

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
MARCH 28, 2022 7:00 PM
MINUTES OF MEETING

Present: Supervisor Corcoran
Councilman Molinelli (Arrived at 7:15 p.m.)
Councilman Zambito
Councilwoman Sessa
Councilman Cauchi

Danielle Cherubini, Deputy Town Clerk

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

Councilman Cauchi made a motion to approve the agenda. Motion seconded by Councilwoman Sessa.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the March 14, 2022 Town Board Meeting
Councilman Cauchi made a motion to approve minutes from the March 14, 2022 Town Board Meeting. Motion seconded by Councilwoman Sessa.

Yeas: 4 Nays: 0 Carried

Motion to approve minutes from the March 14, 2022 Public Hearing
Councilman Cauchi made a motion to approve minutes from the March 14, 2022 Public Hearing. Motion seconded by Councilman Zambito.

Yeas: 4 Nays: 0 Carried

ITEM #5 Authorize payments of bills-in the amount of \$183,808.73
Councilman Cauchi made a motion to authorize payment of the abstract in the amount of \$183,808.73. Motion seconded by Councilman Zambito.

Yeas: 4 Nays: 0 Carried

ITEM #6 Supervisor Updates

Supervisor Corcoran updated the public:

TOMVAC

The asbestos abatement begins Tuesday. The Highway Department started the 35' x 65' foundation for the addition to TOMVAC. Bids will go out mid-April for the construction.

CSX Pedestrian Crossing

There was a meeting and the location of the crossing is planned to be close to the original one. The design plan should be done by next week.

Milton Pier

There was another meeting with American Cruise Lines. The cost is too high for them or the town to pay for the fender pile system which is now up to about \$950,000.00. An alternate plan was discussed. American Cruise Lines seems interested in funding a marine fender system that would attach to the free-floating wooden piles from the old pier. The absorption then won't affect the new pier. They are looking into the logistics and would like to get started as soon as possible. The floating dock may need to be redesigned as well to accommodate all boats/ships.

ITEM #7 Presentations

A). Jasmine Taylor-girl scout project

Jasmine Taylor introduced herself and stated for her girl scout project that she would like to create activities at the town park that would get children moving and interested. She would like to paint different stations on the walkway near the gaga ball pit over the summer. Photos were shown. She stated that she went to Lowe's and they recommended the best type of paint for blacktop.

Some of the Board members voiced their concerns about placement, labeling and upkeep and discussed them with Ms. Taylor.

Supervisor Corcoran asked Ms. Taylor to email him some dates so they can visit the park to discuss the project further.

ITEM #8 Comments on the agenda

No comments on the agenda.

ITEM #9 New Business

No new business.

ITEM #10 Workshop topics

A). 2022 Code Book review and updates

Supervisor Corcoran briefly explained the updates that will need updating.

- Add the Business Corridor to the zones that prohibit open burning*
- Amend the Short Term Rental (STR) code to include that the owner must live across the street or next to the STR*
- Amend the Bed & Breakfast code to read that the owner must permanently live in the home*
- Amend use regulations with regard to density in the hamlets*
- Require that the Planning Board use their discretion on the size of a loading dock*
- Add the maximum length of lawns of 12 inches*

Supervisor Corcoran stated that he would like to have a meeting with the Town Board, Planning Board, and Zoning Board so everyone is on the same page with the code updates.

ITEM #11 Correspondence

Supervisor Corcoran read correspondences:

Kathy Sylvester, town resident, requested to use the pavilion at no charge to have line dancing at the park on Mondays evenings from 7 p.m. – 9 p.m. from July 11th – August 29th. The dates have been verified with the clerk.

Supervisor Corcoran explained that the town used to pay Cactus Keith but it was cut out of the budget during COVID. Cactus Keith is no longer doing the classes. A new person will run the classes and will charge \$5.00 per person per night.

Councilman Cauchi made a motion to allow Line Dancing at the park pavilion at no charge from 7 p.m. – 9 p.m. from July 11th – August 29th. Each participant will pay the instructor \$5.00. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Marlboro Youth Baseball and Softball requested use of the upper ball fields for specific dates for their spring season and two additional dates for the lower soccer field. The dates have been verified with the clerk.

Councilwoman Sessa made a motion to allow Marlboro Youth Baseball and Softball to use the baseball/soccer fields on all of the dates requested for their spring season. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

Ulster County Board of Elections sent correspondence with regard to the primary election in June letting the town know the dates and times for setup (June 27th) and voting (June 28th). Supervisor Corcoran stated that the setup falls on the same day as the Town Board meeting. The Board agreed to have the meeting on that night in a different location. Danielle Cherubini said that she will contact the school to book the upper level conference room.

ITEM #12 Public Comment

Ted Millar asked what was going on at the corner of Route 9W and Old Indian Road.

Supervisor Corcoran stated that there is a 6,000 square foot storage building planned for that lot. They are clearing the allowed amount of land (1/2 acre) before applying to the Planning Board for the project; they may need a variance from the ZBA as well.

Maribeth King reported that there is a memorial with flowers and photos at the Milton Landing.

ITEM #13 Resolutions

A) Resolution #41 To change the Town of Marlborough water rate and billing cycle
Supervisor Corcoran explained the water increases. The \$2.71 per 1000 gallons rate is what Marlborough pays for the bond that Newburgh has for the new water facility plus their rate increases. The \$2.00 per 1000 gallons rate is to make up for a deficit in the district and should be paid in one year's time. The \$.49 per 1000 gallons rate is to start a Reserve Capital Improvement Fund for capital improvements such as improvements to the water tower, new software, and meters. He is asking the water secretary to show the breakdown of charges on the new bills and billing will now be 4 times per year.

ITEM #14 ADJOURNMENT

Councilman Molinelli made a motion to adjourn the meeting at 7:45 p.m. Motion seconded by Councilman Cauchi.

Yeas: 5

Nays: 0

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

March 28, 2022

A) Resolution #41 To change the Town of Marlborough water rate and billing cycle

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough needs to increase the water rate by \$2.49 per 1000 gallons, and

Whereas, \$2.00 of that increase is temporary due to a deficit and .49 of that increase is for all future billings to cover the cost of capital improvements, and

Whereas, The Town of Marlborough water district will use a breakdown of water rates in order to show transparency on how the rate is allocated.

The breakdown is as follows:

Operating rate \$6.66 per 1000 gallons up to 75,000 gallons use

Operating rate \$7.66 per 1000 gallons up to 150,000 gallons used

Operating rate \$8.66 per 1000 gallons over 150,000 gallons used

Newburgh debt rate per 1000 gallons \$2.71

2021 deficit rate per 1000 gallons \$2.00

Capital improvement rate per 1000 gallons \$.49

The Town of Marlborough water district billing cycle will change from 3 times a year to 4 times a year, and will invoice customers on the first week of February, May, August, and November. The new billing cycle will improve cash flow for the districts.

And moves for its adoption:

Councilman Molinelli	Yes
Councilwoman Sessa	Yes
Councilman Cauchi	Yes
Councilman Zambito	Yes
Supervisor Corcoran	Yes