

FIRST MEETING OF THE MONTH
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
MARCH 11, 2019 7:00 PM
MINUTES OF MEETING

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

Also Present: William Reid, CEO of Danskammer Energy LLC
Michele Hook, VP of Public Affairs
Jan Michael Garcia, Director of Engineering and Projects
Richard Gerentine, Ulster County Legislator

Absent: Councilman Baker

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

Councilman Molinelli made a motion to amend the agenda to add Resolution #38 Proposed resolution for dedicating \$5000.00 towards the Cultural Resources Survey. Motion seconded by Councilman Koenig.

*Y*eas: 4 *N*ays: 0 *C*arried

Councilman Molinelli made a motion to approve the agenda as amended. Motion seconded by Councilman Koenig.

*Y*ea*s*: 4 *N*ay*s*: 0 *C*arried

ITEM #4 Motion to approve minutes from the February 25, 2019 Town Board meeting
Councilman Molinelli made a motion to approve minutes from the February 25, 2019 Town Board meeting. Motion seconded by Councilman Koenig.

*Y*ea*s*: 4 *N*ay*s*: 0 *C*arried

ITEM #5 Authorize payment of bills

Councilman Corcoran made a motion to authorize payment of the abstract in the amount of \$66,039.76. Motion seconded by Councilman Molinelli.

*Y*ea*s*: 4 *N*ay*s*: 0 *C*arried

ITEM #6 Comments on the agenda
No comments on the agenda.

ITEM #7 Presentations

A). Legislator Richard Gerentine-Special Election for Ulster County Executive
Legislator Richard Gerentine explained to the public that there will be a special election on April 30th to elect a county executive. As of February 11th, former County Executive, Mike Hein resigned and took a job in the governor's office and the Deputy County Executive / Chief of Staff is now the Acting County Executive. The Ulster County Charter states that there should be a special election because of the timing but it is vague as to who should hold it; it is going to fall on the Ulster County Legislature. The county plans to change the Charter to be clearer. There will be another vote for County Executive in November. There was not any money appropriated for this election because this was not planned. The special election will cost approximately \$220,000.00 to \$250,000.00 plus the increase in salary of about \$115,000.00 for the position. Mr. Gerentine explained that he was outvoted; he voted against the special election to help the taxpayers.

James Garolfalo thanked Mr. Gerentine for his 28 years of service in the county legislature. Legislator Richard Gerentine announced his resignation and thanked everyone for their ongoing support; he will still be in office for the next eight months and continue to represent our town. He stated that it has been an honor to serve the public and our constituents.

B). Danskammer Energy

Bill Reid, CEO of Danskammer Energy, LLC gave a Power Point presentation regarding the Facility Repowering Project for the power plant which is in most part incorporated into the minutes as follows:

Danskammer Energy – Existing Operations

- *Built in the 1950s and originally fueled by coal*
- *Converted to oil and natural gas during the 1980's and 1990's*
- *Operating natural gas plant*
- *Provides capacity reliability and peak generation response to NYISO*
- *Current capacity factor <5% annually*
- *Expected to increase significantly post IP closure*

Project Overview: Complementing NY Renewable Growth

- *Existing facility will continue to operate until construction is complete and then retired*
- *Buildings will be repurposed or demolished*
- *The new facility will:*
 - *Power more than 500,000 New York homes and businesses*
 - *Reduce emissions per megawatt hour of generation*
 - *Use air cooled condensers to eliminate use of Hudson River water for cooling*
 - *Provide NYISO with quick start, fast ramping generation when wind & solar aren't available*
 - *Provide significant economic benefits to surrounding communities*
 - *Studying feasibility and economics of solar and batteries on site*

Proposed Site Configuration – Smaller Footprint & Existing Infrastructure

Key Components:

- Gas turbine*
- Heat recovery steam generator*
- Steam turbine*
- Air cooled condensers*

Benefits

- Over \$50 million in property and school taxes over next 20 years*
- Over \$100 million spent locally during construction*

Zone G Capacity Is On Average 50 Years Old

- Adds reliable, clean, efficient generation to NYISO Zone*
- Using existing brownfield site minimizes environmental impacts*
- No new gas pipelines needed*
- No new transmission lines needed*
- Sited outside FEMA's 500 year flood plain*
- Provides local construction and operations jobs*

Existing vs. Repowered Facility

~Existing

Significant start times (11 hours)

