

FIRST MEETING OF THE MONTH
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
AUGUST 8, 2022 7:00 PM
MINUTES OF MEETING

Present: Supervisor Corcoran
Councilman Molinelli
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

Councilwoman Sessa made a motion to withdraw Resolution #62 from July 11, 2022 introducing a local law to amend various provisions of Chapter 155 "Zoning". Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Councilwoman Sessa made a motion to withdraw Resolution #63 from July 11, 2022 introducing a local law to amend Section 134-2 "Definitions". Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Councilman Zambito made a motion to add Letter G) Resolution #71 to re-introduce a local law to amend section 134-2 "Definitions" to ITEM#14 Resolutions on the agenda. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Councilman Zambito made a motion to add Letter H) Resolution #72 to re-introduce a local law to amend section 155 "Zoning" to ITEM #14 Resolutions on the agenda. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

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

Yeas: 5 Nays: 0 Carried

ITEM #4 Motion to approve the July 25, 2022 Town Board Meeting minutes
Councilman Cauchi made a motion to approve the July 25, 2022 Town Board Meeting minutes. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

ITEM #5 Authorize payment of bills
Councilman Cauchi made a motion to authorize payment of the abstract in the amount of \$254,639.84. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

ITEM #6 Comments on the agenda
James Garofalo stated that part of the crossing is in the road on the drawing for the CSX crossing and would be a problem for accessibility.
Supervisor Corcoran showed the drawing and explained where everything is proposed to be.

ITEM #7 Presentations
No presentations.

ITEM #8 Report of Departments and Boards
A) SUPERVISOR – SCOTT CORCORAN

Supervisor's Report August 2022

Attended all four of the Friday night Concerts in the Park put on by the Town Recreation Committee. This year's concert series was a huge success and very well attended. Thank you to our Recreation Committee co-chairs Arlette Porpiglia and Jenna Lazaroff. Committee members Councilwoman Sessa, Tara Coupart, Kristina Macchiaroli, Tammy Corcoran and Vinnie Pomarico. Also, thank you to the Boy Scouts from Troop 72 for all their help running the concession stand.

Met with our Town Health Insurance agent David LaVoie from Reis Insurance with Councilman Zambito, Chief Coccozza and Budget Officer Christina Pulliam. The Town will see an increase of about 5% in 2023.

Held a Town Gateway meeting with Leyton Properties from the Dockside Project to discuss their upcoming project and their request for a sewer reservation agreement. Attendees were: Scott Leyton, Ron Cypers, Town Engineers Dennis Larios and Pat Hines, Town attorney Jerry Comatos, Deputy Supervisor Appler, Councilman Zambito, Building Inspector Tom Corcoran, Water Superintendent Charlie Muggeo, Highway Superintendent John Alonge, Deputy Superintendent Gary Lazaroff, Planning Board Chairman Chris Brand and Leyton Properties Attorneys and Engineers.

Met with our Town Grant Committee to discuss the Milton Landing Park LWRP Grants outstanding documents requested by the state. Attendees were: Deputy Supervisor Appler, Rosemary Wein and Jerry Wein.

Met with our Spectrum representative Franco Affronti and Chief Coccozza to discuss the installation of Internet at the Cluett Schantz Park pavilion and storage building. This will provide direct access to the camera system we installed earlier in the year.

Met with Bob Pollock, Mike McCormack, Sue Sullivan, Nichola Ostrander, Bob Wilson and Budget Officer Christina Pulliam to discuss Economic Development Granting opportunities available through NY state. There are some great granting opportunities that are set up for Local municipalities and private developers to work together to encourage development of affordable housing and good paying jobs within your local community.

Met with Deputy Supervisor Appler and our department heads, Chief Coccozza, Building Inspector Tom Corcoran, Water Superintendent Charlie Muggeo, Highway Superintendent John Alonge and Deputy Superintendent Gary Lazaroff to discuss the remaining in-house Town projects I would like to see completed by the end of the year.

Met with the Milton Landing committee members to discuss the CSX crossing final location and design plan. We also filled out the (16) question response letter sent to us by CSX. We are moving forward slowly but making progress with CSX. Attendees were: Deputy Supervisor Appler, Councilman Zambito, John Behan, Dan Coots, Rosemary Wein, Jerry Wein and Jason Pitngaro.

Met with Scott LaMountain from NYS Homes and Community Renewal who is the Program Director for CDBG Economic Development of NY. We met to discuss potential economic development projects in the Town and Granting opportunities through the NYS Community Development Block Grant Program.

Met with Mike Cucchiara the VP of business development for NEXAMP solar. We discussed the changes to the solar farm that will be built at the Transfer station landfill at Baileys Gap road. The solar farm has received DEC approval to go from a 1.2 megawatt project to a 2.0 megawatt project. They will not be changing the overall footprint but rather using newer solar panels and more of them to increase the megawatt output. Since the Town will receive revenue and credits based on the overall megawatt output this is good news for the Town. Mike fully expects to get all permitting completed by year's end and start construction next year.

Attended the Meet Me in Marlborough Summer Speed Networking Mixer. I was able to meet and discuss many many topics with our New and current local business owners. It was a Great event held at Brix in the Hamlet of Marlboro.

Attended the Ulster County Fireman's Parade which celebrated the 125th Anniversary of the Marlboro Fire Department. What an unbelievable event that showed off all our Volunteers throughout the Town of Marlborough along with many other Fire Departments throughout the County. Councilwoman Sessa, Councilman Cauchi and I had a great time cheering on all the men and women who participated. There were some awesome Fire trucks and marching bands that everyone enjoyed. The Marlboro Fire Dept held a BBQ lunch and award ceremony after the parade that was extremely well planned with great live music for all to enjoy. Happy 125th Marlboro Hose Company #1.

Met with Tim Scannell and Willian Jeffries from Mobile Life for our mid year review. Attendees were: Chief Coccozza and Budget Officer Christina Pulliam. Based on current conditions we are looking at a possible 8% increase next year. Our current contract for 2022 with Mobile Life is \$327,200.00 annually. So an 8% increase would be an additional \$26,176.00 for a total of \$353,376.00 for budget year 2023.

Met with our Milton Landing Committee and Lisa Tarricone, Executive Director of Taconic Resources for Independence, Inc to discuss the adaptive kayak launch. Lisa was recommended to come speak with our committee by the DEC and sits on their advisory board. She was very helpful in advising our committee on placement and function of an adaptive kayak launch. Attendees were: Deputy Supervisor Appler, Rosemary Wein, Jerry Wein and Howard Baker.

