

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

Present: Supervisor Corcoran
Councilman Zambito
Councilman Cauchi

Colleen Corcoran, Town Clerk

Absent: Councilman Molinelli
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 agenda. Motion seconded by Councilman Zambito.

Yeas: 3 Nays: 0 Carried

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

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

Yeas: 3 Nays: 0 Carried

ITEM #5 Authorize payments of bills

Councilman Cauchi made a motion to authorize payment of the abstract in the amount of \$739,534.86. Motion seconded by Councilman Zambito.

Yeas: 3 Nays: 0 Carried

ITEM #6 Supervisor Updates

Supervisor Corcoran read his report which is incorporated into the minutes as follows:

Supervisor's Report July 2023

The same as last month, I had multiple meetings with Town Engineer Phil Bell to discuss the bond documents with ARCH Insurance Co. on WND General Construction for the new community center project. Also had multiple conversations with Katie McFadden, senior claims examiner from Arch Insurance Co. to discuss the process on how the Surety company will handle completing the project.

Had multiple conversations with MHE Engineering, Mike Lamoreaux and Jamie Zajacare to discuss Old Indian Trail Geotechnical and survey estimates.

Attended the July 7th and 21st Concerts in the Park held by our Town Recreation Committee.

Held my Quarterly Heads of Dept. meeting to go over what we accomplished in the 2nd quarter and what I would like to see completed in the 3rd quarter of this year.

Met with the CertaPro Sales Representative, Jay Senor to go over the completion of the painting of the pavilion at Cluett Schantz Memorial Park.

Had a Zoom meeting with DEC representatives Dan Miller, Angela Schimizzi, Arica McCarthy with our Landing committee members Deputy Supervisor Appler and Rosemary Wein. We discussed the permitting process for the North Pier repair, the kayak launch and the possibility of putting in a mooring anchoring dock system.

Met with School District Assistant Superintendent Mike Bakatsias to discuss putting in a new HD camera system in our meeting room to record our meetings.

Met with Councilman Zambito and Water Superintendent Muggeo at the Transfer Station to discuss cap repairs that need to be done on the landfill. This is in preparation for NEXAMP who is building a solar farm at the transfer station.

Met with the Kayak Committee, Deputy Supervisor Appler, Rosemary and Jerry Wein, Superintendent Alonge, Gary Lazaroff to finalize the adaptive kayak launch location at the Milton Landing. (Kayak launch has been ordered)

Had a meeting with the PBA Union negotiation committee with Councilman Molinelli and Chief Coccozza to discuss union contract extension.

Had multiple discussions with John and Cynthia Behan to discuss putting out a bid for the Milton Landing Park project. Looking at doing fencing, blacktop, landscape and walkways. We are also discussing with the county about moving Dock Road connection with Old Indian Trail.

Had multiple discussions with Ron Cypers from Leyton Properties on their planned development off Dock Road in the Hamlet of Marlboro.

Respectfully submitted,
Scott Corcoran
Supervisor- Town of Marlborough

ITEM #7 Presentations

A). Kayak launch BoardSafe-Milton Landing-Supervisor Corcoran

Supervisor Corcoran explained that the town has a Hudson Valley Estuary Grant in the amount of \$40,000.00. It is a matching grant and the town has the matching in house hours. The launch costs about \$50,000.00; \$10,000.00 will come out of the park fund. The design, location, and installation have been discussed over the last year. BoardSafe seemed to be the best fit; good price, good communication and training on how to install and remove the launch each year. The Supervisor showed some photos of what it will look like. It will be ADA compliant. This company will also be working with Brandee Nelson for an ADA compliant ramp for the fishing pier. Supervisor Corcoran stated that he had to speak about this publicly as part of the grant and asked if anyone had any comments. There were no comments about the kayak launch.

ITEM #8 Comments on the agenda

No comments on the agenda.

ITEM #9 New Business

A). Support the roadway excavation quality assurance act

Supervisor Corcoran read a letter that he addressed to Governor Hochul in support of unions around our community and county and to support the roadway excavation quality assurance act. He asked the Board for a motion to sign and send the letter.

Councilman Cauchi made a motion to allow the Supervisor to sign the letter to Governor Hochul in support of unions and the roadway excavation quality assurance act. Motion seconded by Councilman Zambito.

Yeas: 3 Nays: 0 Carried

B). Youngwirth Law-new town attorney

Supervisor Corcoran explained that Youngwirth and David Wise created their own firm and he would like to use them for PBA negotiations.

Councilman Cauchi made a motion to add Youngwirth Law to the list of attorneys the Town of Marlborough can use. Motion seconded by Councilman Zambito.

Yeas: 3 Nays: 0 Carried

ITEM #10 Workshop topics

A). Open Board discussion

No open board discussion.