Less efficient / higher emissions

Uses Hudson River for cooling

Higher electricity cost

Difficulty supporting renewables

~Repowered

Rapid start (less than 10 minutes)

80-90% emissions reduction

Requires 50% less natural gas

No use of Hudson River water

Lower cost electricity

Backs up renewable

Air Emissions Profile – Combined Cycle

***We estimate the new technology used in the plant would reduce emissions on a PER HOUR basis as follows:*

- 95% reduction in NO_x emissions*
- 88% reduction in CO emissions*
- 85% reduction in VOC emissions*
- 75% reduction in $PM-10$ emissions*
- 47% reduction in heat rate from 11,838 Btu/KW-hr for the existing steam plant to 6,300 Btu/KW-hr*
- 40% reduction in CO_2e emissions from 1,490 lb/MW-hr for the existing steam plant to 900 lb/MW-hr for the combined cycle plant*

Renewable Generation Progress for NY

- **Renewable Breakdown**
- 2006: ~21%
 - Hydro 19%
 - Wind <1%
 - Other 2%
- 2011: ~24%
 - Hydro 20%
 - Wind 2%
 - Other 2%
- 2017 ~28%
 - Hydro 23%
 - Wind 3%
 - Other 2%

Renewable Capacity Factors

Capacity factor is the ratio of the total actual energy produced or supply over a defined period of time, to the energy that would have been produced if the plant source had operated continuously at its maximum rating.

WIND

26% Avg. Annual Capacity Factor

Dependent on weather conditions, low correlation with demand

Very site specific

SOLAR

14% Avg. Annual Capacity Factor

Dependent on weather conditions, higher correlation with demand

Intermittency based on weather

The New Danskammer facility will produce energy if and when needed.

NY Renewable Challenges

- Space for renewable energy mostly in rural upstate areas
 - Heavy bird migration pathways in best wind locations
- Lack of existing transmission to transport energy downstate hinders renewable progress
- Last critical transmission infrastructure built in 1988
- Energy Highway announced 2012 but earliest completion is 2023

NY Wind Project vs Danskammer Repowering

~Wind

Capacity: 290 MW

Space Used: 28,000 acres and 9 miles of roads

- Number of Turbines: 121 machines

avg machine size – 2.4 MW

96 acres per MW

- Turbine Height: 600 feet
- Landowner property impacts
- Extensive tree removal

- *Wildlife impacts*
- *New transmission lines or upgrades needed*

~Danskammer

- *Capacity: 535 MW (ramps to 600 MW net)*
- *Space Used : About 10 acres of existing site*
- *Stack Height: expected 170 ft (under design)*
- *No additional land impacted*
- *Significant emission reductions replacing less efficient facilities in the state*
- *No new pipelines or transmission lines needed*

Article 10 Timeline

Construction Will Take Approximately 30 Months After Final Approval

May 2018 – Public Involvement Program Filed

December 2018 – Open Houses Held

February 2019 – Preliminary Scoping Statement Filed

Early 2019 – Siting Board Appointments Made

Mid 2019 – Article 10 Application Filed

Late 2019 – Public Hearings

Mid 2020 – Decision Made

Article 10 Planned Studies

- *Wetlands delineation*
- *Traffic counts and analysis*
- *Noise monitoring and modeling*
- *Cultural resource consultations*
- *Visual simulations and analysis*
- *Air emissions modeling*
- *Economic modeling*
- *Electric System Impacts*
- *Electric interconnection system impacts and reliability*

Danskammer Energy LLC

Orange County IDA – PILOT Agreement Summary

- *Began in 2015/2016 Marlboro Central School District (“MCSD”) fiscal year*
 - *Continues through 2020/2021 MCSD fiscal year*
- *Began in 2016 Orange County / Town of Newburgh*
 - *Continues through 2021 Orange County and Town of Newburgh fiscal years*
- *\$1.5 million starting PILOT payment*
 - *Percentage increased based on the Town of Newburgh’s most recent tax levy.*
- *Plus \$200,000/five year Town of Newburgh Community Benefit Agreement (“CBA”).*
- *Mega-watt hour-based CBA in MCSD did not reach generation levels to make payments*

