

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
JUNE 24, 2024 – 6:30 PM
MINUTES OF MEETING

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

Also Present: Danielle Cherubini, Deputy Town Clerk
Thomas Corcoran, Building Inspector/Ulster County Legislator
Lenny Conn, ZBA Chair
George Salinovich, ZBA Member
Jeff McKeel, ZBA Member
Andrew Nikola, ZBA Member
Larry Bartolotti, ZBA Member
Cindy Lanzetta, Planning Board Member
James Garofalo, Planning Board Member
Joe Lofaro, Planning Board Member
Fred Callo, Planning Board Member
Jen Flynn, Planning Board Secretary
Thomas Coupart, Resident/Builder
Anthony Ciaglia, Resident Eagle Scout
Juliana Juras, Resident Track and Field Champion
Andrea Schoonmaker, Head Coach, Marlboro High School Varsity Softball Team
Christina DeNatale, Coach, Marlboro High School Varsity Softball Team
Marlboro High School Varsity Softball Team Players:
Kalista Birkenstock
Madison Gibney
Leah Gunsett
Kaitlyn Gordon
Emily Hite
Emma Jackson
Lily Sullivan
Mia Verdi
Taylor Castellani
Sam Maleck
Jailyn Valentine
Katie Mohl
Phil Cancellaro, Marlboro High School Athletic Director
Mici Simonofsky, Resident/CAC Chair

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

Town/Zoning/Planning Board Discussions:

There was a discussion with regard to Section 134.19B of the Marlborough Town Code. There had been two different interpretations of the word reserved in the code. The town engineer was interpreting it as dedicated. Moving forward the goal is for it to be clear so subdivision applicants don't have to spend more time and money by getting referred to the ZBA. There was also a disagreement about getting the interpretation in writing from the lawyer or engineer since it says reserved in the code.

There was a discussion about site plan changes for an applicant on Mt. Rose Rd. who plans to combine adjoining properties to make a 10 acre lot under one name to be compliant with code for their plan. Planning and Zoning Boards briefly discussed what they may require from each other.

There was a discussion about a project on Lattintown Rd. and whether or not the applicant can fully or partially join into the water district; they need to petition the Town.

There was a discussion about Mr. Pollock's projects in Milton. He is waiting for granting for the Main Street project.

There was a discussion about changing the Planning Board lawyer.

Supervisor Corcoran made a motion to close the Town Board, Zoning Board and Planning Board meeting discussion at 7:01 p.m. Motion seconded by Councilman Molinelli.

Yea: 5 Nays: 0 Carried

ITEM #3 Motion to approve agenda

Councilman Molinelli made a motion to amend the agenda to add Resolution #58 To appoint summer camp employees. Motion seconded by Councilman Cauchi.

Yea: 5 Nays: 0 Carried

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

Yea: 5 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the June 10, 2024 Town Board Meeting

Councilman Molinelli made a motion to approve minutes from the June 10, 2024 Town Board Meeting. Motion seconded by Councilman Cauchi.

Yea: 5 Nays: 0 Carried

ITEM #5 Authorize payments of bills

Councilman Zambito made a motion to authorize payment of the abstract in the amount of \$229,592.68. Motion seconded by Councilman Molinelli.

Yea: 5 Nays: 0 Carried

ITEM #6 Supervisor Updates

Supervisor Corcoran reported the following:

The Community Center was opened on June 12, 2024. He thanked all people who helped out and donated food for the grand opening.

CSX has given the town agreements to sign to move forward with the crosswalk at Milton Landing. He thanked Dave Zambito for doing the landscaping at the Community Center and the Highway Department for doing work at the Milton Landing.

The north pier that caught on fire should be rebuilt by July 12th.

The first concert in the park will be on July 5th with fireworks.

ITEM #7 Presentations

A). Pride of Marlborough Awards

Congratulations to all the Pride of Marlborough Award (presented by Supervisor Corcoran), Pride of Ulster County Award and Certificate of Achievement from the New York State Senate (presented by Tom Corcoran) recipients. There was much applause for all and photos were taken.

