

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NY  
MARCH 25, 2024 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Corcoran  
Councilman Molinelli  
Councilman Zambito  
Councilman Cauchi  
  
Danielle Cherubini, Deputy Town Clerk  
  
Also Present: Tom Corcoran, Building Inspector  
Maryanne Quick, Resident  
  
Absent: Councilwoman Sessa

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

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

**Yea: 4      Nays: 0      Carried**

ITEM #4 Motion to approve minutes from the March 11, 2024 Town Board Meeting

*Councilman Molinelli made a motion to approve minutes from the March 11, 2024 Town Board Meeting. Motion seconded by Councilman Cauchi.*

**Yea: 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 \$517,045.40. Motion seconded by Councilman Molinelli.*

**Yea: 4      Nays: 0      Carried**

ITEM #6 Supervisor Updates

*Supervisor Corcoran reported the following items:*

- *Had a meeting with the Supervisor's Association and the discussions were about shared services, the recycling center, and court related programs*
- *Met with GPI Engineering about the Highway Department*
- *Met with GPI Engineering and Central Hudson about Old Indian Trail*

- *Had meetings with Nicky Diggs, John Behan, and our Highway Department about the Milton Landing Project  
The landing is closed except for the east side.*
- *Met multiple times with Phil Bell at the community center which is almost done*
- *Spoke with NYSDOT about the fatality by the Falcon and addressing lighting and a crosswalk and also turning lanes at the community center*
- *Made an appointment with Kirsten Gillibrand's office to inquire about regional funding for the town*
- *Started planning summer camp  
Supervisor Corcoran thanked Dave Zambito for beginning spring cleanup of the parks.  
Councilman Zambito explained that the people who use the playground were concerned because of the child who passed away on a playground; he put down 200 yards of cushion mulch on all the playground areas. At the dog park, woodchips were placed along the fence; they will add some landscaping in the front and fix plow damage.*
- *A third bocce court will soon be built  
Councilman Molinelli stated that there are 20 bocce teams and 5-6 on a waiting list.*
- *Tilcon will be donating and delivering 300 tons of stone for the community center and Young's; the Highway Department prepared the parking lot for paving and other various exterior work*
- *The Easter Egg Dash is at the HV Sports Dome on March 30<sup>th</sup>; doors open at 9:30 a.m.*

ITEM #7 Presentations

*No presentations.*

ITEM #8 Comments on the agenda

*No comments on the agenda.*

ITEM #9 Reports of Committees

*Mici Simonofsky read the following report which is incorporated into the minutes as follows:*

**CONSERVATION ADVISORY COMMITTEE  
REPORT TO TOWN BOARD  
March 25, 2024**

We are looking forward to our INTRODUCTION TO COMPOSTING that will be held tomorrow at the Marlboro Free Library at 6-7:30. The public is invited to join CAC members hear Tansia White present useful tips on how to convert vegetable scraps to nutrient rich soil. It is a free event. If you prefer to join from home there is still time to register by going to our link about it on the Town website. Once registered, a link will be emailed for the virtual presentation.

The Cohort meetings continue to educate us about acquiring points for bronze certification as a Climate Smart Community. We are close to finishing the Community Greenhouse Gas Inventory which will give us points as well as information on carbon emissions in our community in an effort to find ways to reduce them.

CAC member Haidaoui and I met with Supervisor Corcoran to explore grant applications for EV charging stations and other possibilities. Presently, there is a lot of money being allocated to localities for these. If we are to look ahead for saving money

on future needs while providing the taxpayers with a service, some of these grant opportunities are very attractive. For example, we hope to find reimbursement for the Heat Pumps needed at the Community Center and the Highway Dept. We are gathering more information on the best approach to take before we report back to the Board on the multiple grant opportunities that are becoming available through the County and State.

Last month I brought up the suggestion of placing collection devices for aluminum can tabs and deposit bottles and cans. The tabs are surrendered for aluminum recycling. The money generated offsets the expenses of the transportation van used by the Shriners organization to transport children to Shriners hospitals. The can and bottle money supports our local food pantry. You didn't vote on this at the last meeting but if you approve tonight we will purchase a 13 gallon lidded garbage can and provide a 5 gallon water jug container to place in the lobby of the police station along with an explanation for the donations affixed to the receptacles. Our volunteers will make regular stops to collect them.

The CAC will be discussing your proposed Amendments to Code 151 at our next meeting.