Fiscal School Years:	2015/16 through 2018/2019	Cumulative Taxes Paid	Annual Average
Town and County Fiscal Years:	2016 through 2019		
PILOT Payments To:			
Marlboro Central School District		\$4,719,398	\$1,179,850
Town of Newburgh (<i>Includes Community Benefit Agreement</i>)		\$1,328,870	\$332,218
Orange County + Highway		\$889,812	\$222,453
Sub-Total		\$6,938,081	\$1,734,520
Non-PILOT Property Tax Payments To:			
Marlboro Central School District		\$93,774	\$23,443
Town of Newburgh		\$810,576	\$202,644
Orange County + Highway		\$18,085	\$4,521
Special Districts and Other		\$1,353,901	\$338,475
Sub-Total		\$2,276,335	\$569,084
TOTAL		\$9,214,416	\$2,303,604

- *New PILOT Agreement Discussion*
 - *Danskammer requires a new PILOT agreement in order to undertake repowering*
 - *Targeted term: 20 years*
 - *Determine payment levels that are fair and acceptable to host communities and Danskammer*
 - *Focus on firm payment schedules to assist host communities in planning and budgeting*
 - *Appropriate Special District Charges*
- *New Community Benefit Agreements*
 - *Willing to renegotiate terms of existing CBAs*
 - *Focus on firm scheduled payment structures as opposed to performance based structure*

Mr. Reid took questions from the public at this time:

Mici Simonofsky asked how many employees there are. Will the new plant generate heat that would raise the surrounding water temperature. Will the plant run on natural or fracked gas. Is there a projection of when the industry will convert to renewable energy and how long will this plant to be in operation. Is there a plan if the plant has to close down.

Mr. Reid stated that there are 41 employees currently and also many contractors that help maintain the facility. The new plant would have about 41-42 employees and the salary would

be about \$90,000.00; \$125,000.00 including benefits. The new plant will have air cooled condensers so the surrounding water temperature will not be warmer. They use the same clean natural gas from Central Hudson used for the home and there is no distinction of whether it was fracked or not. They don't emit methane they burn it which produces the electricity. The state wants to be at 100% renewable but has a goal to be at 50% by 2030 and 70% by 2040. The plant is expected to be in operation for 20-30 years. They plan to help the renewable future. The plant will run when needed and will use batteries to support the renewable grid.

Richard Gerentine asked if the plant is demand only. How will this plan help the problem that Con Edison is having getting gas to customers in Westchester. The current pilot expires in 2021; is it possible the plant may close completely. Mr. Gerentine suggested making the numbers public for the community benefits.

Mr. Reid stated that the plant is demand only but has to be able to run every day. The plant would become part of the facilities that are replacing Indian Point but cannot solve the pipeline capacity problem. They want certainty about the project because it is a financial liability.

Mark Reynolds asked how Danskammer will transfer the old to the new plant. He asked Mr. Reid to elaborate on the problems that could arise if this plant is not built.

Mr. Reid stated that when the new plant is turned on the old plant will be turned off and they would like to repurpose the building for some kind of renewable use and if not they would take down the old building. There will be an electrical shortage in the lower Hudson Valley without this plant; renewables run at about 25% of the time so a backup battery or power plant is needed.

James Garlofalo suggested showing what the total generation of emissions would possibly be. He also suggested that they talk to Newburgh about zoning (because of the noise) in that area.

There was a brief explanation about noise studies. Danskammer owns enough land surrounded by hills; the project should produce minimal noise.

Councilman Koenig explained how our hamlets have grown in the last 10 years; he asked that since the demand will go up what is the capacity in the pipeline and would there be reserves.

Mr. Reid stated that there is a Central Hudson pipe dedicated to their plant but they pull off of three pipelines that come into the region which does not have a gas issue. Over time, there will be an issue east and south of us.

Councilman Corcoran questioned how the plant would be profitable in the future and what would happen if the plant is not built. He also asked what would be done with the existing ash piles.

Mr. Reid explained that if Indian Point shuts down the plant will run more. If the new plant is not built the current plant will not likely be running in ten years. The goal for the new plant is to be profitable, sustainable, and efficient. Also, the landfill is 2/3 covered and they are going to cap it all and put grass and solar on top and will be monitored.

*Charlie Muggeo asked if the assessment will go up with the improvements.
Mr. Reid briefly explained the pilot program.*

Michelle Hook, VP of Public Affairs, stated that she has reached out to the town for information that would be helpful to this project to help make it a community benefit.

