

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NY  
JULY 25, 2022, 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Corcoran  
Councilman Zambito  
Councilwoman Sessa  
Councilman Cauchi

Also Present: Danielle Cherubini, Deputy Town Clerk  
Gerald Coccozza, Chief of Police

Absent: Councilman Molinelli

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 Councilman Zambito.***

***Yeas: 4                      Nays: 0                      Carried***

ITEM #4 Motion to approve minutes from the July 11, 2022, Town Board Meeting

***Councilwoman Sessa made a motion to approve minutes from the July 11, 2022 Town Board Meeting. Motion seconded by Councilman Zambito.***

***Yeas: 4                      Nays: 0                      Carried***

ITEM #5 Authorize payments of bills

***Councilman Cauchi made a motion to authorize payment of the abstract in the amount of \$860,890.25. Motion seconded by Councilwoman Sessa.***

***Yeas: 4                      Nays: 0                      Carried***

ITEM #6 Supervisor Updates

*No updates.*

#### ITEM #7 Presentations

*No presentations.*

#### ITEM #8 Comments on the agenda

*No comments on the agenda.*

#### ITEM #9 New Business

*Councilman Zambito stated that Local 17 has begun work and is donating labor and materials for a concrete table, concrete benches, trees and bushes for the dog park. He will assist them.*

*Supervisor Corcoran added that they are doing this in memory of Freddy Butwell who worked for Local 17 and frequented the dog park.*

*Supervisor Corcoran read a report from Meet Me in Marlborough:*

- *The July promotional newsletter was emailed and shared via social media*
- *There will be a meet and greet at Brix in Marlboro, on July 26, 2022*
- *MMiM is still working on future river boat tours; one is interested in docking a few days in October*
- *The Bounty Festival will be held on October 1, 2022*
- *Trick or Treat in the hamlet will be on October 31, 2022*
- *The buy local event will be on November 19, 2022*
- *They held a pop-up vendor event at Quartz Rock Vineyard*
- *They were contacted about filming in the area to see if they could assist*

*Supervisor Corcoran added that the boat that wants to dock in October will need a way to dump their graywater; it was suggested they have a company come to get it. American Cruise Lines is having their attorney look over the contract and then the town attorney will look at it. Once all parties agree with the terms we can move forward.*

*Filming for a Peacock Channel series called Poker Face took place in town and everything went well; very professional and organized.*

*Chief Cocozza added that the filming was very well run and he explained briefly how they filmed a particular scene.*

#### ITEM #10 Workshop topics

A). How to submit a proper complaint to the Town

*Supervisor Corcoran explained that there is a complaint form on our website and in the Building Inspector/Code Enforcement Officer's office that needs to be filled out completely for every complaint and submitted in person or via email. No other office, employee, or elected official should handle complaints. The Code Enforcement Officer will contact any department necessary and check the Town Code for violations.*

*He briefly explained the process if there is a code violation.*

*Councilman Cauchi stated that there are a lot of complaints on the Inspector's report each month and seems like a lot.*

*Supervisor Corcoran stated that sometimes it is a lot and he handles them all. An assistant position was approved by the last Board; they may need to increase the pay to get someone. The*

*Supervisor also explained some scenarios from when people send in anonymous mail complaints.*

#### **ITEM #11 Correspondence**

*Supervisor Corcoran read correspondence as follows:*

*An invite from the Marlborough Hose Co. to the Town Board for the 125<sup>th</sup> Ulster County Fireman's Parade on July 30, 2022 in Marlborough; the invite included a special privilege to be on the viewing stand at the Marlboro Middle School. Line up is at noon at the Marlboro High School and step off is at 1:00 p.m.*

*Chief Cocozza explained that the parade route begins at the Marlboro High School and ends at Hoffman's Equipment. He explained the potential road closures and detours.*

*A letter from Nicole White who oversees the grants for the town. The letter stated that a payment to the Town in the amount of \$167,000.00 will be processed in August. This is the rest of the grant from Assemblyman Skartados.*

*Part 1 of Assemblyman Jacobsen's grant in the amount of \$39,281.44 should be received by the Town in August 2022.*

*A letter from Joan Delatorre who states that she is interested in continuing her role with the Board of Assessment Review.*

*A letter from John McElrath requesting use of the pavilion on September 25, 2022 at no charge for the end of year bocce game and party.*

***Councilman Cauchi made a motion to allow the bocce league to use the pavilion on September 25, 2022 at no charge for their end of year game and party. Motion seconded by Councilman Zambito.***

***Yeas: 4                      Nays: 0                      Carried***

#### **ITEM #12 Public Comment**

*No public comment.*

#### **ITEM #13 Resolutions**

***A). Resolution # 65 To adopt Local Law # 7 of the year 2022 Amending section 134-2 Definitions of the Marlborough Town Code pertaining to lot line change and subdivision Councilwoman Sessa made a motion to table Resolution #56 for further investigation. Motion seconded by Councilman Zambito.***

***Yeas: 4                      Nays: 0                      Carried***

ITEM #14 ADJOURNMENT

***Supervisor Corcoran made a motion to adjourn the meeting at 8:58 p.m. Motion seconded by Councilman Cauchi.***

***Yeas: 4***

***Nays: 0***

***Carried***

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*

July 25, 2022

***TABLED***

A). Resolution # 65 To adopt Local Law # 7 of the year 2022 Amending section 134-2 Definitions of the Marlborough Town Code pertaining to lot line change and subdivision

Supervisor Corcoran proposes the following:

WHEREAS, a local law was introduced to be known as Local Law No. 7 of 2022, entitled Local Law No. 7 of 2022, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING SECTION 134-2, “DEFINITIONS,” TO AMEND DEFINITIONS FOR “LOT LINE CHANGE” AND “SUBDIVISION” OF THE MARLBOROUGH TOWN CODE.

WHEREAS, a public hearing in relation to said local law was held on July 25, 2022, 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 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. Section 134-2 of the Town Code of the Town of Marlborough is amended as follows [deletions are stricken and additions are underscored]:

**LOT LINE CHANGE**

A reconfiguration of two adjoining lots which will result in the same number of lots with a different geometric configuration, however the public hearing requirements of § 134-9C of this chapter shall not apply to the consolidation of lots or to lot line realignments affecting no more than two 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.

## **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 § 134-9C of this chapter shall not apply to the consolidation of lots or to lot line realignments affecting no more than two 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.~~ 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. If any of this 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 law.

Section 3. This local law shall be effective upon filing with the Secretary of State.

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 that it contains the correct text of the enactment of this local law.

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Corcoran \_\_\_\_\_

Councilman Molinelli \_\_\_\_\_

Councilman Cauchi \_\_\_\_\_

Councilman Zambito \_\_\_\_\_

Councilwoman Sessa \_\_\_\_\_

DATED: Milton, New York  
July 25, 2022

---

COLLEEN CORCORAN, TOWN CLERK