Tom Coupart was awarded a unique Pride of Marlborough Award affixed to a piece of ceiling and held together with studs from the Community Center project. His award was for taking over and completing the general contracting job.

Anthony Ciaglia was awarded a Pride of Marlborough Award and Pride of Ulster County Award for his achievement of obtaining Eagle Scout status and for his Eagle Scout project. Mr. Ciaglia explained that the Marlboro Nature Trail needed work. He maintained, cleared and added signage to the trail for usage and safety.

Juliana Juras was awarded a Pride of Marlborough Award, Pride of Ulster County Award, and Certificate of Achievement from the New York State Senate for her personal achievement for holding the highest record for discus thrower and shotput in Marlboro Duke history. Juliana won the State Championship two years in a row for discus, she was the Section 9 winner three times for shotput and won the MHAL Championship three times for discus and shotput.

Supervisor Corcoran and Tom Corcoran congratulated Andrea Schoonmaker for being recognized as Coach of the Year.

Andrea Schoonmaker, Head Coach, Marlboro High School Varsity Softball Team, Christina DeNatale, Coach, Marlboro High School Varsity Softball Team, Marlboro High School Varsity Softball Team Players Kalista Birkenstock, Madison Gibney, Leah Gunsett, Kaitlyn Gordon, Emily Hite, Emma Jackson, Lily Sullivan, Mia Verdi, Taylor Castellani, Sam Maleck, Jailyn Valentine, Katie Mohl and Kiera DelSalto were awarded a Pride of Marlborough Award, Pride of Ulster Award and Certificate of Achievement from the New York State Senate for winning the State Championship.

Phil Cancellaro was awarded a Pride of Ulster County Award for all of his hard work in his first year of being Athletic Director and for supporting the coaches and athletes of Marlboro High School.

ITEM #8 Comments on the agenda

No comments on the agenda.

ITEM #9 Reports of Committees

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

Town of Marlborough Conservation Advisory Committee
Report to the Town Board
June 24, 2024

To Supervisor Corcoran and Town Board Members

Our progress remains steady. Many members and interested Town residents participated in a focus group organized by Ulster County Climate Smart Group. Several ideas and suggestions were made to the attending County officials to help them create their County wide approach to addressing carbon emissions and climate control. We look forward to their report and thank member Naseem Haidaoui for including Marlborough as a focus group participant.

Member Koszarek continues her work on the Greenhouse Gas Inventory and we thank Chris Pulliam for providing us with information needed. We will continue to request data when appropriate.

We congratulate Supervisor Corcoran for outstanding leadership in the completion of the Community Center. There are so many people to thank, beginning with the Board members who have supported the project, but also the entire staff at Town Hall for all of their contributions. John Alonge and his team did an incredible job, assisted by Chief Cocozza, and Board member Zambito for their hands-on work. I know there are too many to name, but all of your labors are appreciated.

We do have a request of the Board. We customarily meet in the Community Room at the Marlboro Library. To do that we need to request the room based on its availability on a monthly basis. This has led to an interruption of continuity for members. It is much easier to schedule around a monthly day and time when setting up personal calendars. For that reason, I am requesting the use of the Conference Room in the Community Center for our CAC meetings. We typically meet on the first Thursday of the month if that day would be available. If the Board allows its use, please direct me to the proper person to make the arrangements.

Thank you for your consideration. And once again, congratulations on the transformation of the TOMVAC building into an updated and beautiful Community Center.

Respectfully submitted,
Mici Simonofsky, Chair Pro Tem

Supervisor Corcoran made a motion to allow the CAC use of the Community Center on the 1st Thursday of the month for their meetings based on availability. Motion seconded by Councilman Zambito.