ITEM #8 Report of Departments and Boards
A) SUPERVISOR - ALPHONSO LANZETTA

Supervisor's Report March 2019

Attended the Ulster County Transportation Council Policy Committee meeting at Marbletown/Rosendale Town Hall

Met with representatives of Chestnut Petroleum and NYS DOT at the local office in Kingston

Met with Town Engineer Dennis Larios, Water Superintendent Charlie Muggeo, Waste Water Manager Tony Falco and Councilman Koenig, at Marlboro Sewer Plant, to discuss improvements

Met with John DeMarco and Councilman Baker to discuss update on meeting with Marlboro Central School District representatives and Town of Newburgh regarding potential impacts of Danskammer Project

Telephone conference with Councilman Baker and Rosemary Wein to discuss Milton Train Station Park

Met with Town Engineer Phil Bell to discuss layout of TOMVAC building improvements

Met with Councilman Corcoran, at TOMVAC, to go over procedures for entrance into TOMVAC building

Respectfully,

Al Lanzetta

B) BUILDING INSPECTOR - THOMAS CORCORAN

THOMAS CORCORAN/BUILDING INSPECTOR MONTHLY REPORT/BUILDING DEPARTMENT MONTH OF: FEBRUARY 2019

CERTIFICATE OF OCCUPANCY 8 STOP WORK ORDER 1

REQUEST FOR INFORMATION 14 ZBA APPLICATION 0

TRAILER PARK RENEWALS 0 ORDER TO REMEDY 9

BUILDING EXTENSIONS 6 COMPLAINTS 31

FIRE INSPECTIONS 2 BURN PERMITS ISSUED 8

FIRE CALLS 0 CLOTHING BIN RENEWALS 0

BUILDING PERMITS 15

<u>3</u> ONE FAMILY	CLOTHING BIN
<u>1</u> TWO FAMILY	SIGNS
<u>2</u> ELECTRICAL/GENERATOR	<u>1</u> BARN
<u>1</u> FURNACE/BOILER (INDOOR)	<u>3</u> ADDITIONS/RENOVATIONS
<u>1</u> DEMOLITION	COMMERCIAL STRUCTURE
<u>1</u> TANK INSTALLATION/REMOVAL	<u>1</u> DECKS/STAIRS
<u>1</u> STOVES (WOODSTOVE, PELLET)	WIRELESS COMMUNIATION
<u>1</u> POOL/HOT TUB	MOBILE HOME
<u>1</u> SHED	CARPORT/GARAGE
<u>1</u> ROOF	<u>1</u> SOLAR PANELS

ESTIMATED COST OF BUILDINGS \$_962,026.00

CERTIFICATE OF OCCUPANCY	\$ <u>1,300.00</u>
REQUEST FOR INFORMATION	\$ <u>1,400.00</u>
BUILDING EXTENSIONS	\$ <u>1,133.50</u>
TRAILER PARK RENEWALS	\$ <u>0</u>
BUILDING PERMITS	\$ <u>4,363.66</u>
FIRE INSPECTION FEES	\$ <u>50.00</u>
ZBA ESCROW FEES	\$ <u>2,000.00</u>
ZBA APPLICATION	\$ <u>0</u>
BURN PERMIT FEES	\$ <u>20.00</u>
TOTAL MILEAGE: 1224 MILES	
TOTAL GAS USAGE 68 GALLONS	
TOTAL MONTHLY RECEIPTS	\$ <u>10,267.16</u>

C) POLICE CHIEF - GERALD COCOZZA

Police Department
Town of Marlborough

MEMORANDUM

To: Town Board of the Town of Marlborough

From: Chief Cocozza

Date: March 11, 2019

Subject: Activity Summary for the Month of February 2019



Following is a summary of the activity of the Police Department for the month of February 2019

<u>MOTOR VEHICLE ACCIDENT</u>	February 19	Yr. Date 19	February 18	Yr. Date 18
Personal injury	6	12	3	9
Fatal	0	0	0	0
Property Damage	17	35	12	25
Report Not Required	5	11	3	11
Total	28	58	Total	18
				45

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	55	116	54	107
Parking	25	25	10	12

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	291	612	236	563
Total Arrests	11	26	20	38

TOTAL TELEPHONE CALLS 1789 3590 1689 3475

POLICE DEPARTMENT OVERTIME HOURS payroll 4 & 5

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
Part Time Dispatchers Overtime	24 (\$534)	104
	24	(\$523)
		24

Police Mileage 13424 23763 9698 19939

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 2019

ROADS: We continue cold patch patrols as needed. With the excessive changes in the weather we are having a problem with pot holes this year. We have our new mulcher out mowing the roadsides back for better sight distance. We washed out the bodies of our big trucks this month. We also pulled all the sanders and checked the bearings and adjusted the chains. We cleaned out ditch lines on New Road, Mahoney Road and Mt. Zion Road. We installed 60 ft. of new pipe on Peach Lane.