Respectfully submitted,  
Mici Simonofsky, Chair pro tem

*There was a brief discussion about what the collection container looks like and where it can be placed.*

***Councilman Zambito made a motion to allow the CAC to purchase and place collection containers at Town Hall for aluminum can tabs and also bottles and cans to turn in for money to help support transporting children to Shriners hospitals and for the local food pantry. Motion seconded by Councilman Cauchi.***

**Yea: 4                    Nays: 0                    Carried**

ITEM #10 New Business

A). 284 Agreement-Motion to sign

*Supervisor Corcoran read a letter from Highway Superintendent John Alonge asking the Town Board to sign the 284 Agreement.*

***Councilman Molinelli made a motion for the Town Board members to sign the Highway 284 Agreement. Motion seconded by Councilman Cauchi.***

**Yea: 4                    Nays: 0                    Carried**

ITEM #11 Workshop topics

A). Open Board discussion on Ridgeline Code changes

*Supervisor Corcoran thanked the CAC and the public for all their comments. He summarized what has been discussed at previous meetings. He stated that many people thought the Board was planning to make changes to allow anyone to build on the ridge; that is incorrect. A Planning Board applicant wanted to build on the ridge and the law was vague. There have been concerns about water and runoff; that part of the code is the same. He explained that Pat Hines had said that the part of the law regarding the 50 foot rule is for aesthetics; the part of the code that relates to water and runoff is not changing. There are codes for driveways, roads, and slope and all building codes will still remain in the code.*

*Supervisor Corcoran presented Town Code Section 155-41.1 Ridgeline and Steep Slope Protection with the proposed changes which is incorporated into the minutes as follows:*

*The items that are bold are in the code and staying in the code; these are the protections that some people thought were changing. The items that will be proposed are bold and italicized. (The items were color coded at the in person meeting.) He felt it was relevant to point out what is remaining in the code and what the proposed changes are to address all concerns.*

**§ 155-41.1 Ridgeline and steep slope protection.**

[Added 10-11-2005 by L.L. No. 5-2005]

**A.**

Statement of purpose.

**(1)**

It is the express purpose of this section to provide special qualitative and quantitative development controls for all lands located within the Town that have present within their boundaries topographical conditions, hereinafter defined as "steep slopes and ridgelines."

**(2)**

Effective and reasonable application of these regulations will protect the health, safety and welfare of the citizens of the Town and is consistent with the Town of Marlborough Comprehensive Plan

**(3)**

The ridgeline protection area is defined as the area on the map known as the "Town of Marlborough Ridgeline Protection Map,"<sup>[2]</sup> adopted with this code, and any subsequent amendments. The ridgeline of the Town of Marlborough shall be generally viewed as the high points of the ridge commonly known as the "Marlborough Mountains" as viewed from the east in a westerly direction

**B.**

Applicability. The requirements, guidelines and controls promulgated under this section shall be applicable to all properties within all zone districts situated in the Town in their existing physical state or condition as of the date of the passage of this section.

**(1)**

The term "Town Engineer" shall include the Planning Board Engineer by definition.

**(2)**

No lot shall be created by subdivision or other means which, by its creation, would result in a separate lot that cannot meet the following provisions for steep slope regulation or ridgeline protection as hereafter delineated.

**C.**

**Construction control limitations. Disturbance of steep slopes shall be limited to the following based on indicated slopes:**

<u>Slopes</u>	<u>Permitted Activity</u>
Less than 15%	All activities
15% to 25%	All activities, subject to review and approval of individual grading plans
More than 25%	No disturbance permitted other than hereafter provided

**D.**

**Exception.** The above construction control limitations for steep slopes are not applicable for isolated steep slopes with an area of a total of 10,000 square feet or less for the application under consideration.

**E.**

Lot grading/driveway/drainage plans. For all lots with proposed disturbance of a 15% to 25% steep slope area, a lot grading, driveway, and/or drainage plans shall be approved by the Town Engineer prior to the issuance of subdivision approval or a building permit. Said plan shall include, but not be limited to, existing and proposed contours, limits of soil clearing and/or disturbance, construction details, soil erosion, sedimentation control measures and drainage calculations and, where required by the other sections of the Code of the Town of Marlborough and/or Town Engineer, stormwater control measures. The Town Engineer may require additional information to make a determination of both applicability of steep slope and ridgeline protection as well as uphold the intent of this chapter.

