

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NY  
UPSTAIRS CONFERENCE ROOM  
AUGUST 22, 2022 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Corcoran  
Councilman Molinelli  
Councilman Zambito  
Councilwoman Sessa  
Councilman Cauchi

Colleen Corcoran, 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 approve the agenda. Motion seconded by Councilman Cauchi.*

*Yea: 5                    Yeas: 0                    Carried*

ITEM #4 Motion to approve minutes from the August 8, 2022 Town Board Meeting

*Councilman Molinelli made a motion to approve minutes from the August 8, 2022 Town Board Meeting. Motion seconded by Councilman Cauchi.*

*Yea: 5                    Yeas: 0                    Carried*

Motion to approve minutes from the August 8, 2022 Public Hearing local law of the year 2022 amending various provisions of Chapter 155 Zoning

*Councilman Zambito made a motion to approve minutes from the August 8, 2022 Public Hearing local law of the year 2022 amending various provisions of Chapter 155 Zoning. Motion seconded by Councilwoman Sessa.*

*Yea: 5                    Yeas: 0                    Carried*

Motion to approve minutes from the August 8, 2022 Public Hearing amending Chapter 134-2 Definitions

*Councilwoman Sessa made a motion to approve minutes from the August 8, 2022 Public Hearing amending Chapter 134-2 Definitions. Motion seconded by Councilman Molinelli.*

*Yea: 5                    Nays: 0                    Carried*

ITEM #5 Authorize payments of bills

*Councilman Molinelli made a motion to authorize payment of the abstract in the amount of \$181,895.06. Motion seconded by Councilwoman Sessa.*

*Yea: 5*

*Nays: 0*

*Carried*

ITEM#6 Supervisor Updates

*Supervisor Corcoran stated that there was a fire on the north pier. There was a meeting with the fire investigator and there is \$1.75 million dollars in coverage on the pier so it will be covered. A cigarette started the fire.*

ITEM #7 Presentations

*No presentations.*

ITEM #8 Comments on the agenda

*No comments on the agenda.*

ITEM #9 New Business

*No new business.*

ITEM #10 Workshop topics

A). Open discussion for Town Board

*Councilwoman Sessa reported that Girl Scout Jasmine Taylor started sketching out her Town Board approved project last week on the walkway at the park.*

*Supervisor Corcoran thanked Councilman Zambito and other members of the community for all the work they have done at the Milton Landing to make it look nicer for the people who visit and the people who come off the boats that will be docking. He also thanked Councilman Molinelli for getting the gutters up at the bocce courts.*

*Councilman Molinelli reported that there are 20 bocce teams now; they play 4 games per night, Monday-Friday.*

*Chief Cocozza reported that Brooklyn Bottling put up screening on their fence.*

*Supervisor Corcoran stated that Brooklyn Bottling is working to remedy the issues that were brought up at a recent meeting; the Town is working with them to do something with the road to minimize the dust.*

ITEM #11 Correspondence

*Supervisor Corcoran read the following correspondence:*

*A letter from Marlboro United Soccer Club asking to use the soccer field at the park for specific dates through November.*

*The dates were checked with the Town Clerk.*

*Councilman Cauchi made a motion to allow Marlboro United Soccer Club use of the soccer field at the park for the available dates that they requested. Motion seconded by Councilman Molinelli.*

*Yeas: 5 Nays: 0 Carried*

*A letter from Highway Superintendent John Alonge stating that he approves of the adoption of Meadowview Drive as a town road. It has been built to town specifications and was inspected by himself and the town engineer.*

## ITEM #12 Public Comment

William Woodward asked for clarification about the owner occupied component of Short Term Rental and Bed & Breakfast laws. He asked why police activity including accidents and fires aren't publicized; he is really just concerned if there is something like a robbery next door to him. He also asked if something can be done about the ingress and egress for the TOMVAC building; he suggested going over the heads of DOT to get anything done. Supervisor Corcoran explained the owner occupied components of the laws.

*Chief Cocozza explained why police activity isn't in the paper and that certain records are available from the department. There was a discussion about the ingress and egress of TOMVAC and what could be done to make it safer.*

*Ralph Walters stated that the paint at the pavilion is peeling; he asked if it is lead paint. Mr. Walters also complained about some situations where he witnessed people turning the wrong way and parking along the roadway at Dunkin Donuts and made some suggestions. Supervisor Corcoran explained that it is not lead paint and they got a few estimates to repaint.*

## ITEM #13 Resolutions

- A). Resolution #73 To reappoint a member to the Board of Assessment Review
- B). Resolution #74 To appoint a full time dispatcher
- C). Resolution #75 To appoint a full time dispatcher
- D). Resolution #76 To increase a petty cash fund for the Town Clerk
- E). Resolution #77 To adopt Local Law# 7 of the year 2022

## ITEM#14 ADJOURNMENT

***Councilman Molinelli made a motion to adjourn the meeting at 7:41 p.m. Motion seconded by Councilman Zambito.***

*Yeas: 5 Nays: 0 Carried*

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*

July 25, 2022

A). Resolution #73 To reappoint a member to the Board of Assessment Review

Supervisor Corcoran proposes the following:

Whereas Joan Delatorre wishes to remain as a member to the Board of Assessment Review.

Now therefore be it resolved that Joan Delatorre be reappointed to the Board of Assessment Review effective 10/01/2022 with a term ending date of 9/30/2027.

And moves for its adoption:

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

August 22, 2022

B). Resolution #74 To appoint a full-time dispatcher

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough Police Department has two open full time dispatcher positions, and

Whereas, currently there is not an eligible civil service list available, or a scheduled test, and

Whereas, the position may be filled by a qualified applicant on a provisional basis.

Be it resolved that; it is the recommendation of the Chief of Police to appoint Jasmine Lambert as a provisional full time dispatcher effective August 27, 2022.

Be it further resolved, that Jasmine Lambert must compete in a civil service examination and be reachable when an eligible list is established.

And moves for its adoption:

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

August 22, 2022

C). Resolution #75 To appoint a full-time dispatcher

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough Police Department has two open full time dispatcher positions, and

Whereas, currently there is not an eligible civil service list available, or a scheduled test, and

Whereas, the position may be filled by a qualified applicant on a provisional basis.

Be it resolved that; it is the recommendation of the Chief of Police to appoint Christina Johosky as a provisional full time dispatcher effective August 27, 2022.

Be it further resolved, that Christina Johosky must compete in a civil service examination and be reachable when an eligible list is established.

And moves for its adoption:

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

August 22, 2022

D). Resolution #76 To increase a petty cash fund for the Town Clerk  
Supervisor Corcoran proposes the following:

Whereas, the Town Clerk has a petty cash drawer to make change for cash transactions, and  
Whereas, the Town Clerk has requested an increase of \$100.00 to decrease trips to the bank for  
change, and

Whereas, the Town Clerk and Deputy are in charge of the drawer.

Be it resolved, that the Town Board of the Town of Marlborough increase the Town Clerk's  
petty cash drawer by \$100.00.

And moves for its adoption:

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

August 22, 2022

E). Resolution #77 To adopt Local Law #7 of the year 2022

Supervisor Corcoran proposes the following:

Supervisor Corcoran offered the following resolution which was seconded by Councilman Molinelli, who moved its adoption:

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 August 22, 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 Yes

Councilman Molinelli Yes

Councilman Cauchi Yes

Councilman Zambito Yes

Councilwoman Sessa Yes

DATED: Milton, New York  
August 22, 2022

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COLLEEN CORCORAN, TOWN CLERK