Respectfully submitted,

Scott Corcoran

Supervisor- Town of Marlborough

B) BUILDING INSPECTOR - THOMAS CORCORAN

**THOMAS CORCORAN - BUILDING INSPECTOR
MONTHLY REPORT - BUILDING DEPARTMENT
MONTH OF: JULY 2022**

CERTIFICATE OF OCCUPANCY	9	STOP WORK ORDER	
REQUEST FOR INFORMATION	14	ZBA APPLICATION	0
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	
BUILDING EXTENSIONS	6	COMPLAINTS	
FIRE INSPECTIONS	3	BURN PERMITS ISSUED	15
FIRE CALLS		CLOTHING BIN RENEWALS	0
TOTAL MILEAGE		TOTAL GAS USAGE	

BUILDING PERMITS

ADDITION / RENOVATION	2	POOL / HOT TUB	4
BARN	0	ROOF	2
BURNING	15	SHED	6
CARPORT / GARAGE	0	SIGNS	0
DECK/STAIRS	4	SINGLE FAMILY	3
DEMOLITION	0	SOLAR PANELS	3
ELECTRICAL / HVAC	6	TANK INSTALL / REMOVAL	1
FURNACE / BOILER	0	WIRELESS COMMUNICATION	0
MULTI FAMILY	2	WOOD / PELLET STOVE	0
TOTAL PERMITS	48	EST. COST OF BUILDINGS	\$1,942,431.00

FEES COLLECTED

CERTIFICATE OF OCCUPANCY	\$1,550.00
PERMIT EXTENSIONS	\$2,767.00
BUILDING PERMITS	\$11,711.07
REQUEST FOR INFORMATION	\$2,800.00
TOTAL BUILDING FEES	\$18,828.07
FIRE INSPECTIONS	\$365.00
TRAILER PARK RENEWALS	\$0.00
TOTAL FIRE FEES	\$365.00
BURNING FEES	\$70.00
ZBA APPLICATIONS	\$0.00
ZBA ESCROW	\$0.00
TOTAL FEES	\$19,263.07

C) POLICE CHIEF - GERALD COCOZZA

Police Department
Town of Marlborough

MEMORANDUM

To: Town Board of the Town of Marlborough
From: Chief Cocozza
Date: August 8, 2022
Subject: Activity Summary for the Month of July 2022



Following is a summary of the activity of the Police Department for the month of July 2022

<u>MOTOR VEHICLE ACCIDENT</u>	July 22	Yr. Date 22	July 21	Yr. Date 21
Personal Injury	6	38	6	22
Fatal	0	0	0	0
Property Damage	16	116	13	112
Total	22	154	19	134

<u>SUMMONSES ISSUED</u>	July 22	Yr. Date 22	July 21	Yr. Date 21
Vehicle and Traffic	93	662	89	447
Parking	0	10	1	7

<u>COMPLAINT ACTIVITY</u>	July 22	Yr. Date 22	July 21	Yr. Date 21
Total Blotter Entries	1126	9144	1488	10810
Total Arrests	23	113	32	132

<u>TOTAL TELEPHONE CALLS</u>	July 22	Yr. Date 22	July 21	Yr. Date 21
	1886	13256	1801	13152

POLICE DEPARTMENT OVERTIME HOURS payroll 15 & 16

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 Grant O/T	(see attached)	(see attached)
Full Time Dispatchers Overtime	0 (\$)	8 (\$)
Part Time Dispatchers Overtime	24 (\$898)	104 (\$832)

<u>Police Mileage</u>	9434	64377	9817	76781
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Police Department
Town of Marlborough

MEMORANDUM



Activity Summary for the month of July 2022

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Police Department Payroll 15 & 16 Regular Hours

	July 22	Yr. Date	July 21	Yr. Date
Full Time Police Officer	1120	7945	1148	7378
Part Time Police Officer	917	7732.25	741.5	7035.75
Full Time Dispatcher	80	1044	320	2400
Part Time Dispatcher	530.5	4529.25	443	2557.5
Traffic Officer	0	377	0	250

Police Department Fuel Consumption

Police	1011.207	7247.93	1133.799	8033.84
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Use of Force

0-use of force	YTD 0 - use of force	0- deer	YTD 5-deer
1-deer	YTD 6 - deer	0- Hands	YTD 2-hands
0 - Animal	YTD 1 - animal	0- Use of force	YTD 1-use of force
2- Hands	YTD 3 - hands		
1-Taser	YTD 2- Taser		

Civilian Complaints 1

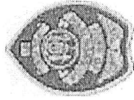
Civilian Complaints 0

Police Officer Overtime (these figures are not exact and are intended for budget use and tracking)
 Figures are up to date of last payroll

Line Item	Yr. to Date	Budgeted	remaining	% utilized
Admin	\$788	\$3,162	\$2,374	25%
DARE	\$685	\$4,110	\$3,425	17%
F/T Court	\$179	\$2,984	\$2,805	6%
F/T Holiday *	\$6,761	\$37,311	\$30,550	18%
F/T Investigations	\$1,234	\$8,086	\$6,852	15%
F/T Shift Cover	\$19,579	\$17,797	(\$1,782)	110%
F/T Training	\$0	\$6,133	\$6,133	0%
P/T Court	\$459	\$4,457	\$3,998	10%
P/T Holiday *	\$11,563	\$12,228	\$665	95%
P/T Investigations	\$2,696	\$6,980	\$4,284	39%
P/T Shift Cover	\$12,908	\$16,238	\$3,330	79%
P/T Training	\$0	\$6,576	\$6,576	0%
F/T Firearms training & taser	\$2,219	\$5,247	\$3,028	42%
P/T Firearms training & Taser	\$4,317	\$7,076	\$2,759	61%
FT Special detail	\$668	\$9,782	\$9,094	7%
PT Special Detail	\$3,786	\$12,201	\$8,415	31%
Total	\$67,842	\$160,348	\$92,506	42%
*Holiday	\$18,324	\$49,539	\$31,215	37%

Police Officer Grant Overtime (these figures are not exact and are intended for budget tracking only)
 Figures are up to date of last payroll

<u>Line Item</u>	<u>Yr. to Date</u>	<u>Budgeted</u>	<u>remaining</u>	<u>% utilized</u>
Grant Funds				
BUNY (buckle up NY)	\$1,836	\$2,000	\$164	92%
DWI (driving while intoxicated)	\$533	\$2,500	\$1,967	21%
PTS (police traffic services)	\$1,334	\$3,500	\$2,166	38%



Incident Breakdown By Month Report



Print Date/Time: 08/04/2022 14:01
Login ID: jvanamburgh.marfpd
Year: 2022

Marlborough Town Police Department
ORI Number: NY0555800
Incident Type: All

Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly
7 Digit Call	4	4	3	6	3	6	5	0	0	0	0	0	31
911 Abandoned	1	1	2	5	2	1	1	0	0	0	0	0	13
911 Miscal	0	2	3	2	2	1	0	0	0	0	0	0	10
911 No Voice Call	2	1	0	0	0	0	5	0	0	0	0	0	8
Abandoned	0	0	0	0	1	0	0	0	0	0	0	0	2
Accident Personal	8	2	5	2	2	12	6	1	0	0	0	0	39
Accident Property	26	13	24	14	18	15	16	4	3	0	0	0	130
Alarm Burglary	16	20	22	19	25	28	20	2	1	0	0	0	152
Alarm Panic	1	1	1	0	2	2	2	0	0	0	0	0	9
Animal	4	7	10	7	9	18	24	3	0	0	0	0	82
Assault	0	1	0	0	0	0	0	0	0	0	0	0	1
Assist EMS	70	58	63	59	65	78	66	9	1	0	0	0	468
Assist Fire	18	17	12	19	9	10	12	2	0	0	0	0	99
Assist Other	2	3	5	4	6	4	1	0	0	0	0	0	25
ATTY Complaint	0	2	0	4	2	2	3	0	0	0	0	0	13
BOLO	1	0	0	1	0	0	0	0	0	0	0	0	2
Bomb Threat	1	0	0	0	0	0	0	0	0	0	0	0	1
Burglary	0	1	1	2	3	0	1	0	0	0	0	0	8
Civil Matter	0	2	1	5	2	5	2	1	0	0	0	0	18
Criminal Mischief	4	1	1	1	0	7	14	0	0	0	0	0	28
Custody Dispute	0	1	0	0	0	1	0	0	0	0	0	0	2
Disabled Vehicle	3	5	3	5	2	3	4	0	0	0	0	0	26
Disorderly	0	0	0	0	2	2	2	0	0	0	0	0	7
Dispute	6	7	11	11	12	11	10	0	0	0	0	0	65
Domestic Dispute	9	9	7	9	10	6	14	1	1	0	0	0	65
Drug Offense	0	0	0	0	1	0	0	0	0	0	0	0	1