WATER DEPARTMENT: We assisted WD with a water main break on 2/11.

SNOW/ICE: We continue plowing/salting Town property – parking lots such as the Landfill, TOMVAC, municipal parking lots, train station, etc. On 2/6 we pretreated for a forecasted ice storm that didn't materialize. On 2/11 we had a forecast of 3–8 inches but had mostly freezing rain on top of the snowfall. This started around 9 am and lasted to 10 pm. On 2/17 we had a forecast for 2–5 inches with freezing rain mixed. This started around midnight and we were in at 4 am to plow off. We had the roads clear by dawn but we then had a freezing fog that glazed over the roads and we had to sand/salt until 10 am when the sun came out and we were able to leave. On 2/20 we had snow that turned to freezing rain all night and we plowed this off around 4 am when it stopped icing. We had 1-2 inches of snow and a lot of ice on top of it. On 2/27 we pretreated for snow storm and came in at 4 am to plow off and salt our roads. We had 1 to 3 inches around the Town. This continual ice storms are very expensive to deal with.

FUEL USEAGE: Gas: 419.977 gallons Diesel: 1,642.310 gallons

*Gael R. Appler, Sr.
Highway Superintendent*

GRA/cw

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: 2/11/2019

**TO: SUPERVISOR AL LANZETTA
TOWN BOARD MEMBERS
TOWN CLERK**

RE: MONTHLY REPORT FOR FEBRUARY

Water consumption totaled 14.0 million gallons, which is a daily usage of 500,000. Compared to last month 14.2 million gallons, which is a daily usage of 458,000. Compared to a year ago water consumption was 12.7 million gallons for the month, which is a daily usage of 453,000.

SUMMARY FOR THE MONTH

WATER MAINS: Repaired an 8 inch water main on Old Indian Rd. in Milton with help from the Highway Dept.

HYDRANTS: We removed snow away from hydrants.

CURB BOXES: Had to repair a curb box on Grand Street.

BILLING: Bills were mailed out. Bills had to be alleviated. Call for high bills mostly because of the increase in Marlboro Sewer rates. If anyone has any questions, feel free to give us a call. Now the town is making on line bill paying available.

SERVICE LINE INSPECTIONS:

CLOSINGS: 4

MARKOUTS: 15

Gallons of Gas: 375

Gallons of Diesel: 0

Mileage for the month: 2100

F) TOWN CLERK - COLLEEN CORCORAN

03/01/2019

Town Clerk Monthly Report Monthly Report
February 01, 2019 - February 28, 2019

Page 1

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	45.00
			Sub-Total:	\$45.00
Conservation	Conservation	A1255	1	1.38
			Sub-Total:	\$1.38
Dog Licensing	Female, Spayed	A2544	10	50.00
Dog Licensing	Male, Neutered	A2544	13	65.00
Dog Licensing	Male, Unneutered	A2544	3	30.00
			Sub-Total:	\$145.00
General Fund	Water Service	2144SW	3	3,150.00
			Sub-Total:	\$3,150.00
LANDFILL FEES	T/s Permits	00-2130	11	595.00
LANDFILL FEES	T/s Punch Cards	00-2130	21	925.00
			Sub-Total:	\$1,520.00
Misc Fees	Building Fees\Building Dept	00-2110	1	4,835.76
Misc Fees	Fire Fees/Building Dept	00-2110	1	600.00
Misc Fees	YRP Zumba	00-2025	1	150.00
			Sub-Total:	\$5,585.76
MISC. FEES	Accident Reports	00-1255	19	95.00
MISC. FEES	Certified Copies	00-1255	4	260.00
MISC. FEES	Foi Requests	00-1255	2	2.25
MISC. FEES	Park Fees	00-2001	1	300.00
			Sub-Total:	\$657.25
				Total Local Shares Remitted: \$11,104.39
Amount paid to: NYS Ag. & Markets for spay/neuter program				32.00
Amount paid to: NYS Environmental Conservation				23.62
Total State, County & Local Revenues:	\$11,160.01			Total Non-Local Revenues: \$55.62

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 _____

G) WASTEWATER TREATMENT FACILITY- ANTHONY FALCO

Water Quality Management, Inc.

