

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
APRIL 24, 2023 7:00 PM
MINUTES OF MEETING

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

Danielle Cherubini, Deputy Town Clerk
Gerald Cocozza, Chief of Police
Mark Blanchard, Attorney at Law representing Leyton Properties

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 amend the agenda to include an executive session before adjournment to discuss contractual information regarding the TOMVAC project contractor, WND Construction, LLC. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

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

Yeas: 5 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the April 10, 2023 Town Board Meeting

Councilman Cauchi made a motion to approve minutes from the April 10, 2023 Town Board Meeting. Motion seconded by Councilman Molinelli.

Yeas: 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 \$824,398.54. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

ITEM #6 Supervisor Updates
No Supervisor updates.

ITEM #7 Presentations

Supervisor Corcoran explained that there is a resolution on the agenda regarding the Dock Road project; it is to start the zoning change process for the parcels that will need to be zoned residential. The Town Board will be lead agency and then the Planning Board will take over. He presented a map of the parcels and the proposed project. He stated Mark Blanchard is present to answer any questions the Board may have.

Councilman Cauchi asked what the total acreage of all the parcels are, if there will be any additional commercial properties on Route 9W and if there is a target date for completion. Mr. Blanchard stated that there are about 24 acres. The plan is for high quality residential buildings for now that are between 1,800 and 2,100 square feet, they do not own any commercial property on 9W but possibly in the future. The target date for completion may be late 2025.

Councilman Molinelli asked if they have contacted the DOT yet and if the condos are for rent or purchase.

Mr. Blanchard stated that they have had preliminary conversations with the DOT and have begun the traffic study. The condominiums will be for purchase.

ITEM #8 Comments on the agenda
No comments on the agenda.

ITEM #9 New Business

Supervisor Corcoran stated that he shared a letter with the Board from the town attorney regarding the donation of Daniel and Maribeth King's property next to the Sands Avenue Park. He asked for a motion to start the process of accepting the donation of property from the King's.

Councilman Zambito made a motion to start the process of accepting the donation of property adjacent to the Sands Avenue Park from Daniel and Maribeth King. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

ITEM #10 Workshop topics
A). Open Board discussion

ITEM #11 Correspondence

Supervisor Corcoran stated that he received correspondence from the Board of Elections with regard to the dates for early voting which will be October 28th through November 5th in the meeting room at 21 Milton Turnpike.

Supervisor Corcoran read correspondence from Jolene Gaer, Girl Scout Troop Leader 60174 requesting use of the pavilion at no charge for a bridging ceremony on June 20, 2023.

Councilwoman Sessa made a motion to waive the fees for use of the pavilion for the Girl Scouts bridging ceremony on June 20, 2023. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

ITEM #12 Public Comment
No public comment.

ITEM #13 Resolutions

- A). Resolution #56 To accept Highway items bid
- B). Resolution #57 To authorize the Town Board to declare intent to Act as Lead Agency and to Refer to the Planning Board and the Ulster County Department of Planning the Application of SDL Marlborough LLC for Proposed Petitions for a Zoning Map Amendment and Zoning Text Amendment for the multifamily residential development on Dock Road
- C). Resolution #58 To amend the fee schedule
- D). Resolution #59 To amend the fee schedule
- E). Resolution #60 To appoint a full-time dispatcher
- F). Resolution #61 To appoint part time police officer for the purpose of attending the police academy

Executive Session

Councilman Cauchi made a motion to go into executive session to discuss contractual information regarding the TOMVAC project contractor, WND Construction, LLC at 7:30 p.m. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Councilwoman Sessa made a motion to end executive session and resume the regular meeting at 8:19 p.m. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

No decisions were made.

ITEM#14 ADJOURNMENT

Councilman Molinelli made a motion to adjourn the meeting at 8:20 p.m. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

April 24, 2023

A). Resolution #56 To accept Highway items bid

Supervisor Corcoran proposes the following:

Whereas, a legal notice appeared in the official newspaper of the Town of Marlborough requesting bids on materials for the Town of Marlborough Highway Department, and

Whereas, on April 12, 2023 were open and read aloud, and

Item#1 Road Materials

JKN-Item 4 at \$24.75 / E. Tetz & Sons-Item 4 at 29.25

JKN-3/4 stone at \$30.25 / E. Tetz & Sons-3/4 Stone at \$37.50

Item #2 Material Hauling

JKN was the only bidder for Material Hauling

Whereas, the Superintendent of Highway has recommended the following items

Item#1 Road Materials-**JKN Trucking**

Item#2 Material Hauling-**JKN Trucking ONLY BIDDER**

And moves for its adoption:

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

April 24, 2023

B). Resolution #57 To authorize the Town Board to declare intent to Act as Lead Agency and to Refer to the Planning Board and the Ulster County Department of Planning the Application of SDL Marlborough LLC for Proposed Petitions for a Zoning Map Amendment and Zoning Text Amendment for the multifamily residential development on Dock Road