**(1)**

No soil shall be excavated, removed, deposited or disturbed except as a result of, and in accordance with, a lot grading plan approved under the terms of this chapter.

**(2)**

Proposed disturbance of soil shall be for purposes consistent with the intent of this chapter.

**(3)**

Provision shall be made for the proper disposition of surface water runoff so that it will not create unstable conditions.

**(4)**

Provision shall be made for any structural or protective measures that proposed slopes may require for the protection of the public safety, including, but not limited to, retaining walls, guide rails, headwalls, and fences.

**(5)**

Buffers of undisturbed land shall be maintained between adjoining properties to the extent practicable as determined by the Town Engineer.

**(6)**

**Should, in the opinion of the Town Engineer, application of these provisions render a lot that existed at the time this Code is adopted unbuildable, application of these regulations may be modified by the Town Engineer to preserve an allowable use of land with the intent that these provisions be applied to the greatest reasonable extent.**

**F.**

Ridgeline protection requirements.

**(1)**

Applicability, review of plans; compliance. The requirements, guidelines and controls promulgated under this section shall be applicable to site plan and subdivision applications and building permits of new buildings. The Planning Board or Zoning Board of Appeals, as the case may be, shall review all plans submitted under this section as part of any application for site plan, subdivision or variance approval.

**(2)**

Applicants shall submit for a determination whether the ridgelines depicted on a map entitled "**Marlborough Ridgeline Protection Map**" adopted upon the passage of this section is within 100 feet of the property which is the subject of the application for review and approval by the appropriate agency. Said map is intended as a guideline and is subject to further clarification by the Town Engineer for each property which may be affected. The applicant shall depict all ridgelines as shown on said map which are on or within 100 feet of said applicant's property. **The map is intended to depict the ridgelines occurring in the Town at a USGS elevation of 750 feet or greater** [in North American DATUM 1927 (NAD27)].

**(3)**

**The determination of the presence of the ridgelines above mentioned shall be done on a map provided by the applicant with topography depicted at two-foot contour intervals.**

**(4)**

Applicants for construction on properties to which this section applies shall demonstrate to the reviewing board or Town Engineer, as the case may be, ~~**that the proposed buildings or structures will not extend above the predominant tree line. No structure that is the subject of this section shall be located closer than 50 feet in elevation to the ridgeline affected by the application, as determined by the Town Engineer.**~~

**Change to the following**

***that No proposed building or structure (inclusive of chimneys, vents or other fixtures attached to the structure) that is subject of this section shall Not extend***

***above the elevation of the ridgeline affected by the application as determined by the Town Engineer and the Town Building and Code enforcement officer.***

**(a)**

If, in the Town Engineer's opinion, such requirements would render an existing lot unbuildable, the Town Engineer may recommend the issuance of, and the Building Department may issue, a construction permit for an existing lot of record which does not meet the requirements of this section upon his determination that no suitable conforming location is available.

**(b)**

~~*There shall be no disturbance within this fifty-foot area except for access driveways when said driveway cannot be reasonably located outside the fifty-foot area.*~~

**Change to the following**

***There shall be No disturbance of the area within the highest point of the structure and the highest point of the ridgeline affected by the application.***

**(C)**

***Applicants are required to provide the Building Dept. with a topographic survey of the proposed building area.***

***(D) Structures shall not use bright or fluorescent-colored materials. Structures shall use natural coloring that blend in with the ridgeline natural color scheme. Use of material with colors such as Brown, Black, Gray, Beige, Green are preferred.***

***(E) Lighting shall not be excessive. Bright LED lighting should not be used if possible. Natural light fixtures should be used where applicable.***

***(F) Definitions***

***(1) Ridgeline Is defined as the highest elevations of land running North and South***

***across the "Marlborough Ridgeline Protection Map" as viewed from the East.***

***(2) Tree line Is defined as the edge of the habitat at which trees and vegetation are***

***capable of growing above the ridgeline.***

**(5)**

**Development should be sited behind or below visual barriers such as trees, ridgelines and other topographic features. The height and location of development shall not alter the views of, and from, the natural ridgeline.**

**(6)**

No agricultural activity, as defined in the Code of the Town of Marlborough, Chapter 115, Right to Farm, shall be impeded by the adoption of this section.

**G.**

Violations; penalties for offenses.