Incident Breakdown By Month Report



Print Date/Time: 08/04/2022 14:01
Login ID: jvaranburgh.mariipd
Year: 2022

Marlborough Town Police Department
ORI Number: NY0555800
Incident Type: All

Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Totals
Erratic Vehicle	7	5	11	14	12	18	14	1	0	0	0	0	82
Error	1	1	1	0	0	0	0	0	0	0	0	0	3
Eviction	0	0	0	1	0	0	0	0	0	0	0	0	1
Fight	4	0	2	0	0	1	0	0	0	0	0	0	7
Fire Alarm	0	0	0	0	0	0	1	0	0	0	0	0	1
Fireworks	0	0	0	0	0	3	4	0	0	0	0	0	7
Follow Up	0	0	0	0	0	1	0	0	0	0	0	0	1
Foot Patrol	0	0	0	0	0	1	0	0	0	0	0	0	3
Fraud	6	3	2	1	3	3	1	0	0	0	0	0	19
Harassment	2	8	2	3	2	4	6	1	0	0	0	0	28
Identity Theft	0	0	0	0	0	0	2	0	0	0	0	0	2
Information	5	6	4	9	6	9	6	0	0	0	0	0	43
Juvenile	0	0	0	1	0	0	1	0	0	0	0	0	2
Larceny	2	5	4	2	4	8	5	0	0	0	0	0	30
Lock Out	4	15	7	6	7	3	6	0	0	0	0	0	48
Lost or Missing	1	0	2	0	0	0	0	0	0	0	0	0	4
Menacing	0	0	0	0	0	1	0	0	0	0	0	0	1
Mental Health Law	1	0	2	0	0	1	1	0	0	0	0	0	5
New Call	1	1	0	1	0	0	1	0	0	0	0	0	4
Noise Complaint	0	0	4	5	7	4	6	0	0	0	0	0	26
Open Door	1	2	0	0	0	0	2	0	0	0	0	0	5
Police Public	4	6	6	13	9	6	7	2	0	0	0	0	53
Police Station	5	1	5	1	0	2	5	1	0	0	0	0	20
Property Check	1059	917	154	1091	184	858	145	689	116	653	110	612	5936
Property Found	0	2	0	1	3	30	2	1	1	0	0	0	10
Property Lost	2	2	5	8	1	4	3	1	0	0	0	0	25



Incident Breakdown By Month Report



Print Date/Time: 08/04/2022 14:01
Login ID: jvanamburgh.maripd
Year: 2022

Marlborough Town Police Department
ORI Number: NY0555800
Incident Type: All

Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Totals
Property Retrieval	0 0.0	0 0.0	2 28.6	2 28.6	0 0.0	1 14.3	2 28.6	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	7
Psychiatric	0 0.0	3 15.0	5 25.0	2 10.0	4 20.0	2 10.0	4 20.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	20
Public Safety	1 100.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	1
Flood Hazard	5 9.1	11 20.0	6 10.9	4 7.3	8 14.5	10 18.2	10 18.2	1 1.8	0 0.0	0 0.0	0 0.0	0 0.0	55
School Check	107 16.6	94 13.1	105 16.3	68 10.6	85 13.2	91 14.2	94 14.6	9 1.4	0 0.0	0 0.0	0 0.0	0 0.0	643
School Incident	0 0.0	2 15.4	5 38.5	1 7.7	4 30.8	1 7.7	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	13
Serve Papers	2 12.5	4 25.0	1 6.3	1 6.3	4 25.0	0 0.0	4 25.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	16
Sex Offense	0 0.0	0 0.0	0 0.0	1 33.3	2 66.7	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	3
Shots Fired	0 0.0	1 12.5	1 12.5	1 12.5	3 37.5	2 25.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	8
Special Detail	0 0.0	1 7.7	0 0.0	3 23.1	4 30.8	2 15.4	3 23.1	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	13
Suicide or	0 0.0	1 100.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	1
Suspicious	11 10.7	9 8.7	10 9.7	14 13.6	20 19.4	17 16.5	21 20.4	1 1.0	0 0.0	0 0.0	0 0.0	0 0.0	103
Traffic Complaint/	3 4.3	13 18.6	11 15.7	4 5.7	16 22.9	7 10.0	16 22.9	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	70
Traffic Stop	44 9.1	56 11.5	80 16.5	109 22.5	77 15.9	53 10.9	59 12.2	7 1.4	0 0.0	0 0.0	0 0.0	0 0.0	485
Trespass	1 12.5	1 12.5	3 37.5	2 25.0	0 0.0	1 12.5	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	8
Unknown Police	1 33.3	0 0.0	0 0.0	1 33.3	0 0.0	0 0.0	1 33.3	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	3
Unwanted Subject	0 0.0	0 0.0	0 0.0	1 25.0	0 0.0	1 25.0	2 50.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	4
Vehicle and Traffic	0 0.0	0 0.0	0 0.0	1 50.0	0 0.0	0 0.0	1 50.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	2
Vehicle	2 25.0	0 0.0	1 12.5	0 0.0	1 12.5	3 37.5	1 12.5	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	8
Warrant Execution	0 0.0	0 0.0	0 0.0	1 50.0	1 50.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	0 0.0	2
Welfare Check	13 11.4	20 17.5	14 12.3	21 18.4	11 9.6	17 14.9	17 14.9	1 0.9	0 0.0	0 0.0	0 0.0	0 0.0	114
Total:	1471 15.9	1338 14.5	1568 17.0	1335 14.4	1164 12.6	1141 12.3	1126 12.2	105 1.1	0 0.0	0 0.0	0 0.0	0 0.0	9250

Chief Coccozza added that the Fireman's Parade went well. He is getting \$600.00 in grant money for DWI equipment. About 1500 people attended the last concert at the park; they anticipated about 400. Community Day will be September 17, 2022 from 11:00 a.m. to 3:00 p.m. at Chuett Schantz Park. Anyone is welcome to help out as long as its free to the public. Lighted fountains are being installed at the park on the front and back pond.

D) HIGHWAY SUPERINTENDENT – JOHN ALONGE

SUPERINTENDENT OF HIGHWAYS

*Town of Marlborough
1650 Route 9W, P.O. Box 305
Milton, New York 12547*



John Alonge
Highway Superintendent

Phone: 845-795-2272 x 6
Fax: 845-795-6037
Cell: 845-849-5549

*Supervisor Corcoran
Town Clerk Colleen Corcoran
Town Board Members*

Monthly Report for July 2022

We spent several days placing millings, from this year's paving projects, along the shoulders of all the newly paved roads. We also milled and filled several bad spots on Indian Trail, Hudson Terrace, Berry Rd. and Millhouse Rd.

On Highland Ave. we worked several days adding and replacing 1,000' x 15" ADS pipe. We also added 3 and replaced 5 catch basins.

On 7/6 we replaced a driveway pipe on Mahoney Rd. and rebuilt a catch basin in the parking lot of the Presbyterian Church on Grand St.

