

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

Present: Supervisor Corcoran
Councilman Molinelli
Councilman Zambito
Councilman Cauchi

Danielle Cherubini, Deputy Town Clerk
Gerald Coccozza, Chief of Police
Raymond Sattan, Quant Leaf Labs
B.J. Mikkelson, Meet Me in Marlborough (MMiM)

Absent: Councilwoman Sessa

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 Molinelli.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the November 14, 2022 Town Board Meeting

Councilman Molinelli made a motion to approve minutes from the November, 14 2022 Town Board Meeting. Motion seconded by Councilman Cauchi.

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 \$224,749.55. Motion seconded by Councilman Molinelli.

Yeas: 4 Nays: 0 Carried

ITEM #6 Supervisor Updates

Supervisor Corcoran reported that the TOMVAC renovation is progressing. The trusses will be delivered on November 30th. Windows should be delivered soon. They are replacing needed roof boards and placing the shingles soon. The cupula has been built. The piping for the septic and grease trap have been installed. The electrical and HVAC items have been ordered.

Supervisor Corcoran stated that they are moving forward with the EMS contract for 24/7 ALS service and thanked the Board.

Supervisor Corcoran asked the Board if they would like to cancel the last meeting of December and what date would be best to hold the reorganization meeting.

Councilman Cauchi made a motion to cancel the December 26, 2022 meeting. Motion seconded by Councilman Molinelli.

Yeas: 4 Nays: 0 Carried

Councilman Molinelli made a motion to hold the reorganization meeting on Wednesday, January 4, 2023. Motion seconded by Councilman Cauchi.

Yeas: 4 Nays: 0 Carried

ITEM #7 Presentations

Raymond Sattan, Quant Leaf Labs, is looking for approval from the Town Board to proceed with acquiring an 80 acre apple orchard in the town. Three of those acres would be used to build a 50 square foot facility for cannabis cultivation and 3 acres for 3 greenhouses. The plan is to keep the remaining apple orchard in full use. Quant Leaf Labs currently operates in three states and cultivate for medical and recreational use. Their core values revolve around social, economic and environmental impact of their facilities. They have applied to the state which is in the final stages and is still within the 60 day review period. There would not be any retail sales and they plan to hire local. They would have security.

Supervisor Corcoran explained that there is an operation in town that is similar and the smell is a concern that the grower is trying to address.

There was a brief discussion about the smell and Mr. Sattan stated how they plan to mitigate it and also the benefits of growing indoor vs. outdoor.

There was a discussion with regard to how to taxes would work for the property.

Chief Coccozza stated that he doesn't have a say in the business; they will visit the facility and security will be checked on.

Raymond Sattan asked if there was an application approval process to operate in the town.

Supervisor Corcoran stated that there is not for the operation however he would need to apply for building permits.

B.J. Mikkelson, on behalf of MMiM, presented the idea of placing a clothing donation shed near the police department as a fundraiser. They would have someone from MMiM check the shed weekly to make sure there are no issues and they would take full responsibility. The company would empty the bin. MMiM would have the potential to get payment of \$5,000.00 per year.

There was a discussion with Mr. Mikkelson, the Board members and Chief Coccozza about concerns with people dumping items other than clothing and the bins overflowing, placement of the bin and how the company will manage the bin.

Supervisor Corcoran stated that he will speak with the school to see if they would allow it on their property.

ITEM #8 Comments on the agenda

No comments on the agenda.

ITEM #9 New Business

A). MHE Engineering- Motion to sign Agreement for 2023

Councilman Cauchi made a motion to allow the Supervisor to sign the McGoe, Hauser and Edsall Engineering Agreement for 2023. Motion seconded by Councilman Molinelli.

Yeas: 4

Nays: 0

Carried

ITEM #10 Workshop topics

A). Open discussion for Town Board

Supervisor Corcoran stated that it has been a very positive year.