P.O. Box 733
Marlboro, NY 12542

March 4, 2019

Report on The Marlboro Wastewater Treatment Plant for February 2019.
The average flow meter readings to the plant was 134,000 gallons per day. The design capacity is 175,000 gallons per day. We used 77% of capacity.

The process is meeting all other SPDES requirements.
Lab results show that we removed 96 of BOD and 95% of Suspended Solids during the month.

Milton Wastewater Treatment Plant:
The Average flow to the Milton plant during February 2019 was 32,000 gallons per day. This is about 58% of design capacity (55,000 gallons per day).

We showed 98% of BOD and 94% of TSS removal.
The process is working well meeting SPDES requirements.

Overall both wastewater treatment plants are in good working order but getting older.
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.

Julian Falco
Water Quality Management, Inc.

H) DOG CONTROL OFFICER - ANDREW MCKEE

21 Milton Turnpike
Marlborough, New York, 12547

Town of Marlborough Dog Control

Andrew McKee-Dog Control Officer

Monday, March 11th 2019

February 2019 Monthly Report

Monthly Report - 2/1/2019 through 2/28/2019

Overview:

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

Responded to 3 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 this month

We currently have no dogs in the kennel

We had 0 Dog Bites reported this month.

We have 0 cases in the Marlborough Justice Court at this time.

I) ASSESSOR - CINDY HILBERT

Assessor's Office

Memo

To: Town Board
From: Cindy Hilbert
CC: Colleen Corcoran
Date: March 11, 2019
Re: **March** Report

We prepared 3 property tax estimates.

We finished collecting all our real property tax exemptions paperwork. We are in the process of reviewing and approving the exemptions.

We are continuing to review our new construction and sales records for the 2019 assessment roll.

J) PLANNING - CHRIS BRAND

Town of Marlborough

Planning Board Review

February 2019

Meeting: February 4, 2018 / 7:30 PM / Town Hall

Approval of Stenographic Minutes for 1/7/2018

Approval for the above minutes was granted unanimously.

ATTENDEES

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

AGENDA

Young's 9W Plymouth, 1871 Route 9W, Milton: Sketch, Site Plan

- At the request of the Board, the applicant's representative appeared to update their progress on the previously submitted Site Plan. There has been no response from either NYS DOT or Ulster County Department of Public Works. Pat Hines will inquire with the above agencies and resubmit if necessary. Proposed lighting should be included in future plans and overseas storage containers on site need to be addressed by the Town Code Enforcement Officer. Previous comments from Ulster County Planning and this Board requested the applicant address the need for sidewalks and/or pedestrian improvements in the vicinity of this project.

NEXT Deadline

Friday, February 8, 2019

NEXT Scheduled Meeting

Tuesday, February 19, 2019

Meeting: February 19, 2019 / 7:30 PM / Town Hall [Upstairs]

Board Member Manny Cauchi submitted 2 hours of Professional Development for attending a SEQRA seminar.

ATTENDEES

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

AGENDA

Milton Turnpike Solar Farm, 132 Milton Turnpike, Milton: Public Hearing, Site Plan

- The Public Hearing was reopened. As requested, the applicant presented an alternative panel layout so as to minimize visual impacts of the project as seen from the historic Samuel Morse property located across the Hudson River. The Planning Board declared its intent to act as Lead Agency and circulate to all interested and involved agencies. As the project is likely a Type I Action under SEQRA, involved agencies will include the NYS DEC. The status of Ulster County Department of Public Works approval is outstanding. The proposal for the project's PILOT agreement between the Town, County, and Marlboro Central School District was received and under review by the Planning Board's Attorney. The Public Hearing was adjourned until the March 4, 2019, meeting.

Smith Subdivision, First Street, Marlboro: Preliminary, Subdivision

- The project requires comments from the Highway Superintendent regarding the revised roadway layout submitted. Sign off from the Water Superintendent regarding the location of a well within the Water District is required. A reduced area of dedication for the turn around proposed has been provided. Proposed Public Improvements must be bonded prior to plat stamping. A Public Hearing is scheduled for March 18, 2019.