**(1)**

**Violation of any approvals or permits given under this section shall result in an immediate work stoppage, other than to protect life, limb, and property. Work shall not resume until such violation(s) has been remedied or mitigation is authorized by the agency which issued the permit or approval.**

**(2)**

Violations of this subsection shall be prosecuted pursuant to any relevant provisions in the Town Code, Town or state law.

**H.**

Minor changes. The Town Engineer may approve minor changes to approved plans or permits if, in the opinion of the Town Engineer, such minor changes do not affect the intent or substance of said approval or permit.

**I.**

This section shall be effective for all applications for permits, subdivision or other applicable actions filed after the date of adoption by the Town Board.

*Tom Corcoran, Building Inspector drew pictures of a regular building lot and a building lot on the ridge. He included setbacks and also contour lines as you would see on a topographical map to show ground elevation. He also drew a picture of a ridge and described where you could or could not build according to the current code.*

*Supervisor Corcoran and Tom Corcoran drew pictures of the ridgeline and the treeline and showed the current code and explained that if you built a 35 foot house at grade 50 feet below the ridgeline there would be a 15 foot buffer.*

*Tom Corcoran stated there are multiple ridges looking in from the east. He took comments from an audience member.*

*There was a disagreement about what the top of the ridge is.*

*Supervisor Corcoran drew a picture of multiple ridges over 750 feet and asked the Board members for their input.*

*Councilman Cauchi asked for more clarification.*

*Councilman Zambito explained that everyone is interpreting the code differently and it is confusing. He explained his opinion on the ridgeline, the code and where he stands with his own property on the ridge and his opinion on property rights. He feels the code is too restrictive but will be a compromise. After speaking with some people on the opposite side he changed some of his views and understands both sides. He apologized to Ted Millar and stated that he is going to recuse himself. He stated what he thinks about*

*other things in the town that are an eyesore but the ridge got more attention. He also clarified that this code change is not just for one person.*

*Supervisor Corcoran drew a visual of the proposed 50 foot rule for building on the ridge. The town engineer gave him guidance and it aligns with the Master Plan. He reiterated from previous meetings that there are still many obstacles and building codes to follow in order to build on the ridge.*

*Councilman Cauchi and Councilman Molinelli agreed that the proposed code changes would be clearer. There were questions, comments and brief discussions with the audience regarding the taxing of unusable land, lighting and the Truncali subdivision.*

#### ITEM #12 Correspondence

*Supervisor Corcoran read the following correspondence:*

- *A letter from Maryanne Quick, Old Indian Trail which is incorporated into the minutes as follows:*

Dear Supervisor Corcoran:

Our house is going back on the market for sale by early April.

Therefore, it is imperative that we know the plans for the repair of the collapse of Old Indian Trail. I am sure you can understand that prospective buyers are hesitant to look seriously at our home without some kind of an idea as to what this town has planned for repairs to Old Indian Trail. Does Old Indian Trail go north or south from our home?

The south end of Old Indian Trail is worse than ever. It is DISGUSTING. No more to be said.

The patch on the north end that started this whole mess, is about to collapse. The condition is getting worse each day including the tree I previously wrote to you about a few weeks ago.

Scott, we need to know the plans for this road ASAP. If you don't want to meet or can't meet in person, please give us some kind of an idea in writing. Our home's value is in question THROUGH NO FAULT OF OUR OWN.

This road collapse has mentally & physically sickened us, inconvenienced us in immeasurable ways and cost us large sums of money. SO NOT FAIR TO MARYANNE & PATRICK QUICK. WE DID NOTHING BUT RESIDE ON OLD INDIAN TRAIL, THE FORGOTTEN ROAD.

I'd appreciate a response at your earliest convenience. Also, if possible, I'd ask that this e-mail be read at the Town Board Meeting on 3.25.24.

Maryanne & Patrick Quick

*Supervisor Corcoran stated that he has been corresponding and meeting with GPI Engineering about the road. He is also in contact with Central Hudson to see if their easement can be used.*

- *A letter from the Marlboro Free Library requesting to waive the fees for use of the pavilion at Cluett Schantz Park for the Jester Jim show on July 11, 2024.*

***Councilman Molinelli made a motion to allow and waive the fees for Marlboro Free Library on July 11, 2024 for use of the pavilion at Cluett Schantz Park. Motion seconded by Councilman Zambito.***

**Yea: 4      Nays: 0      Carried**

- A letter from Highway Superintendent, John Alonge stating that he would like to promote Joseph Turski from MEO to HMEO on March 23, 2024 at the pay rate of \$26.26 per hour.