We continue mowing both hamlets and also mowed the Reservoir.

On 7/13 and 7/14 we sent 3 trucks to the Town of Gardiner to haul blacktop for their paving project.

Attended a meeting with the Town Supervisor and the Deputy to discuss projects that they would like to see completed by the end of the year.

We assisted with the Town's Police and Fire Departments setting up detours which were required to accommodate the 125th Firemen's Parade in Marlboro.

Fuel Usage: Gas: 114.285 gal. Diesel: 1,361.197 gal.

Respectfully submitted,

John Alonge
John Alonge,
Highway Superintendent

JA/cm

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: 8/09/2022

**TO: SUPERVISOR SCOTT CORCORAN
TOWN BOARD MEMBERS
TOWN CLERK**

RE: MONTHLY REPORT FOR JULY

Water consumption totaled 18,803 million gallons, which is a daily usage of 590,580. Compared to last month 16,353 million gallons, which is a daily usage of 545,100. Compared to a year ago water consumption was 16.900 million gallons for the month, which is a daily usage of 545,000.

SUMMARY FOR THE MONTH

BILLING: Bills went out in the beginning of August. If there are any problems feel free to give us a call.

CURB BOXES: We had to repair 2 curb boxes on Reservoir Rd.

HYDRANTS: We have been cleaning and painting hydrants according to NFPA coding of flow rates. We also had to repair a hydrant that was hit by a car on Western Ave.

SERVICE LINES: Two service lines had to be repaired, one on Prospect St. and one on West St.

Low pressure calls on Orange St. had to be alleviated. We mowed the Reservoir and cut brush with the help of the Highway Dept.

SERVICE LINE INSPECTIONS: 2

CLOSINGS: 6

MARKOUTS: 35

Gallons of Gas: 200

Gallons of Diesel: 0

Mileage for the month: 1,600

F) TOWN CLERK - COLLEEN CORCORAN

08/02/2022

Town Clerk Monthly Report Monthly Report July 01, 2022 - July 31, 2022

Page 1

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	75.00
			Sub-Total:	\$75.00
Conservation	Conservation	A1255	7	8.84
			Sub-Total:	\$8.84
Dog Licensing	Female, Spayed	A2544	16	80.00
Dog Licensing	Male, Neutered	A2544	11	55.00
Dog Licensing	Male, Unneutered	A2544	2	20.00
			Sub-Total:	\$155.00
General Fund	Water Service	2144SW	3	11,000.00
			Sub-Total:	\$11,000.00
LANDFILL FEES	T/s Permits	00-2130	3	90.00
LANDFILL FEES	T/s Punch Cards	00-2130	27	1,995.00
			Sub-Total:	\$2,085.00
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	4	70.00
			Sub-Total:	\$70.00
Misc Fees	Building Fees\Building Dept	00-2110	1	31,466.44
Misc Fees	Fire Fees/Building Dept	00-2110	1	800.00
Misc Fees	YRP Camp	00-2025	26	5,610.00
			Sub-Total:	\$37,876.44
MISC. FEES	Accident Reports	00-1255	19	95.00
MISC. FEES	Bank Fees (NSF)	00-1256	1	25.00
MISC. FEES	Certified Copies	00-1255	1	100.00
MISC. FEES	Clerk Fees	00-1255	3	1,544.00
MISC. FEES	Park Fees	00-2001	2	800.00
			Sub-Total:	\$2,564.00
Permit Fees	Sewer	00-212255	1	750.00
			Sub-Total:	\$750.00
Total Local Shares Remitted:				\$54,584.28
Amount paid to:	NYS Ag. & Markets for spay/neuter program			33.00
Amount paid to:	NYS Environmental Conservation			151.16
Amount paid to:	State Health Dept. For Marriage Licenses			90.00
Total State, County & Local Revenues:			\$54,858.44	
			Total Non-Local Revenues:	\$274.16

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
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G) WASTEWATER TREATMENT FACILITY- JULIAN FALCO

Water Quality Management, Inc.
P.O. Box 655
Marlboro, NY 12542

August 4, 2022

For the month of July 2022, both the Marlboro and Milton Wastewater Treatment Plants complied with all of the SPDES requirements. The following are monthly statistics for both plants;

Marlboro WWTP

- Average Daily Flow = **80,000** gallons per day.
 - (About **46%** of design capacity.)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **89%**

Milton WWTP

- Average Daily flow = **26,000** gallons per day.
 - (About 47% of design capacity)
- Average BOD removal = **97%**
- Average Suspended Solids removal = **97%**

Both the Marlboro and Milton treatment plants operated normally during the month of July without any major changes or events. The DEC has both renewed and motified the Marlboro SPDES Permit. The term for this new permit is 8/1/22 - 7/31/27. They have revised our effluent pH limit from a range of 6.0 to 9.0 to a range of 6.5 to 8.5. This should not be an issue, as our pH has always remained within this range. Due to an existing dentist office tied into our collection system, they are now requiring us to test for Mercury on a monthly basis. We will know in the next coming months if our effluent is within their limitation of 50 ng/L. They also removed the monitoring requirement for pH and Temperature on our influent. We are still waiting on Fleet Pump & Service to repair our EQ pump for the Milton Plant. We are currently operating with one pump without any issues. Overall, both wastewater treatment plants are in good working order but are getting older. If you need any additional information, please do not hesitate to contact me.

Thank you,
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~~ ~~Bothany Wager-McKee Deputy Dog Control Officer~~

Wednesday, August 3, 2022 July 2022 Monthly Report

Monthly Report – 7/1/2022 through 7/31/2022

Overview:

We received a total of 18 calls this month including 3 calls to service from the New York State Police and Ulster County Sherriff.

Responded to 3 active complaints and/or cases which are now closed or resolved

We currently have 2 open case or complaint.

We Impounded 0 dogs this month.

no appearance tickets were issued this month

There were 2 dog bites reported this month

We have no Dangerous Dog cases in progress in the Marlborough Justice Court

With August here, it is important to protect our pets from the heat. Dogs who are outdoors should have full access to clean water and shade at all times. Dogs should not be left outside when you are not home.

End of report.

I) ASSESSOR - CINDY HILBERT

No report.

J) PLANNING - CHRIS BRAND

Town of Marlborough

Planning Board Review July 2022

July 2022 Financial Report	
July 2022 Application Fees	\$3,440
July 2022 Escrow Fees	\$15,750
July 2022 Recreation Fees	\$10,000
July 2022 Invoices	\$5,593.24

Meeting: July 4, 2022

AGENDA

Meeting Canceled

NEXT Deadline

Friday, June 10, 2022

NEXT Scheduled Meeting

Tuesday, July 18, 2022

Meeting: July 18, 2022

ATTENDEES

Chris Brand, Steve Clarke, Cindy Lanzetta, Joe Lofaro, Bob Troncillito, James Garofalo, Steve Jennison

AGENDA

Approval of Stenographic Minutes for 6/21/2022

Approval for the above minutes was granted unanimously.

Corrado Subdivision, Burma Road, Marlboro: Public Hearing, Subdivision

- The Public Hearing was opened and closed with no public input. The Board authorized their attorney to draft approval resolutions for the next meeting.

Mekeel, Maria, 34 Bingham Road, Marlboro: Final, Subdivision

- The proposed subdivision was granted a SEQRA Negative Declaration and Notice of Determination of Non Significance and Final Approval unanimously. Two thousand dollars in recreation fees were also approved.