Royal Energy Properties, 1666 Route 9W, Marlboro: Sketch, Site Plan

- The applicant is proposing the construction of a 53,200 square foot cold storage warehouse and associated site improvements. The project is currently located in the RAG-1 Zone. The applicant is requesting approval from the Town Board for a BC Overlay Zone. However, the current plans identify lot deficiencies within the HD District. The applicant was made aware the Town Board is entitled to establish area requirements as they find appropriate to the circumstances. If the Town Board does not choose to establish and /or modify the current area requirements for this project, the applicant will be required to appear for relief from the Marlborough ZBA. After discussion, the applicant's representatives indicated some manufacturing may occur on site. The applicant was advised to clarify all uses on site, including anticipated future uses, and reappear after appealing to the Town Board for relief.

Wade / Katelyn Davis, 39 Reservoir Road: Marlboro: Sketch, Lot Line

- The applicant's representative presented plans to consolidate two adjoining lots and make a lot line change to an adjacent property. One of these lots contains an existing residential structure. As the proposed actions involve three parcels, the application does not meet the Town's streamlined lot line approval process. A Public Hearing is scheduled for the March 18, 2019 meeting.

NEXT Deadline

Friday, February 22, 2019

NEXT Scheduled Meeting

Monday, March 4, 2019

Respectfully Submitted,

Chris Brand, Chairman, Town of Marlborough Planning Board

ITEM #9 Report of Committees

A) RECREATION COMMITTEE

Councilman Corcoran reported that the locks have been changed at the TOMVAC building and all of the back rent has been collected from the recreation instructors. The annual Easter Egg Hunt will be held on Friday, April 12, 2019 from 5-7:00 p.m. at the Hudson Valley Sports Dome. He thanked the Pizza family for donating the dome. Supervisor Lanzetta added that the recreation instructors have complied with all the new rules and it is working out.

B) EMERGENCY MANAGEMENT PREPAREDNESS COMMITTEE

No report

C) CONSERVATION ADVISORY COMMITTEE

No report

D) IT COMMITTEE

Councilman Corcoran reported that the electronic meetings are going smoothly and it seems that all of the technical difficulties have all been worked out. The town also had their annual IT meeting; as a result Danny Brooks and Time Warner are working to get faster internet at the Highway/Water Department. The meter reader on the fuel tanks had some issues and that has been rectified.

E) MILTON TRAIN STATION FOUNDATION

Sherman Sitrin, President of the Milton Train Station Foundation, reported that the four by twelve foot workbench that the volunteers built and used is going to be repurposed as a model train table.

F) MILTON LANDING CITIZENS COMMITTEE

Councilman Koenig reported that they will be having a meeting and spring cleaning will begin soon.

G) MARLBORO HAMLET ECONOMIC DEVELOPMENT COMMITTEE

Supervisor Lanzetta stated that the current chairperson is stepping down so they will need to find another one.

H) MEET ME IN MARLBOROUGH

Councilman Molinelli reported that Meet Me in Marlborough had sent an email with the March happenings; the various events can be found on their website www.meetmeinmarlborough.com.

I) HAMLET OF MILTON ASSOCIATION COMMITTEE

No report

J) TRANSFER STATION REVIEW COMMITTEE

Supervisor Lanzetta reported that Mr. Fuhrmann has information regarding the tire removal and will be in contact with Councilman Baker.

ITEM #10 Old Business

A) Plans for TOMVAC-Phil Bell Engineering

Councilman Corcoran reported that the cost for Phil Bell's engineering report is \$4,000.00. The report will be very detailed and include all of the work that would need to be done. Supervisor Lanzetta added that the information in the report will help with the preliminary paperwork for the member items the town will apply for.

Councilman Corcoran made a motion to approve payment of \$4,000.00 to Phil Bell for the engineering plans for the TOMVAC building. Motion seconded by Councilman Molinelli.

B) Design Standards for RT 9W Corridor Overlay District

No report

C) LWRP

Supervisor Lanzetta stated that we are expecting the last payment and the final contract needs to be signed.

D) Water District Improvements (Milton Turnpike/Cross Rd)

No report

E) Metal building at transfer station

Supervisor Lanzetta stated that the Board approved \$10,000.00 to improve the metal building. Councilman Corcoran added that if renovations are done at the TOMVAC, the metal building can be used for storage.

ITEM #11 New Business

A) Cultural Resource Survey

Matt Kierstead read a letter from Milton resident, Ellen Stewart, about her personal quest to find a historic house to purchase. Ms. Stewart purchased a historic home in Milton and researched the home and the people who lived in it. In her letter, she stated that currently, there are only written records and remains of buildings and land. The Cultural Resource Survey will document every building that was built more than 50 years ago and put all the information into a database which will become a part of the historical record of the town and also be helpful to the administration and boards of the town.