***Councilman Zambito made a motion to promote Joseph Turski from MEO to HMEO effective March 23, 2024 at the pay rate of \$26.26 per hour. Motion seconded by Councilman Molinelli.***

**Yea: 4      Nays: 0      Carried**

#### **ITEM #13 Public Comment**

*Maryanne Quick stated that she appreciates the cordial emails regarding Old Indian Trail. She asked if the work will need to go out to bid once the scope of work is determined.*

*Supervisor Corcoran stated that it depends on the extent of the work; he and Councilman Zambito briefly explained what the fix may be. There was a brief discussion about Central Hudson's easement. Councilman Zambito stated that the fix is not that simple; waiting for the other professionals takes a lot of time but they are trying to get this done.*

*Ms. Quick explained how this is costing them extra money and asked for a meeting after the next discussion with the engineer.*

*Supervisor Corcoran said when he has all of the details and firm plans, he will contact them and let them know what will happen.*

*Supervisor Corcoran allowed questions and comments from the audience at this time.*

*There were questions regarding the timeframe in which the new ridgeline code will be passed and about someone clearing on the ridge. Comments about the law coinciding with town and county master plans and town and county planning review. There was a disagreement about the new code and it only pertaining to aesthetics. There were comments about the tree cutting and the code, the Truncali subdivision and the code. There was a disagreement about the responsibility of the Code Enforcement Officer with respect to issues being complaint driven. There was a brief discussion about emergency services and code for people building on the ridge.*

#### **ITEM #14 Resolutions**

- Resolution #38 To hold a public hearing on the establishment of the Vineyard Hills subdivision draining district
- Resolution #39 To Transfer funds

#### **ITEM #15 Adjournment**

***Councilman Molinelli made a motion to adjourn the meeting at 9:06 p.m. Motion seconded by Councilman Cauchi.***

**Yea: 4      Nays: 0      Carried**

Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk

March 25, 2024

A). Resolution #38 To hold a public hearing on the establishment of the Vineyard Hills subdivision draining district

Supervisor Corcoran proposes the following:

**ORDER BY TOWN BOARD FOR HEARING ON THE ESTABLISHMENT OF  
THE VINEYARD HILLS SUBDIVISION DRAINGAGE DISTRICT**

WHEREAS, a petition for the establishment of the Vineyard Hills Subdivision Drainage District was filed with the Town Board of the Town of Marlborough, Ulster County, New York.

WHEREAS, the proposed extension area is identified as Tax Parcel No. 108.003-3-4.66, 108.003-3-4.67, 108.003-3-4.68, 108.003-3-4.69, 108.003-3-4.12, 108.003-3-4.13, and 14 on the Tax Map of the Town of Marlborough and shown and bounded to include the real property identified on Schedule “A” annexed hereto and made a part hereof; and

WHEREAS, the proposed drainage improvements consist of items specified in a Map, Plan and Report prepared by Mercurio-Norton-Tarolli-Marshall Engineering and Land Surveying P.C. on January 30, 2024 and on file with the Town Clerk (the “Map, Plan and Report”); and

WHEREAS, the drainage improvements shall be made by the owner as developer of the project; and

WHEREAS, the maximum capital amount proposed to be expended for the drainage improvements is \$0.00, since the cost of the improvements shall be borne by the developer, and said capital improvements are proposed to be dedicated to the proposed drainage district; and

WHEREAS, as set forth within the Map, Plan and Report, the estimated amount anticipated to be expended annually by the proposed drainage district for the operation and maintenance of

the facilities is \$1,750.00 per year, and the annual benefit assessment cost to the typical property, which will be a one-family home, shall initially approximate \$250.00 per year based upon that annual budget spread over seven (7) benefit units; and

ORDERED, this Board will hold a public hearing to consider the adoption of the petition and relevant matters on April 8, 2024, at 7:00 p.m., at the Town Hall facilities at 21 Milton Turnpike, Milton, New York in the Town of Marlborough, County of Ulster, New York. All persons interested in this matter shall be heard, and it is further

ORDERED, that the Town Clerk of the Town of Marlborough is hereby authorized and directed to publish a certified copy of this order in the official paper, the first publication thereof to be not less than ten nor more than twenty days before the day set for the hearing, and to post a copy of same on the sign-board of the Town of Marlborough, in the same time and manner, as required by Town Law §193.