Supervisor Corcoran proposes the following:

WHEREAS, on or about April 7, 2023, SDL Marlborough, LLC (the “Developer”) by its Attorney submitted a Petition for Rezoning to the Town Board of the Town of Marlborough in connection with a development project proposed for certain real property located on Dock Road in the Town of Marlborough (the “Property”); and

WHEREAS, the Developer wishes to construct a multi-family residential project at the property; and

WHEREAS, to develop the Property, the Developer must obtain various land use approvals, including, without limitation, a zoning change and site plan approval (collectively, the “Approvals”); and

WHEREAS, applications for the Approvals shall be the subject of independent review by the Town Board, the Planning Board, and any other involved agencies; such review shall include, without limitation, SEQRA review; and

WHEREAS, the proposed rezoning consists of the following:

- Petition to rezone certain lots owned by SDL Marlborough, LLC from R-1 (Residential District) and I (Industrial District) to R (Residential District);
- Petition to amend § 155-30 of the Town of Marlborough Zoning Code as it pertains to the regulations governing Multiple Dwellings.

WHEREAS, the Application is classified as a Type I action under the New York State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617, (“SEQRA”); and

WHEREAS, the Town Board shall declare its intent to be lead agency pursuant to 6 NYCRR Part 617 for the review of a petition to amend the zoning code; and

WHEREAS, upon receipt of a petition to amend the zoning code, such as the petition submitted by SDL Marlborough, LLC, the Town Board is required to refer said application to the Planning Board for its review and recommendation pursuant to Section 155-49 of the Town Code; and

WHEREAS, Section 155-49 of the Town Code requires the Planning Board, within a maximum of 30 days of receipt of an application from the Town Board, to issue its report before the required public hearing occurs;

WHEREAS, the Town Board desires to (i) declare its intent to act as Lead Agency for a coordinated review of the Application under SEQRA, (ii) direct the Town to circulate notice of its intent to all involved and interested agencies, and (iii) refer the Application to the Planning Board for its review and recommendation pursuant to Town Code Sections 155-48 and 155-49; and

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board declares its intent to act as Lead Agency for a coordinated review under SEQRA for SBL Marlborough, LLC's Petition for Rezoning; and
2. The Town is directed to circulate notice of its intent to act as Lead Agency for the Application to all involved and interested agencies pursuant to 6 NYCRR Part 617; and
3. The Town Board refers SBL Marlborough, LLC's Petition for Rezoning for the proposed development project at property located at Dock Road to the Planning Board for its review and recommendation pursuant to Town Code Section 155-49.

The foregoing resolution was voted upon with all councilpersons voting as follows:

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

April 24, 2023

C). Resolution #58 To amend the fee schedule

Supervisor Corcoran proposes the following

Whereas, the Town of Marlborough maintains a fee schedule that is approved at the yearly reorganizational meeting, and

Whereas, the Town of Marlborough Planning Board Chairman requested the escrow fees to increase due to the increased cost of professional services causing insufficient funds.

Be it resolved, that the Town Board intends to amend the fee schedule to increase the following escrow fees.

Residential Subdivision - Single Family or Town House	Change from \$750.00 to \$1500 plus \$150.00 per Lot or Unit
Residential Site Plan - Multi Family Apartments or Condos	Change from \$750.00 to \$1500 plus \$100.00 per Unit
Commercial Subdivision	Change from \$600.00 to \$1000.00 per Lot (up to 4) \$200.00 after
Commercial Site Plan	Change from \$1000.00 to \$2000.00 Minimum
All Other Site Plan Reviews	Change from \$750.00 to \$1500.00 Minimum
Lot Line Revision	Change from \$600.00 to \$1000.00 Minimum

And moves for its adoption:

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

April 24, 2023

D). Resolution #59 To amend the fee schedule

Supervisor Corcoran proposes the following:

Whereas, the Town Board of the Town of Marlborough maintains a fee schedule that is approved at the yearly reorganizational meeting, and

Whereas, The New York Legislation (S.739A/A.6300A) amends the domestic relations law to enable individuals eighteen years of age or older to apply for permission to be designated as an official in order to solemnize a particular couple's marriage, and

Whereas, as per the new law the Town Clerk shall issue one day marriage officiant licenses.

Be it resolved, that a new \$25.00 fee entitled one-day marriage officiant license be added to the fee schedule.

And moves for its adoption:

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

April 24, 2023

E). Resolution #60 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 Kara Shier as a provisional full time dispatcher effective immediately.

Be it further resolved, that Kara Shier 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

April 24, 2023

F). Resolution #61 To appoint part time police officer for the purpose of attending the police academy

Supervisor Corcoran proposes the following:

Whereas, the Chief of Police requests the appointment of Dylan Pirozek as part time police officer for the purpose of attending the Ulster County Police Academy.

Now therefore be it resolved that; Dylan Pirozek be appointed as part time police officer to attend the Ulster County Police Academy effective immediately

And moves for its adoption:

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