ITEM #12 Correspondences

Supervisor Lanzetta read a letter addressed to the Chief stating that the Ulster County Police Awards will be held on May 8, 2019. A Marlborough police officer, the Marlborough Police Department and the Marlborough Fire Department will be receiving meritorious awards.

Supervisor Lanzetta read correspondence from Mason's Voice requesting use of the pavilion at no charge for their annual event on August 4, 2019.

Councilman Corcoran made a motion to allow Mason's Voice use of the pavilion at no charge on August 4, 2019. Motion seconded by Councilman Molinelli.

Supervisor Lanzetta read correspondence from the Girl Scouts requesting use of the pavilion at no charge on June 11, 2019 to hold a bridging ceremony.

Councilman Molinelli made a motion to allow the Girl Scouts to hold their bridging ceremony on June 11, 2019 at no charge. Motion seconded by Councilman Koenig.

Yea: 4 **Nays: 0** **Carried**

Supervisor Lanzetta read a resignation letter from Police Officer Robert Prince. His last day of service will be March 17, 2019.

The Board accepted the resignation.

Supervisor Lanzetta read a letter from Philip Schacter, Chairman of the Marlborough Democratic Committee, stating that the committee is willing to donate \$300.00 out of their community development fund to help support the Cultural Resources Survey. Supervisor Lanzetta added that the Marlborough Historical Society will be donating some funds as well.

ITEM #13 Public Comments

No public comments.

ITEM #14 Resolutions

A). Resolution # 35 To accept an application for Towing License
There was a discussion regarding Young's Motors coming off the tow list and some of the Board members were concerned if the new tow applicant meets the criteria of the new tow law.

Councilman Molinelli made a motion to table Resolution #35 for further review with the understanding that this applicant would be next in line on the tow list. Motion seconded by Councilman Corcoran.

Yea: 4 **Nays: 0** **Carried**

- B). Resolution # 36 To advertise for Highway Items**
- C). Resolution # 37 To advertise for fuel items**
- D). Resolution #38 Proposed resolution for dedicating \$5000 towards the Cultural Resources Survey**

ITEM #15 Adjournment

RESOLUTION TABLED

March 11, 2019

A). Resolution # 35 To accept an application for Towing License

Supervisor Lanzetta proposes the following:

Whereas, the Town of Marlborough Town Code, Chapter 140 Tow Trucks, states that the Town Clerk shall accept applications for permits from persons desiring to tow in the Town of Marlborough, and

Whereas, the Town Board of the Town of Marlborough must approve the application before the Town Clerk can issue a permit.

Be it resolved that, the application from Pink Towing and Repair be approved.

And moves for its adoption

Councilman Corcoran	-----
Councilman Molinelli	-----
Councilman Koenig	-----
Councilman Baker	-----
Supervisor Lanzetta	-----

March 11, 2019

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 be received by the Office of the Town Clerk 21 Milton Turnpike, Milton NY 12547 until 2:00 PM April 16, 2019 at which time they will be opened and read aloud.

And moves for its adoption

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

March 11, 2019

C). Resolution #37 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 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 New York 12547 until 2:00 PM April 16, 2019 at which time will be opened and read aloud.

And moves for its adoption

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

March 11, 2019

D). Resolution #38 Proposed resolution for dedicating \$5000 towards the Cultural Resources Survey.

Councilman Baker proposes the following:

Whereas the Town of Marlborough has a rich history particularly as it relates to agriculture, and

Whereas the Town has identified one of its main goals in the recently updated Comprehensive Plan is to: “*Maintain and protect the town’s natural resources and better document the town’s historic and cultural resources, and consider ways to protect and enhance these resources as a source of community revitalization.*”

And whereas the Town is pursuing a grant to conduct a survey and build an inventory of historic buildings and places in our town, and

Whereas, it is anticipated a study of this kind may cost approximately \$20,000 and the grant will only cover \$10,000 (maximum amount awarded).

Be it resolved that the Town dedicate \$5000 towards this project to assist with addressing the funding shortfall, and moves or its adoption.

And moves for its adoption

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

Councilman Koenig made a motion to adjourn the meeting at 8:58 p.m. Motion seconded by Councilman Molinelli.

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*