Yea: 5 Nays: 0 Carried

Supervisor Corcoran read the Meet Me in Marlborough report which is incorporated into the minutes as follows:

June 24, 2024

Meet Me in Marlborough Town Board Report

We invite local businesses, civic groups, school groups, not for profits and organizations to participate in the upcoming fun community events. For more information please visit www.meetmeinmarlborough.com, click the special events tab. -

May - Oct. HHV Farmers Market

Oct. - Sat. 10/5 & Sun. 10/6 rain date Bounty Festival

Oct. - Sat. 10/26 2 pm - 4 pm Kids & Adults Trick or Treat in the Hamlet of Marlboro

Nov. Sat. 11/23 – Buy Local Event & Thanksgiving Farmers Market (confirmation of the event TBA)

Working on a Marlborough Map & Business Listing poster and mailer. To be placed in members locations and throughout the community.

Implementing a text messaging system to notify members of important notices and to MMiM's newsletter recipients to increase the opening rate and exposure to our members' information.

Per MMiM's request Neil Graholt repaired and reinstalled the kiosk doors at the park that were damaged by previous storm.

Thank you,

MMiM BOD

Councilwoman Sessa reported that the concerts are coming up. The Recreation Committee is working on Trunk or Treat. They wanted to propose the idea of holding a Christmas in the Park event and moving the tree lighting and doing a parade on December 7th with a rain date of December 8th. The Board agreed. The Committee would also like to do a quarterly family bingo night at the Community Center; it was suggested to set up a bank account for ticket purchasing. The Committee is also looking into licensing for multiple movie showings so they can show more than the Polar Express.

ITEM #10 New Business

A). Motion to approve the supervisor to sign agreements with CSX

Supervisor Corcoran explained that it was negotiated with CSX to charge a one time license fee in the amount of \$4,600.00 and \$3,780.00 for a consideration of easement.

Councilman Cauchi made a motion to allow the Supervisor to sign agreements with CSX and make the payments for a one time license fee in the amount of \$4,600.00 and \$3,780.00 for a consideration of easement. Motion seconded by Councilman Molinelli.

Yea: 5 Nays: 0 Carried

Supervisor Corcoran stated that he can now contact DOT about building the crossing.

Supervisor Corcoran stated that the municipal parking lot by Supply Captain needs repair. Quotes for repaving came in: DeBella - \$19,500 and Alexander Asphalt - \$9,200.00. John Alonge recommended Alexander Asphalt and the Highway Department will be working with them.

Councilman Molinelli made a motion to approve the repairs to the municipal parking lot and to hire Alexander Asphalt for \$9,200.00. Motion seconded by Councilman Zambito.

Yea: 5 Nays: 0 Carried

ITEM #11 Workshop topics
A). Open Board discussion
No open Board discussion.

ITEM #12 Correspondence
Supervisor Corcoran read summaries of the following correspondence:

A letter from Ted Millar on behalf of the Marlborough Democratic Committee requesting use of the meeting room at the Community Center on July 11, 2024 at 7:00 p.m.

Councilman Zambito made a motion to allow the Marlborough Democratic Committee use of the meeting room at the Community Center on July 11, 2024 at 7:00 p.m. Motion seconded by Councilman Molinelli.

Yea: 5 Nays: 0 Carried

A letter from Howard Baker requesting to create a town committee called the Historic Preservation Committee to be able to do more with the Cultural Resource Survey and other historical items.

Councilman Cauchi made a motion to create a new town committee named the Historic Preservation Committee. Motion seconded by Councilman Zambito.

Yea: 5 Nays: 0 Carried

A letter from the Ulster County Comptroller's Office stating that sales tax revenue has increased by 1.2% with a total \$17.6 million for the first quarter. The towns get some of that money which for us is typically around \$30,000.00-\$40,000.00.

Tom Corcoran explained that one way the county and town get the revenue is through Bed & Breakfasts and other rentals. The county hired someone to locate illegal Bed & Breakfasts and he and his assistant, Matt Drake are in the process of locating them locally; not only for taxes but for safety purposes.

ITEM #13 Public Comment
No public comment.