B). Rec fees on Main Street-Bob Pollock

Supervisor Corcoran explained that Bob Pollock was going to come to the meeting to protest/discuss the recreation fees for his Main Street in Milton project. He plans to come to another meeting with his attorney. The fees are \$2,000.00 per unit (a unit is basically a 1 bedroom or more occupied dwelling). The fees are collected to maintain the recreational facilities in the Town since they will be used more. Councilman Zambito stated that New Paltz is \$5,500.00 per unit.

ITEM #11 Correspondence

Supervisor Corcoran read the following correspondence:

A letter from Ulster County stating that the Town was awarded the \$100,000.00 Parks & Recreation Grant. He thanked Rosemary Wein, Councilwoman Sessa and Tom Corcoran.

A letter from the Ulster County Legislature requesting use of the Train Station at no charge on November 15, 2023 for the purpose of holding a public hearing on the county budget.

Councilman Cauchi made a motion to allow the Ulster County Legislature use of the Train Station at no charge to hold a public hearing on November 15, 2023. Motion seconded by Councilman Zambito.

Yeas: 3 Nays: 0 Carried

ITEM #12 Public Comment

No public comment.

ITEM #13 Resolutions

A). Resolution # 75 To Adopt a Local Law of the year 2023 A LOCAL LAW AMENDING THE ZONING MAP OF THE TOWN OF MARLBOROUGH TO CHANGE THE ZONING DISTRICT DESIGNATION OF TAX PARCEL NUMBERS 109.1-3-13; 109.1-3-14.200; 109.1-3-15; 108.4-3-29.10 FROM THEIR EXISTING DESIGNATION TO THE R DISTRICT.

ITEM#14 ADJOURNMENT

Councilman Cauchi made a motion to adjourn the meeting at 7:39 p.m. Motion seconded by Councilman Zambito.

Yeas: 3 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

July 24, 2023

A). Resolution # 75 To Adopt a Local Law of the year 2023 A LOCAL LAW AMENDING THE ZONING MAP OF THE TOWN OF MARLBOROUGH TO CHANGE THE ZONING DISTRICT DESIGNATION OF TAX PARCEL NUMBERS 109.1-3-13; 109.1-3-14.200; 109.1-3-15; 108.4-3-29.10 FROM THEIR EXISTING DESIGNATION TO THE R DISTRICT.

Supervisor Corcoran proposes the following:

WHEREAS, a local law was introduced to be known as Local Law No. 4 of 2023, entitled A LOCAL LAW AMENDING THE ZONING MAP OF THE TOWN OF MARLBOROUGH TO CHANGE THE ZONING DISTRICT DESIGNATION OF TAX PARCEL NUMBERS 109.1-3-13; 109.1-3-14.200; 109.1-3-15; 108.4-3-29.10 FROM THEIR EXISTING DESIGNATION TO THE R DISTRICT.

WHEREAS, a public hearing in relation to said local law was held on June 26, 2023 and left open for comments until July 24, 2023, 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;

WHEREAS, the local law involves the rezoning of certain property located in the Marlboro Hamlet within the Route 9W corridor to establish a uniform zoning of the aforementioned parcels from the R-1 and I Districts to the R District; and

WHEREAS, the proposed rezoning of the Property will allow further development of the parcels; and

WHEREAS, any such further development of the Property would require site plan approval and, if applicable, a special use permit from the Planning Board and, which as a condition of approval(s), could impose measures to insure that the effects of traffic, lighting, noise, dust are mitigated and the impacts on neighboring uses are reduced and the site is developed in a manner which is consistent with the surrounding uses and sensitive to the existing neighborhood; and

WHEREAS, these amendments are consistent with the goals, objectives and recommendation of the Town of Marlborough Comprehensive Plan; and

WHEREAS, on or about April 24, 2023, the Town Board declared its intent to Act as Lead Agency and referred the petition to the Town of Marlborough Planning Board (Planning Board) in accordance with Town Code Section 155-49; and

WHEREAS, the Town Board received a response from the Town of Marlborough Planning Board dated May 24, 2023 recommending the approval of the Zoning Map Amendment, and

WHEREAS, on or about June 13, 2023, the Town Board referred the petition to the Ulster County Planning Board in accordance with General Municipal Law 239-m; and

NOW, THEREFORE, BE IT RESOLVED that the following local law is hereby enacted:

Section 1. The Zoning Map of the Town of Marlborough established within Section 155-8 of the Town Code is amended to change the district designation of Tax Parcels 109.1-3-13; 109.1-3-14.200; 109.1-3-15; 108.4-3-29.10 (the “Property”) from its current zoning district designation to R (Residential) District.

Section 2. If any 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 in accordance with the Municipal Home Rule Law.

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	Absent
Councilman Cauchi	Yes
Councilwoman Sessa	Absent
Councilman Zambito	Yes

DATED: Milton, New York
July 24, 2023

COLLEEN CORCORAN, TOWN CLERK