough Items not highway items. Motion seconded by Councilman Corcoran.*

*Yea*s: 3                    *Nay*s: 0                    *Carried*

B). Resolution # 36 To advertise for Highway Items

C). Resolution #37 To hereby authorize the filing this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

D). Resolution #38 To Establish the Route 9W North Sewer District of the Town of Marlborough

**ITEM #13 Adjournment**

March 26, 2018

March 26, 2018

A). Resolution # 35 To advertise for fuel items

Supervisor Lanzetta proposes the following:

Resolved, that the Town Board authorizes the Town Clerk to advertise for the following items

Item #1 Propane

Item #2 Heating Fuel

Now therefore be it resolved, that the Town Board authorizes the Town Clerk to place a legal notice in the official newspaper for the Town requesting sealed bids on the aforementioned Town of Marlborough items and that all bids must be accompanied by a signed non collusion affidavit, and

Be it further resolved, that all bids are to be received by the Office of the Town Clerk, 21 Milton Turnpike, Milton, New York 12547 until 2:00 PM April 16, 2018 at which time will be opened and read aloud.

And moves for its adoption

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

March 26, 2018

March 26, 2018

March 26, 2018

B). Resolution # 36 To advertise for Highway Items

Supervisor Lanzetta proposes the following:

Be it resolved, that the Town Board authorizes the Town Clerk to advertise for the following highway materials.

Item #1 Road Materials- washed stone-3/4 stone, Item 4-New York State Specs per ton  
Item #2 Material Hauling-specs available at the Town Clerks Office

Now therefore be it resolved that the Town Board authorizes the Town Clerk to place a legal notice in the official newspaper for the Town requesting sealed bids on aforementioned highway items and that all bids must be accompanied by a signed non collusion affidavit, and

Be it further resolved, that all bids are to be received by the Office of the Town Clerk, 21 Milton Turnpike, Milton, NY 12547 until 2:00 PM April 16, 2018 at which time they will be opened and read aloud.

And moves for its adoption

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

March 26, 2018

March 26, 2018

C). Resolution #37 To hereby authorize the filing 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 Marlborough Town Board received petitions from relevant owners of real property, accompanied by a Map, Plan and Report, pursuant to Section 192 of the Town Law, for the establishment of the of the Route 9W North Sewer District under Article 12 of the Town Law; and

**WHEREAS**, the Town Board received the Map, Plan and Report of Brinnier and Larios, P.C. dated February, 2018, and issued an order directing the Town Clerk to publish and post a notice for public hearing on the establishment of the Route 9W North Sewer District in accordance with the applicable provisions of law; and

**WHEREAS**, the properties included within the sewer district are:

<u>Owners</u>	<u>Tax Parcel #</u>
Jennings Revocable Trust	109.1-4-16
Chestnut Petroleum Distribution, Inc.	109.1-4-14

**WHEREAS**, the Town of Marlborough Town Board has is the sole agency with approval power over the establishment of the sewer district; and

March 26, 2018

**WHEREAS**, this determination of non-significance, i.e. negative declaration, prepared in accordance with Article 8 of the Environmental Conservation Law: SEQRA and its implementing regulations set forth in 6 NYCRR Part 617 (“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

**WHEREAS**, the Town of Marlborough Town Board has classified this Action as an unlisted action pursuant to 6 NYCRR § 617.6 of the Regulations; and

**WHEREAS**, the Town of Marlborough Town Board has caused the preparation of a Short Environmental Assessment Form (SEAF), Part 1, and the Town Board has provided entries for the SEAF, Part 2; and

**WHEREAS**, the capital costs of the sewer district will be defrayed by a grant of state monies; and

**WHEREAS**, the public infrastructure project creates public benefit including elimination of private wastewater disposal, and augmentation of real property values along Route 9W for commercial uses; and

**WHEREAS**, as noted in the Map, Plan and Report construction activity will be limited to the west side of NYS Route 9W for purposes of a sewer collection line, and all customary construction mitigation measures will be employed by the Town; and

**WHEREAS**, the Town of Marlborough Town Board 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

March 26, 2018

criteria set forth in 6 NYCRR § 617.7 and has determined that there will be no potential significant environmental impacts associated with the Action.

**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 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

March 26, 2018

**BE IT FURTHER 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 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.

March 26, 2018

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

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

DATED: Milton, New York  
March 26, 2018

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COLLEEN CORCORAN, TOWN CLERK

Contact Person:

Colleen Corcoran, Town Clerk  
Town of Marlborough  
21 Milton Turnpike, Suite 200  
P.O. Box 305  
Milton, NY 12547  
845-795-5100

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March 26, 2018

March 26, 2018

D). Resolution #38 To Establish the Route 9W North Sewer District of the Town of Marlborough

Supervisor Lanzetta proposes the following:

WHEREAS, the Marlborough Town Board received petitions from all relevant owners of real property, accompanied by a Map, Plan and Report, pursuant to Section 192 of the Town Law, for the establishment of the of the Route 9W North Sewer District under Article 12 of the Town Law; and

WHEREAS, the Town Board received the Map, Plan and Report of Brinnier and Larios, P.C. dated February, 2018, and issued an order directing the Town Clerk to publish and post a notice for public hearing on the establishment of the Route 9W North Sewer District in accordance with the applicable provisions of law; and

WHEREAS, the public hearing was duly held on March 26, 2018; and

WHEREAS, the Town Board has previously issued a Negative Declaration under SEQRA with respect to obtaining a Grant from New York State regarding the proposed action.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, by the Town Board of the Town of Marlborough, County of Ulster, as follows:

March 26, 2018

- (1) That the petition is signed, and acknowledged or proved, or authenticated, as required by law and is otherwise sufficient;
- (2) That all of the property and property owners within the proposed sewer district are benefited thereby.
- (3) That all of the property and property owners benefited are included within the proposed sewer district.
- (4) It is in the public interest to establish the proposed sewer district as hereinafter described; and be it

FURTHER RESOLVED AND DETERMINED that the Town Board does hereby approve of the establishment Route 9W North Sewer District ("Sewer District"); that the improvements described in the Map, Plan and Report be constructed and the service therein described be provided for upon the required funds being made available or provided for; and that the proposed Sewer District is described and bounded as set forth on the map forming a part of the Map, Plan and Report filed with the Town Clerk, and that Sewer District shall include the real properties identified as follows:

<u>OWNERS</u>	<u>TAX PARCEL NO.</u>
Jennings Revocable Trust	109.1-4-16
Chestnut Petroleum Distribution, Inc.	109.1-4-14

March 26, 2018

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

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

DATED: Milton, New York  
March 26, 2018

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COLLEEN CORCORAN, TOWN CLERK

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March 26, 2018

*Councilman Corcoran made a motion to adjourn the meeting at 7:28 p.m. Motion seconded by Councilman Molinelli*

*Yeas: 3                    Nays: 0                    Carried*

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*