Lighthouse Holdings, 131 Idlewild Rd., Marlboro: Sketch, Site Plan

- The applicant is proposing to convert an existing agricultural building under Town Code 155-21: Recyclable Agricultural Buildings. The building will be used as a warehouse for traffic signals. UCHD approval for sewer systems should be provided. Site distances, parking issues, vehicle storage, and additional information on operations on site should also be provided. Questions regarding the previous "agricultural use" of the building were discussed, as well as questions regarding the original approval of the building, including previously approved access to the site. The Board agreed to confer with the Town CEO regarding these concerns. A Public Hearing was approved for either August 1 or August 15, 2022, dependent upon the applicant's ability to issue proper notifications.

Top Seed Landscape, 1943 Route 9W, Milton: Sketch, Site Plan

- The applicant was not in attendance.

Bayside, 18 Birdsall Ave., Marlboro: Sketch/Amended, Site Plan

- The applicant's requested to amend their previously approved Site Plan to include blasting on site. The applicant was asked to provide specific details on areas of blasting, legal assurances for neighboring properties should damages be sustained as a result of blasting, and to clarify areas of disturbances on site. A Public Hearing was approved for

either August 1 or August 15, 2022, dependent upon the applicant's ability to issue proper notifications.

River Vista Drive/Kris Korner, 9 River Vista Drive, Marlboro: Sketch, Site Plan

- The proposed subdivision is designed to provide access to a landlocked parcel which was created via court order many years ago. The proposed Lot Line Change will result in 3 parcels owning a portion of the private roadway. The applicant was asked to provide any previous Health Department approvals for the landlocked parcel. Private Road agreements should also be provided, in addition to any and all documentation related to the landlocked parcel. Driveway inclines should be depicted if topography requirements are to be waived. The Board will seek clarification with the Town CEO regarding the private road and its proposed usage. The applicant will return for the August 1, 2022, meeting.

Jeff Aldrich, 132 Milton Turnpike, Milton: Sketch, Site Plan

- A Public Hearing for the project was approved for either August 1 or August 15, 2022, dependent upon the applicant's ability to issue proper notifications.

*****Discussion without Engineer, Lawyer, or Stenographer*****

- The Board discussed proposed changes to local laws regarding B&Bs and Short Term Rentals. Questions regarding the necessity of making changes to these recently enacted laws were discussed. The Board also discussed the "50% Rule" for B&Bs and the difficulties this portion of the B&B Law presents for applicants and enforcement.

NEXT Deadline

Friday, July 22, 2022

NEXT Scheduled Meeting

Monday, August 1, 2022

Respectfully Submitted,

Chris Brand, Chairman, Town of Marlborough Planning Board

ITEM #9 Report of Committees

A) RECREATION COMMITTEE

Councilwoman Sessa reported that the Recreation Committee will be meeting on August 9, 2022 to discuss Trunk or Treat.

B) EMERGENCY MANAGEMENT PREPAREDNESS COMMITTEE

Supervisor Corcoran reported that the plan will be updated soon.

C) CONSERVATION ADVISORY COMMITTEE

Supervisor Corcoran reported that he gave the CAC the information about lighting to work on a possible light ordinance.

D) IT COMMITTEE

Supervisor Corcoran stated that he will forward the Board information that Danny Brooks has given him about cyberware protection for the town which is costly.

E) MILTON TRAIN STATION FOUNDATION

Supervisor Corcoran stated that the freight room is being cleaned out. The gutters need replacing and the decks are rotting as a result of the bad gutters and they will need to be replaced as well. This will cost \$1,500.00 which will come out of the Building Fund.

F) MILTON LANDING CITIZENS COMMITTEE

No report.

G) MARLBORO HAMLET ECONOMIC DEVELOPMENT COMMITTEE

No report.

H) MEET ME IN MARLBOROUGH

No report.

I) HAMLET OF MILTON ASSOCIATION COMMITTEE

No report.

J) TRANSFER STATION REVIEW COMMITTEE

Supervisor Corcoran stated that the county was not pleased because one of their containers got ruined; the town cannot move or touch them. He also said at budget time the Board can look at whether or not to keep the Transfer Station open or not; it loses money.

ITEM #10 Old Business

A). Tomvac Rehabilitation Update

Supervisor Corcoran stated that there are resolutions regarding the TOMVAC rehabilitation on the agenda.

ITEM #11 New Business

A). August 22nd meeting - change location to the upstairs conference room

Supervisor Corcoran reminded the Board and public that there will be a primary election so the meeting location will be in the upstairs conference room.

B). Motion for the Supervisor to sign a notice to proceed with Behan Planning for CSX Crossing

Supervisor Corcoran read the rates that Behan Planning proposed. Behan is the planning firm that is handling all the projects at the Milton Landing.

Councilman Molinelli made a motion for the Supervisor to sign a notice to proceed with Behan Planning for the CSX crossing. Motion seconded by Councilman Cauchi.

Yeas: 5

Nays: 0

Carried

ITEM #12 Correspondences

Supervisor Corcoran read the following correspondence:

A resignation letter from Part Time Police Officer, Gina Kehoe effective August 1, 2022.

A resignation letter from Part Time Police Officer, Jonathan Hurtado effective August 11, 2022.

A resignation letter from Part Time Dispatcher, Charles Gent effective August 18, 2022.

A letter from Kristina Macchiaroli requesting use of the soccer fields at Cluett Schantz Park for Marlboro Youth Football & Cheer from September 26, 2022 through mid-November.

Councilwoman Sessa made a motion to allow Marlboro Youth Football & Cheer use of the soccer field from September 26, 2022 through mid-November. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

A letter from Pastor Hahn from the Marlboro Milton United Methodist Church requesting use of the pavilion at no charge on September 11, 2022.

Councilman Molinelli made a motion to allow Marlboro Milton United Methodist Church use of the pavilion at Cluett Schantz Park at no charge on September 11, 2022. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

A letter of interest from Stacie Sullivan for the Stenographer position for the Planning Board.

Supervisor Corcoran made a motion to hire Stacie Sullivan to fill the Stenographer position for the Town Planning Board. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

ITEM #13 Public Comments

Supervisor Corcoran thanked Councilman Molinelli and the bocce league for paying for and installing gutters on the bocce court roof.

Supervisor Corcoran explained that camp was very successful this year; there were a lot of fun and educational activities. The directors and counselors did a great job and love what they do.

ITEM #14 Resolutions

Supervisor Corcoran explained that the Town Engineer, Phil Bell verified the low bidder and made sure everything checked out; insurance, bonds, referrals and apprenticeship program. WND Construction LLC has an agreement with the North Atlantic States Regional Council of Carpenters for an apprenticeship training program. WND is subcontracting out some of the plumbing to a certified plumber; their contract is for \$19,500.00 so they don't need another apprenticeship program.

Supervisor Corcoran also explained the updates in Resolution #72. The wording changed to owner occupied dwelling instead of home occupation for a bed and breakfast. Also, that the allowed use is for up to 5 bedrooms excluding the main living quarters instead of 50% of the structure. For the Short Term Rental (STR) part of the law the wording was changed to person owns a dwelling instead of permanently resides at the STR.

A). Resolution #65

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract

B). Resolution #66

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract Add Alternate #1- Install Cupola at Roof Ridge

C). Resolution #67

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract Add Alternate #2- Replace Shingle Roof with Metal Roof at Front Porch

D). Resolution #68

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Electrical Contract

E). Resolution #69

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Heating, Ventilation & Air Conditioning (HVAC) Contract

F). Resolution #70

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Plumbing Contract

G). Resolution #71

To re-introduce a local law of the year 2022

H). Resolution #72

To re-introduce a local law of the year 2022

Supervisor Corcoran asked for a motion to enter into an executive session to discuss a Planning Board employee position. No decisions will be made.