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

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

DATED: Milton, New York  
March 25, 2024

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COLLEEN CORCORAN, TOWN CLERK

## Schedule A

ALL that certain plot, piece or parcel of land situate, lying, and being in the Town of Marlborough, County of Ulster, State of New York being known as Proposed Town Road as shown on a map entitled "Final Map of Subdivision and Lot Line Revision of Section II Vineyard Hills" filed in the Ulster County Clerk's Office on December 20, 2004 as Map #04-1506 being more particularly bounded and described as follows:

BEGINNING at a point lying on the northerly side of Rue De Vin, said point being the southeasterly corners of lands now or formerly of Amark Enterprises LLC and also being the southwesterly corner of the parcel herein intended to be described.

THENCE north 08 degrees 23 minutes 13 seconds east for a distance of 396.97 feet along lands now or formerly of Amark Enterprises LLC to a point.

THENCE on a curve to the left having a radius of 300.00 feet and an arc length of 163.33 feet continuing along lands now or formerly of Amark Enterprises LLC and along Lot #5 on the above referenced filed map to a point.

THENCE north 28 degrees 03 minutes 53 seconds west for a distance of 121.07 feet continuing along Lot #5 on the above referenced filed map to a point.

THENCE on a curve to the right having a radius of 350.00 feet and an arc length of 132.21 feet to a point.

THENCE north 78 degrees 17 minutes 54 seconds west for a distance of 262.30 feet continuing along Lot #5 on the above referenced filed map to a point.

THENCE south 10 degrees 33 minutes 27 seconds west for a distance of 241.74 feet continuing along Lot #5 on the above referenced filed map to a point.

THENCE north 75 degrees 21 minutes 05 seconds west for a distance of 335.86 feet along lands now or formerly of Rodriguez and along lands now or formerly of Ceriello to a point.

THENCE north 15 degrees 46 minutes 50 seconds east for a distance of 218.76 feet along lands now or formerly of Nikola to a point.

THENCE north 15 degrees 24 minutes 42 seconds east for a distance of 613.66 feet along lands now or formerly of Troncillito to a point.

THENCE south 65 degree 01 minute 50 seconds east for a distance of 305.24 feet along lands now or formerly of Greiner to a point.

THENCE south 81 degrees 17 minutes 58 seconds east for a distance of 164.97 feet along Lot #11 on the above referenced filed map to a point lying on the westerly side of the Proposed Town Road.

THENCE on a curve to the right having a radius of 66.00 feet and an arc length of 106.32 feet continuing along Lot #11 on the above referenced filed map to a point.

THENCE on a curve to the right having a radius of 66.00 feet and an arc length of 51.28 feet continuing along lands now or formerly of Greiner to a point.

THENCE north 08 degrees 42 minutes 02 seconds east for a distance of 146.95 feet continuing along lands now or formerly of Greiner to a point.

THENCE on a curve to the left having a radius of 75.00 feet and an arc length of 112.20 feet continuing along lands now or formerly of Greiner to a point.

THENCE south 77 degrees 00 minutes 42 seconds east for a distance of 272.09 feet along lands now or formerly of Bach and along lands now or formerly of Moliver to a point.

THENCE south 08 degrees 42 minutes 02 seconds west for a distance of 228.09 feet along lands now or formerly of Morrissey to a point.

THENCE south 01 degree 56 minutes 13 seconds west for a distance of 395.18 feet along lands now or formerly of Keating and along lands now or formerly of Gaer & Rowe to a point.

THENCE south 83 degrees 13 minutes 23 seconds east for a distance of 258.68 feet continuing along lands now or formerly of Gaer & Rowe to a point lying on the westerly side of Hampton Road.

THENCE south 06 degrees 01 minute 59 seconds west for a distance of 178.50 feet along the westerly side of Hampton Road to a point.

THENCE south 04 degrees 36 minutes 14 seconds west for a distance of 174.55 feet continuing along the westerly side of Hampton Road to a point.

THENCE north 84 degrees 32 minutes 47 seconds west for a distance of 237.33 feet along lands now or formerly of Palmer to a point.

THENCE south 15 degree 58 minutes 43 seconds west for a distance of 270.80 feet continuing along lands now or formerly of Palmer to a point.