ITEM #11 Correspondence

Supervisor Corcoran read the following correspondence:

A letter from Ulster County informing the town that the application for the municipal sewer and water grant was approved and the town will receive \$500,000.00. He explained that this is addition to the federal and Bayside monies. The Dockside sewer reservation agreement will be \$609,000.00 and paid on a payment schedule. The total amount received should be about 2.4 million dollars.

A resignation letter from Planning Board Member, Steve Clarke whose resignation will be effective December 31, 2022.

ITEM #12 Public Comment

Mark Reynolds asked if there would be enough capacity in the sewer district for Bayside and Dockside. Supervisor Corcoran stated that Bayside would push it close to full capacity and the Dockside project would put it over.

ITEM #13 Resolutions

A). Resolution #90 To approve 2022 budget amendments

B). Resolution #91 To approve and sign EMS contract

ITEM #14 ADJOURNMENT

Councilman Molinelli made a motion to adjourn the meeting at 8:00 p.m. Motion seconded by Councilman Cauchi.

Yeas: 4

Nays:

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

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A). Resolution #90 To approve 2022 budget amendments

Supervisor Corcoran proposes the following:

Be it resolved, that the Town Board of the Town of Marlborough approves the attached 2022 budget amendments

And moves for its adoption:

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

2022 BUDGET AMENDMENTS				
Budget Line	Increase Expense	Increase Revenue	Decrease Expense	Description
A2655.000		\$25,000.00		MINOR SALES (SALE OF DURANGO)
A.8000.200	\$34,838.00			BUILDING INSPECTOR EQUIPMENT
A.2110.000		\$9,838.00		BUILDING DEPT FEES
				(purchase durango)
A.7550.400	\$12,450.00			CELEBRATIONS
A.7270.400	\$2,550.00			BAND CONCERTS
A.1120.000		\$15,000.00		SALES TAX
				(fireworks, concerts, etc..)
A.7110.400	\$19,950.00			PARKS CONTRACTUAL
A.2680.000		\$19,950.00		INSURANCE RECOVERY
				(north pier fire)
DA.3501.000	\$142,094.00	\$142,094.00		STATE AID
DA.5110.400				GENERAL REPAIRS
				(paving and fuel)
DA.2655.000		\$80,644.00		MINOR SALES
DA.2680.000		\$31,883.00		INSURANCE RECOVERIES
DA.5130.200	\$112,527.00			MACHINERY EQUIPMENT
				(new loader)
	\$324,409.00	\$324,409.00	\$0.00	\$324,409.00

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B). Resolution # 91 To approve and sign EMS Agreement

Supervisor Corcoran proposes the following:

Whereas, Ambulnz, located on 453 Robinson Ave, Newburgh NY provides emergency and non-emergency medical ground transportation services, including Advanced Life Support and Basic Life Support, and

Whereas, the Town of Marlborough desires to utilize Ambulnz as a provider of ground ambulance services for patients within the Towns boundaries. and

Whereas, Ambulnz shall provide 24/7 emergency medical services and also provide standby services upon request within the Town of Marlborough. and

Whereas, Ambulnz shall provide to the Town one (1) Advanced Life Support (“ALS”) ambulance and crew, staffed with New York State Certified EMT and Paramedic, twenty-four (24) hours a day, seven (7) days a week dedicated exclusively to the Town of Marlborough. and

Whereas, the subsidy for the services contracted for year one (1) shall be \$450,304.00. The Town shall pay Ambulnz the sum of \$350,000.00 year one, which shall be paid in twelve (12) monthly installments in the sum of \$29,166.67 and

Whereas, As agreed by both parties, \$100,304.00 will be broken into (48) monthly installments of \$2,089.67 plus the subsidy agreed upon for each year, starting in year two.

Be it resolved, that the Town Board of the Town of Marlborough hereby authorizes the Town Supervisor to sign the Agreement with Ambulnz.

And moves for its adoption:

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