Councilwoman Sessa made a motion to enter executive session at 8:53 p.m. to discuss a Planning Board employee position. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Councilman Molinelli made a motion to end the executive session at 9:27 p.m. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

No decisions were made.

ITEM #15 Adjournment

Councilman Molinelli made a motion to adjourn the meeting at 9:27 p.m. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

August 8, 2022

A). Resolution #65

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract

Supervisor Corcoran proposes the following:

Whereas, Bell Engineering had prepared bid documents for the Town of Marlborough Community/Rec Center Phase 2: Alterations Re-bid General Construction Contract, and

Whereas, the Town of Marlborough Town Clerks office at the direction of the Town Board advertised for bids for the Phase 2: Alterations Re-bid General Construction Contract on June 6, 2022, and

Whereas, by 2:00 PM on June 28, 2022, the close of the receipt of bids, the Office of the Town Clerk had received three bids, and

Whereas, the following bids were received:

WND Construction LLC	\$522,520.00
Barone Construction Corp.	\$1,180,000.00
Vinco Builders LLC	\$1,698,400.00

Whereas, Bell Engineering had reviewed the bids for completeness and all references were checked as well as items considered within the bidders' questionnaire, and

Whereas, references were approved for the low bidder, WND Construction LLC, who has successfully completed several projects and the references indicated that they plan to use the Contractor in the foreseeable future, and

Whereas, it is the recommendation of Bell Engineering that the contract "Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract be awarded to WND Construction LLC in the amount of \$522,520.00.

Be it resolved, that the Town of Marlborough Town Board accepts the bid from WND Construction LLC.

And moves for its adoption:

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

August 8, 2022

B). Resolution #66

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract Add Alternate #1- Install Cupola at Roof Ridge

Supervisor Corcoran proposes the following:

Whereas, Bell Engineering had prepared bid documents for the Town of Marlborough Community/Rec Center Phase 2: Alterations Re-bid General Construction Contract which included Add Alternate #1- Install Cupola at Roof Ridge, and

Whereas, the Town of Marlborough Town Clerks office at the direction of the Town Board advertised for bids for the Phase 2: Alterations Re-bid General Construction Contract which included Add Alternate #1 - Install Cupola at Roof Ridge on June 6, 2022, and

Whereas, by 2:00 PM on June 28, 2022, the close of the receipt of bids, the Office of the Town Clerk had received three bids, and

Whereas, the following add alternate bid was received from the low bidder:

WND Construction LLC	\$31,250.00
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Whereas, Bell Engineering had reviewed the bids for completeness and all references were checked as well as items considered within the bidders' questionnaire, and

Whereas, references were approved for the low bidder, WND Construction LLC, for the general construction contract who has successfully completed several projects and the references indicated that they plan to use the Contractor in the foreseeable future, and

Whereas, it is the recommendation of Bell Engineering that the add alternate be awarded at the discretion of the Town for the contract "Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract, Add Alternate #1 - Install Cupola at Roof Ridge:

Be it resolved, that the Town of Marlborough Town Board accepts the Add Alternate #1 - Install Cupola at Roof Ridge bid from WND Construction LLC.

And moves for its adoption:

Councilman Molinelli	No
Councilwoman Sessa	No
Councilman Cauchi	Yes
Councilman Zambito	Yes
Supervisor Corcoran	Yes

August 8, 2022

C). Resolution #67

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract Add Alternate #2- Replace Shingle Roof with Metal Roof at Front Porch

Supervisor Corcoran proposes the following:

Whereas, Bell Engineering had prepared bid documents for the Town of Marlborough Community/Rec Center Phase 2: Alterations Re-bid General Construction Contract which included Add Alternate #2- Replace Shingle Roof with Metal Roof at Front Porch, and

Whereas, the Town of Marlborough Town Clerks office at the direction of the Town Board advertised for bids for the Phase 2: Alterations Re-bid General Construction Contract which included Add Alternate #2- Replace Shingle Roof with Metal Roof at Front Porch on June 6, 2022, and

Whereas, by 2:00 PM on June 28, 2022, the close of the receipt of bids, the Office of the Town Clerk had received three bids, and

Whereas, the following add alternate bid was received from the low bidder:

WND Construction LLC	\$18,790.00
----------------------	-------------

Whereas, Bell Engineering had reviewed the bids for completeness and all references were checked as well as items considered within the bidders' questionnaire, and

Whereas, references were approved for the low bidder, WND Construction LLC, for the general construction contract who has successfully completed several projects and the references indicated that they plan to use the Contractor in the foreseeable future, and

Whereas, it is the recommendation of Bell Engineering that the add alternate be awarded at the discretion of the Town for the contract "Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, General Construction Contract, Add Alternate #2- Replace Shingle Roof with Metal Roof at Front Porch:

Be it resolved, that the Town of Marlborough Town Board accepts the Add Alternate #2- Replace Shingle Roof with Metal Roof at Front Porch bid from WND Construction LLC.

And moves for its adoption:

Councilman Molinelli	Yes
Councilwoman Sessa	No
Councilman Cauchi	No
Councilman Zambito	Yes
Supervisor Corcoran	Yes

August 8, 2022

D). Resolution #68

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Electrical Contract

Supervisor Corcoran proposes the following:

Whereas, Bell Engineering had prepared bid documents for the Town of Marlborough Community/Rec Center Phase 2: Alterations Re-bid Electrical Contract, and

Whereas, the Town of Marlborough Town Clerks office at the direction of the Town Board advertised for bids for the Phase 2: Alterations Re-bid Electrical Contract on June 6, 2022, and

Whereas, by 2:00 PM on June 28, 2022, the close of the receipt of bids, the Office of the Town Clerk had received one bid, and

Whereas, the following bid was received:

Upstate Electrical LLC	\$169,511.00
------------------------	--------------

Whereas, Bell Engineering had reviewed the bid for completeness and all references were checked as well as items considered within the bidders' questionnaire, and

Whereas, references were approved for the low bidder, Upstate Electrical LLC., whose references were checked and all references were acceptable, and

Whereas, the Contractor is licensed to perform work in the State of New York, and

Whereas, it is the recommendation of Bell Engineering that the contract "Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Electrical Contract be awarded to Upstate Electrical LLC in the amount of \$169,511.00.

Be it resolved, that the Town of Marlborough Town Board accepts the bid from Upstate Electrical LLC

And moves for its adoption:

Councilman Molinelli	Yes
Councilwoman Sessa	Yes
Councilman Cauchi	Yes
Councilman Zambito	No
Supervisor Corcoran	Yes

August 8, 2022

E). Resolution #69

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Heating, Ventilation & Air Conditioning (HVAC) Contract

Supervisor Corcoran proposes the following:

Whereas, Bell Engineering had prepared bid documents for the Town of Marlborough Community/Rec Center Phase 2: Alterations Re-bid Heating, Ventilation & Air Conditioning (HVAC) Contract, and

Whereas, the Town of Marlborough Town Clerks office at the direction of the Town Board advertised for bids for the Phase 2: Alterations Re-bid Heating, Ventilation & Air Conditioning (HVAC) Contract on June 6, 2022, and

Whereas, by 2:00 PM on June 28, 2022, the close of the receipt of bids, the Office of the Town Clerk had received one bid, and

Whereas, the following bid was received:

DJ Heating & Air Conditioning, Inc.	\$217,800.00
-------------------------------------	--------------

Whereas, Bell Engineering had reviewed the bid for completeness and all references were checked as well as items considered within the bidders' questionnaire, and

Whereas, references were approved for the low bidder, DJ Heating & Air Conditioning, Inc., whose references were checked and all references were acceptable, and

Whereas, it is the recommendation of Bell Engineering that the contract "Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Heating, Ventilation & Air Conditioning (HVAC) Contract be awarded to DJ Heating & Air Conditioning, Inc. in the amount of \$217,800.00.