ITEM #14 Resolutions

A). Resolution # 56 To accept bid for Youngs Field lighting project
Supervisor Corcoran explained that there is a \$100,000.00 matching grant for this project. The bid includes new electrical work and \$8,000.00 for insurance. If the town were to buy the steel poles it would be less money but take more time to get. They need to approve this resolution and can do reverse engineering if they want to remove items from the bid.

Councilwoman Sessa stated that Marlboro Youth Baseball & Softball is willing to contribute and fundraise.

B). Resolution # 57 To authorize Greenman-Pederson to publicly bid for the Marlborough DPW Garage Renovations TM-2024DPWR
C). Resolution # 58 To appoint summer camp employees

ITEM #15 Adjournment

Councilman Molinelli made a motion to adjourn the meeting at 8:30 p.m. Motion seconded by Councilman Cauchi.

Yea: 5 Nays: 0 Carried

Respectfully submitted,

Danielle Cherubini

Deputy Town Clerk

June 24, 2024

A). Resolution # 56 To accept bid for Youngs Field lighting project

Supervisor Corcoran proposes the following:

Whereas, Greenman-Pederson has prepared bid documents for the Youngs Field Lighting Project, and

Whereas, the Town of Marlborough Town Clerk's Office advertised for the bids, and

Whereas, the bids were received and opened on June 7, 2024, and

Whereas, the following bids were received

Stilsing Electric	\$240,870
Hudson Valley Electrical Man. Inc	\$280,000
J & J Sass Electric	\$333,900
Proflex Inc	\$358,683

Whereas, Greenman-Pederson has reviewed the bids for completeness and all references were checked, and

Whereas, it is the recommendation of Greenman-Pederson that the contract be awarded to Stilsing Electric.

Be it resolved the Town Board of the Town of Marlborough accepts the bid from Stilsing Electric in the amount of \$240,870

And moves for its adoption:

Councilman Molinelli	No
Councilwoman Sessa	Yes
Councilman Cauchi	Yes
Councilman Zambito	Yes
Supervisor Corcoran	Yes

June 24, 2024

B). Resolution # 57 To authorize Greenman-Pederson to publicly bid for the Marlborough DPW Garage Renovations TM-2024DPWR

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough is requesting bids for the construction of the Project known as the Marlborough DPW Garage Renovations TM 2024DPWR, and

Whereas, the scope of work has been prepared by Greenman-Pedersen, Inc. 80 Wolf Road Suite 300 Albany NY 12205, and

Whereas, the Town of Marlborough Town Board authorizes Greenman-Pedersen Inc to publicly bid the Marlborough DPW Garage Renovations TM-2024DPWR, and

Whereas, the bidding documents may be obtained electronically from Bidnet Direct at <http://www.bidnetdirect.com/new-york/townofmarlboroughny>, and

Whereas, hard copies may be obtained at the Town Clerks Office located 21 Milton Turnpike, Suite 200 Milton NY 12547.

Now therefore be it resolved, that the bids will be received and open by the Town Clerk and read aloud at the Town Hall, 21 Milton Turnpike, Suite 200 Milton NY 12547 on July 26, 2024 at 11:30am local time for the following contracts

1. General Construction
2. Electrical
3. Plumbing
4. HVAC

And moves for its adoption:

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

June 24, 2024

C). Resolution # 58 To appoint summer camp employees

Supervisor Corcoran proposes the following:

Be it resolved the following employees be appointed to the 2024 Summer Camp

CAMP DIRECTOR

Melanie Oneto
Gale Troncillito
Dawn Macario

HEALTH DIRECTOR/EMT

Nicole Trapani

ADULT COUNSELORS

Dylan Harshberger
Christine Musacchio
Steven Mazza
Kayleigh Muggeo
Marissa Spencer

SENIOR COUNSELORS

Madison Gibney
Emma Jackson
Zachery Morales
Thomas Rusk
Lilly Sullivan
Tyler Schmidt

YOUTH COUNSELORS

Emily Hite
Taylor Trapani
Venerice Robinson

And moves for its adoption:

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