

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
(ZOOM VIDEO MEETING DUE TO THE
CORONAVIRUS PANDEMIC)
AUGUST 24, 2020 7:00 PM
MINUTES OF MEETING

Present: Supervisor Lanzetta
Councilman Molinelli (Arrived at 7:07 p.m.)
Councilman Baker
Councilman Koenig

Absent: Councilman Corcoran

Also Present: Colleen Corcoran, Town Clerk
Danielle Cherubini, Deputy Town Clerk
Thomas Corcoran, Building Inspector/Ulster County Legislator
Gerald Coccozza, Police Chief
Dennis Doyle, Ulster County Planning Director
Chris Brand, Marlborough Planning Chair
Jen Flynn, Marlborough Planning Secretary
Cynthia Lanzetta, Marlborough Planning Member
Manny Cauchi, Marlborough Planning Member
Steve Clarke, Marlborough Planning Member
Joseph Lofaro, Marlborough Planning Member
James Garofalo, Marlborough Planning Member
Dave Zambito, Marlborough Zoning Member
Jeff McKeel, Marlborough Zoning Member
Katerina Calderone, Resident
Emma Greiner, Girl Scout, Troop 60050
Mark Reynolds, Southern Ulster Times Reporter

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

Councilman Koenig made a motion to approve the agenda. Motion seconded by Councilman Baker.

Yeas: 4

Nays: 0

Carried

ITEM #4 Motion to approve minutes from the August 10, 2020 Town Board Meeting
Councilman Baker made a motion to approve minutes from the August 10, 2020 Town Board meeting. Motion seconded by Councilman Koenig.

Yeas: 4 Nays: 0 Carried

ITEM #5 Authorize payments of bills
Councilman Baker made a motion to authorize payment of the abstract in the amount of \$169,523.66. Motion seconded by Councilman Koenig.

Yeas: 4 Nays: 0 Carried

ITEM #6 Presentations

A). Emma Greiner-Milton dog park project

Emma Greiner, resident of Marlboro and member of Girl Scout Troop 60050, presented the idea of bringing water to the Milton Dog Park for her Gold Award. Ms. Greiner stated that there is no water source at the dog park and gave reasons why dogs need to stay hydrated. She explained how she would fundraise for and install a water fountain and asked the Board if the Town could install a 400 foot water line to complete her project. Some of the Board discussed the project briefly with Ms. Greiner and all of the Board members agreed that a temporary water line (that would be not as far underground and turned on in the spring and shut off once it gets cold) could be installed for about \$400-\$500.00. Supervisor Lanzetta stated that he can be her advisor for the project.

B). Katerina Calderone- Gynecologic Cancer Awareness

Katerina Calderone, resident of Marlboro, stated that she would like to raise awareness in the town with regard to ovarian and gynecological cancer. Ms. Calderone explained that the awareness month is September. She shared some statistics about this cancer and asked the Board for permission to hang blue and purple ribbons around town for approximately one month with permission from business owners.

The Board agreed with the request to hang the ribbons to raise awareness for ovarian and gynecological cancer.

C). Dennis Doyle- Ulster County Planning

Dennis Doyle, Ulster County Planning Director, presented Ulster County's suggested regulations with regard to Short Term Rentals (STR). Marlborough has 18 confirmed Short Term Rentals. Most towns in the county do not have regulation and with that is lack of registration. Mr. Doyle explained the pros and cons of STR's and that the first step to establishing regulation would be to begin with policy objectives and an understanding what can be enforced. Items to consider when regulating would be the effect on the community and other lodging facilities, the impact on housing and rental properties, and the quality of life of residents.

There was a discussion with regard to how long the rentals would be and the objective to reduce traffic and turnover. There was also a discussion about enforcement and fees. Mr. Doyle explained the difference between making STR's a zoning change or a licensing process likely through the Code Enforcement Officer. He also explained regulation strategies such as

capping, owner vs. non-owner occupied and whether to prohibit multifamily dwellings or accessory buildings. Licensing can be annual or bi-annual depending on regulations and standards that the town would adopt. There was a discussion with regard to owner occupied and non-owner occupied rentals and also what zoning districts allow rentals that are not owner occupied at this time and what would be considered a commercial use. There was a disagreement about who is considered an “owner” and also concern about eventually having too many STR’s.

ITEM #7 Comments on the agenda

No comments on the agenda.

ITEM # 8 New Business

No new business.

ITEM #9 Workshop topics

A). STR-Short term rentals

Discussed above.

B). COVID 19

Supervisor Lanzetta stated that Town Hall will resume regular business hours of 8:00 a.m. to 4:00 p.m. beginning on August 31, 2020.

ITEM #10 Correspondence

Supervisor Lanzetta read correspondence from the Marlboro Free Library requesting the use of the park to post signs and hold a story walk from October 19th through November 2nd.

Councilman Baker made a motion to allow Marlboro Free Library to post signs and hold a story walk from October 19th through November 2nd. Motion seconded by Councilman Koenig.

Yeas: 4

Nays: 0

Carried

Supervisor Lanzetta read correspondence from Highway Superintendant, John Alonge, stating that Dominic Mannese has completed his 6 month probation period and will be a full time Machine Equipment Operator as of August 24, 2020.

ITEM #11 Public Comment

No public comment.

ITEM #12 Resolution

A). Resolution # 66 To reappoint a member to the Board of Assessment Review

ITEM #13 Adjournment

Councilman Koenig made a motion to adjourn the meeting at 8:30 p.m. Motion seconded by Councilman Baker.

Yeas: 4

Nays: 0

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

August 24, 2020

A). Resolution # 66 To reappoint a member to the Board of Assessment Review

Supervisor Lanzetta proposes the following:

Whereas Jeff Magliato wishes to remain as a member to the Board of Assessment Review.

Now therefore be it resolved that Jeff Magliato be reappointed to the Board of Assessment Review effective 10/01/2020.

And moves for its adoption:

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