Be it resolved, that the Town of Marlborough Town Board accepts the bid from DJ Heating & Air Conditioning, Inc.

And moves for its adoption:

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

August 8, 2022

F). Resolution #70

To award the Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Plumbing Contract

Supervisor Corcoran proposes the following:

Whereas, Bell Engineering had prepared bid documents for the Town of Marlborough Community/Rec Center Phase 2: Alterations Re-bid Plumbing Contract, and

Whereas, the Town of Marlborough Town Clerks office at the direction of the Town Board advertised for bids for the Phase 2: Alterations Re-bid Plumbing Contract on July 6, 2022, and

Whereas, by 2:00 PM on July 21, 2022, the close of the receipt of bids, the Office of the Town Clerk had received one bid, and

Whereas, the following bid was received:

WND Construction LLC	\$148,250.00
----------------------	--------------

Whereas, Bell Engineering had reviewed the bid for completeness and all references were checked as well as items considered within the bidders' questionnaire, and

Whereas, references were approved for the low bidder, WND Construction LLC., whose references were checked and all references were acceptable, and

Whereas, it is the recommendation of Bell Engineering that the contract "Town of Marlborough Community/Rec Center Phase 2: Alterations – Re-bid, Plumbing Contract be awarded to WND Construction LLC in the amount of \$148,250.00.

Be it resolved, that the Town of Marlborough Town Board accepts the bid from WND Construction LLC.

And moves for its adoption:

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

August 8, 2022

G). Resolution #71

To re-introduce a local law of the year 2022

Supervisor Corcoran proposes the following:

Supervisor Corcoran, seconded by Councilman Molinelli, introduced the following proposed local law, to be known as Local Law No. ____ of 2022, entitled, Local Law No. ____ 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, this Resolution replaces an earlier Resolution of Introduction adopted on July 11, 2022, and the earlier Resolution is withdrawn.

BE IT ENACTED by the Town Board of the Town of Marlborough that the Town Code is amended as follows:

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.

WHEREAS, this legislation is a Type II Action under the New York State Environmental Quality Review Act (“SEQRA”) and will not have a significant adverse effect on the environment.

Supervisor Corcoran advised the Town Board that, pursuant to the Municipal Home Rule of the State of New York, it will be necessary to hold a public hearing upon this law. He offered the following resolution which was seconded by Councilmember Molinelli, who moved its adoption:

WHEREAS, on August 8, 2022, Supervisor Corcoran has introduced this local law for the Town of Marlborough, to be known as “Town of Marlborough Local Law No. ____ of the Year 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.

RESOLVED, that a public hearing be held in relation to the proposed changes set forth in the form of notice, hereinafter provided, at which hearing parties of interest and citizens shall have an opportunity to be heard. The public hearing will be held at the Town Hall, 21 Milton Turnpike, Milton, New York, 12547 on August 22, 2022, at 7:00 p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Marlborough by the Town Clerk, at least five (5) days before such hearing and that notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the Town Board of the Town of Marlborough will hold a public hearing at the Town Hall facilities at 21 Milton Turnpike, Milton, New York on August 22, 2022 at 7:00 o'clock p.m., prevailing time, on proposed Local Law No. ____ of 2022, amending Section 134-2 "Definitions" of the Marlborough Town Code pertaining to the definitions of "lot line change" and "subdivision".

TAKE FURTHER NOTICE, that copies of the aforesaid proposed Local Law will be available for examination at the office of the Clerk of the Town of Marlborough, 21 Milton Turnpike, Milton, New York, 12547 between the hours of 8:00 a.m. to 4:00 p.m. on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all citizens and parties of interest shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: Milton, New York
 August 8, 2022

COLLEEN CORCORAN, TOWN CLERK

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

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

DATED: Milton, New York
August 8, 2022

COLLEEN CORCORAN, TOWN CLERK

August 8, 2022

H). Resolution #72

To re-introduce a local law of the year 2022

Supervisor Corcoran proposes the following:

Supervisor Corcoran, seconded by Councilman Cauchi, introduced the following proposed local law, to be known as Local Law No. ____ of 2022, entitled, Local Law No. ____ of 2022, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING VARIOUS PROVISIONS OF CHAPTER 155 “ZONING” OF THE MARLBOROUGH TOWN CODE AS FOLLOWS: AMENDING SECTION 155-1 “TERMS DEFINED” TO AMEND DEFINITIONS FOR “BED AND BREAKFAST” AND “SHORT-TERM RENTAL”, SECTION 155 ATTACHMENT 2, SECTION 155-27 “OFF-STREET PARKING; OFF-STREET LOADING; FILLING AND SERVICE STATIONS”, SECTION 155-30 “MULTIPLE DWELLINGS”, AND ADDING SECTION 155-32.4 “BED AND BREAKFAST”.

WHEREAS, this Resolution replaces an earlier Resolution of Introduction adopted on July 11, 2022, and the earlier Resolution is withdrawn; and

BE IT ENACTED by the Town Board of the Town of Marlborough that the Town Code is amended as follows:

Section 1. Section 155-1 of the Town Code of the Town of Marlborough is amended as follows [deletions are stricken and additions are underscored]:

BED AND BREAKFAST

~~A home occupation~~ An owner-occupied dwelling allowing overnight accommodations in residential structures which takes place only in owner-occupied structures in which at least one (1) room and not more than five (5) rooms are offered for rent for transient occupancy. Use is allowable for up to five (5) bedrooms within the owner-occupied structure, excluding the primary owner’s main living quarters. The use is limited to 50% of the structure. Meals may be served to guests of the business. Use is subject to site plan review by the Planning Board. Each owner of a Bed and Breakfast overnight accommodation must obtain an annual operating permit from the Building Department and must pay any related permitting or inspection fees established by the Town. These fees from time to time may be updated and changed during the Town Board annual reorganization meeting.

SHORT-TERM RENTAL

The rental by a tenant of all or part of a furnished, self-contained detached dwelling unit for a period of 30 days or less (the “short-term rental unit”), fee title to which is owned by the person who i) owns fee title to and ii) ~~permanently resides at the short-term rental unit or at~~ owns a dwelling unit which is next door to or directly across the street from the short-term rental unit as his or her primary residence (the “owner”). An owner shall not own or have an ownership interest in more than two short-term rental units within the Town

of Marlborough. ~~one in which he or she resides as his or her primary residence and one which is next door to or directly across the street from such primary residence~~

Section 2. Schedule I, “Lot, Yard and Height Regulations” of Chapter 155 Attachment 2 of the Marlborough Town Code is amended to add “With public water and sewer and natural gas (square feet)” in the “Regulations” column, and to insert “7,500” in the column for District R.