THENCE north 81 degrees 36 minutes 41 seconds west for a distance of 56.02 feet along lands now or formerly of Sargent to a point lying on the easterly side of the Proposed Town Road.

THENCE south 08 degrees 23 minutes 13 seconds west for a distance of 237.89 feet along lands now or formerly of Sargent and along lands now or formerly of Dalleo to a point.

THENCE south 07 degrees 53 minutes 20 seconds west for a distance of 114.70 feet continuing along lands now or formerly of Dalleo to a point lying on the northerly side of Rue De Vin.

THENCE on a curve to the left having a radius of 150.00 feet and an arc length of 4.71 feet along the northerly side of Rue De Vin to a point.

THENCE north 82 degrees 46 minutes 24 seconds west for a distance of 46.30 feet continuing along the northerly side of Rue De Vin to the point or place of beginning.

Excepting and excluding there from Lot 5 and Lot 11 on Filed map #04-1506

Excepting and excluding therefrom “Scenic View Road - Proposed Town Road” described as follows:

ALL that certain plot, piece or parcel of land situate, lying, and being in the Town of Marlborough, County of Ulster, State of New York being known as Proposed Town Road as shown on a map entitled “Final Map of Subdivision and Lot Line Revision of Section II Vineyard Hills” filed in the Ulster County Clerk’s Office on December 20, 2004 as Map #04-1506 being more particularly bounded and described as follows:

BEGINNING at a point lying on the northerly side of Rue De Vin, said point being the southeasterly corners of lands now or formerly of Amark Enterprises LLC and also being the southwesterly corner of the parcel herein intended to be described.

THENCE north 08 degrees 23 minutes 13 seconds east for a distance of 396.97 feet along lands now or formerly of Amark Enterprises LLC to a point.

THENCE on a curve to the left having a radius of 300.00 feet and an arc length of 163.33 feet continuing along lands now or formerly of Amark Enterprises LLC and also along Lot #5 on the above referenced filed map to a point.

THENCE north 28 degrees 03 minutes 53 seconds west for a distance of 121.07 feet continuing along Lot #5 on the above referenced filed map to a point.

THENCE on a curve to the right having a radius of 350.00 feet and an arc length of 224.58 feet continuing along Lot #5, along Lot #6 and along Lot #8 on the above referenced filed map to a point.

THENCE north 08 degrees 42 minutes 02 seconds east for a distance of 423.00 feet along Lot #8, along Lot #7, along Lot #9 and along Lot #10 on the above referenced filed map to a point.

THENCE on a curve to the right having a radius of 66.00 feet and an arc length of 363.42 feet continuing along Lot #10, along Lot #11, along Parcel B and along Lot #12 on the above referenced filed map to a point.

THENCE south 08 degrees 42 minutes 02 seconds west for a distance of 423.00 feet continuing along Lot #12 and along Lot #13 on the above referenced filed map to a point.

THENCE on a curve to the left having a radius of 300.00 feet and an arc length of 192.50 feet continuing along Lot #13 on the above referenced filed map to a point.

THENCE south 28 degrees 03 minutes 53 seconds east for a distance of 121.07 feet continuing along Lot #13 on the above referenced filed map to a point.

THENCE on a curve to the right having a radius of 350.00 feet and an arc length of 193.00 feet continuing along Lot #13 on the above referenced filed map to a point.

THENCE south 08 degrees 23 minutes 13 seconds west for a distance of 283.45 feet continuing along Lot #13 on the above referenced filed map, along lands now or formerly of Sargent and along lands now or formerly of Dalleo to a point.

THENCE south 07 degrees 53 minutes 20 seconds west for a distance of 114.70 feet continuing along lands now or formerly of Dalleo to a point lying on the northerly side of Rue De Vin.

THENCE on a curve to the left having a radius of 150.00 feet and an arc length of 4.71 feet along the northerly side of Rue De Vin to a point.

THENCE north 82 degrees 46 minutes 24 seconds west for a distance of 46.30 feet continuing along the northerly side of Rue De Vin to the point or place of beginning.

March 25, 2024

B). Resolution #39 To Transfer funds

Supervisor Corcoran proposes the following

Whereas, the Town Board needs to approve the transfer of funds

Be it resolved, the following be transferred

Transfer \$67,957.50 from water department cash account SW 0200.000 to the water departments capital improvement reserve fund SW.0230.006 for water rents collected in 2023

And moves for its adoption:

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