Section 3. Section 155-27(B)(2) of the Town Code of the Town of Marlborough is amended to read as follows [deletions are stricken and additions are underscored]:

Dimensions for required loading berths. Each required loading berth shall be ~~a minimum of 60 feet long, 14 feet wide and, if covered, 15 feet high.~~ determined at the discretion of the Planning Board. Minimum length may be increased depending on the dimensions of the transportation mode (vehicle or railroad car) customarily serving the building described in Table 2 above.

Section 4. Section 155-30(B)(2) of the Town Code of the Town of Marlborough is amended to read as follows [deletions are stricken and additions are underscored]:

Minimum distances between structures in all zones (except C-1 and R). Where there are two or more structures on a single lot devoted to multiple dwellings, the minimum distance between structures shall be 1 1/2 times the height of the highest structure.

Section 5. Section 155-32.4 of the Town Code of the Town of Marlborough is added to read as follows [deletions are stricken and additions are underscored]:

Section 155-32.4 Bed and Breakfast

Each owner of a Bed and Breakfast must obtain an annual operating permit from the Building Department, must pay any related permitting/inspection fees, and must comply with the following:

A. Application process and required submittals.

(1) Provide a completed annual permit application, including:

(a) A safety/egress plan, to be posted in the proposed Bed and Breakfast in a visible location and on the back of each bedroom door of a bedroom occupied by a renter.

(b) A parking layout plan identifying where parking is to be located as required in accordance with standards set forth in § 155-27 of this chapter.

(c) A garbage removal plan (garbage receptacles cannot be left out for more than 24 hours before and after pickup).

B. The name and contact information of the owner shall be provided to the Building Department and shall be posted in the Bed and Breakfast. Both the owner and the renter will be responsible for addressing rental issues and compliance with Bed and Breakfast requirements within 24 hours. The owner must notify the Building Department of any changes in Bed and Breakfast contact information and posted notice(s) in the Bed and Breakfast shall be revised accordingly.

C. Occupancy shall be limited to two guests per bedroom and total Bed and Breakfast rental occupancy shall be posted in the Bed and Breakfast. Children 12 years old and under shall not be counted as guests.

D. Owners of a Bed and Breakfast must register with Ulster County in accordance with Ulster County Local Law No. 5 of 1991. A copy of said registration must accompany each Bed and Breakfast application to the Town Building Department. Owners of properties in the Town of Marlborough that are listed on the Ulster County registry of homes used for short-term rentals or Bed and Breakfasts shall receive notification from the Building Department of the provisions of the Town Code applicable to Bed and Breakfasts, including the registration and operational requirements.

E. A Bed and Breakfast must pass a yearly fire/safety inspection and a copy of the inspection report must be attached to the Bed and Breakfast annual renewal permit applications. All Bed and Breakfasts must comply with New York State Building Code requirements.

F. Only an owner is permitted to register a Bed and Breakfast. An individual owner must be a permanent resident of the Town of Marlborough and must occupy the residence to be used as the Bed and Breakfast full-time.

G. The Town Board may set limits on the number of Bed and Breakfasts permitted within the Town and shall establish the fee schedule on an annual basis.

H. Each owner will provide guests with copies of applicable local laws, including the noise, fire, safety ordinances and requirements. Each owner will also provide emergency contact information as well as the address of the property where the Bed and Breakfast is located and will ensure the property address is clearly identifiable from the street. Owner will provide guests with a property map that shows the property boundaries.

I. An approved Bed and Breakfast will be assigned a registration number that must be included in all rental listings, both print and online, and must also be posted within the Bed and Breakfast. Advertising on or at the site of the Bed and Breakfast is prohibited.

J. Failure to comply with the requirements of this section may result in denial of a Bed and Breakfast application by the Building Department.

K. Three or more convictions for violations of local laws may lead to revocation or nonrenewal of a Bed and Breakfast operating permit by the Building Department.

L. The owner shall be responsible for compliance with the provisions of this section and management of his or her Bed and Breakfast.

Section 6. 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 7. Pursuant to Section 22 of this state's Municipal Home Rule Law, this local law shall modify and supersede any provisions of state statute which are inconsistent with the terms of this local law.

Section 8. This local law shall be effective upon filing with the Secretary of State.

WHEREAS, the Town Board has determined that the action to amend the Town of Marlborough Zoning Law is a Type I Action under the New York State Environmental Quality Review Act (SEQRA).

WHEREAS, that because only the Town Board can consider and adopt changes to the Town Code, that it is the only involved agency, and the Board hereby declares that it is the Lead Agency for purposes

of coordinating the environmental review of this matter pursuant to Article 8 of the Environmental Conservation Law.

WHEREAS, the Town Board has determined that the amendments must be referred to the Ulster County Planning Board for review and recommendation pursuant to General Municipal Law § 239-m.

WHEREAS, the Town Board refers this matter to the Town of Marlborough Planning Board pursuant to Town Code § 155-49.

Supervisor Corcoran advised the Town Board that, pursuant to the Municipal Home Rule Law of the State of New York, it will be necessary to hold a public hearing upon this law. He offered the following resolution which was seconded by Councilman Cauchi, who moved its adoption:

WHEREAS, on August 8, 2022, Supervisor Corcoran has introduced this local law for the Town of Marlborough, to be known as “Town of Marlborough Local Law No. ____ of the Year 2022, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING VARIOUS PROVISIONS OF CHAPTER 155 “ZONING” OF THE MARLBOROUGH TOWN CODE AS FOLLOWS: AMENDING SECTION 155-1 “TERMS DEFINED” TO AMEND DEFINITIONS FOR “BED AND BREAKFAST” AND “SHORT-TERM RENTAL”, SECTION 155 ATTACHMENT 2, SECTION 155-27 “OFF-STREET PARKING; OFF-STREET LOADING; FILLING AND SERVICE STATIONS”, SECTION 155-30 “MULTIPLE DWELLINGS”, AND ADDING SECTION 155-32.4 “BED AND BREAKFAST”.

RESOLVED, that a public hearing be held in relation to the proposed changes as set forth in the form of notice, hereinafter provided, at which hearing parties of interest and citizens shall have an opportunity to be heard. The public hearing will be held on August 22, 2022, at 7:00 o’clock p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Marlborough, by the Town Clerk, at least ten (10) days before such hearing and that notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the Town Board of the Town of Marlborough will hold a public hearing at the Town Hall facilities at 21 Milton Turnpike, Milton, New York on August 22, 2022 at 7:00 o'clock, p.m., prevailing time, on proposed Local Law No. ____ of the Year 2022, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING VARIOUS PROVISIONS OF CHAPTER 155 "ZONING" OF THE MARLBOROUGH TOWN CODE AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED" TO AMEND DEFINITIONS FOR "BED AND BREAKFAST" AND "SHORT-TERM RENTAL", SECTION 155 ATTACHMENT 2, SECTION 155-27 "OFF-STREET PARKING; OFF-STREET LOADING; FILLING AND SERVICE STATIONS", SECTION 155-30 "MULTIPLE DWELLINGS", AND ADDING SECTION 155-32.4 "BED AND BREAKFAST".

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the office of the Clerk of the Town of Marlborough, 21 Milton Turnpike, Milton, New York, 12547 between the hours of 8:00 a.m. to 4:00 p.m. on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all person interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: Milton, New York
 August 8, 2022

COLLEEN CORCORAN, TOWN CLERK

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

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

DATED: Milton, New York
August 8, 2022

COLLEEN CORCORAN, TOWN CLERK