

FIRST MEETING OF THE MONTH  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NY  
JULY 8, 2024 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Corcoran  
Councilman Zambito  
Councilwoman Sessa  
Councilman Cauchi

Colleen Corcoran, Town Clerk

Also Present: Gerald Cocozza, Chief of Police  
Arlette Porpiglia, Recreation Committee Chair

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

*Councilwoman Sessa made a motion to approve the agenda. Motion seconded by Councilman Zambito.*

*Yea: 4      Nays: 0      Carried*

ITEM #4 Motion to approve minutes

A). Motion to approve minutes from the June 24, 2024 Town Board Meeting

*Councilman Cauchi made a motion to approve minutes from the June 24, 2024 Town Board Meeting. Motion seconded by Councilwoman Sessa.*

*Yea: 4      Nays: 0      Carried*

ITEM #5 Authorize payment of bills

*Councilwoman Sessa made a motion to authorize payment of the abstract in the amount of \$213,101.44. Motion seconded by Councilman Zambito.*

*Yea: 4      Nays: 0      Carried*

ITEM #6 Comments on the agenda

*No comments on the agenda.*

ITEM #7 Report of Departments and Boards

*Supervisor Corcoran read the Highway Department report aloud.*

*Chief Cocozza reported that Ulster County Executive, Jen Metzger began a Safe Start to Summer Program which is a vehicle and traffic safety program to help reduce accidents of all kinds. There will be more enforcement at specific locations throughout the county. He explained where the locations are in Marlborough. He stated that he can report to the Board after the time period ends as to what the outcomes are. He explained how hard the Town tried to work with DOT to make Route 9W safer with no results from the DOT.*

**THOMAS CORCORAN - BUILDING INSPECTOR**  
**MONTHLY REPORT - BUILDING DEPARTMENT**  
**MONTH OF: JUNE 2024**

CERTIFICATE OF OCCUPANCY	4	STOP WORK ORDER	1
REQUEST FOR INFORMATION	7	FIRE CALLS	0
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	11
BUILDING EXTENSIONS	6	COMPLAINTS	28
FIRE INSPECTIONS	11	CLOTHING BIN RENEWALS	0
 TOTAL MILEAGE	 1,511	 TOTAL GAS USAGE	 90 Gals.

**BUILDING PERMITS**

ADDITION / RENOVATION	2	GENERATOR	1
BARN	0	MULTI-FAMILY	1
BURNING	15	POOL / HOT TUB	2
CARPORT/GARAGE	1	ROOF	4
COMMERCIAL	0	SHED	9
DECK/STAIRS	4	SINGLE FAMILY	3
DEMOLITION	0	SOLAR PANELS	3
ELECTRICAL / HVAC	4	TANK REMOVAL	1
FIREWORKS	1	WOOD / PELLET STOVE	0
 TOTAL PERMITS	 51	 EST. COST OF BUILDINGS	 \$1,894,767.00

**FEES COLLECTED**

CERTIFICATE OF OCCUPANCY	\$650.00
PERMIT EXTENSIONS	\$6,524.00
BUILDING PERMITS	\$8,055.46
REQUEST FOR INFORMATION	\$1,400.00
<b>TOTAL BUILDING FEES</b>	<b>\$16,629.46</b>
 FIRE INSPECTIONS	 \$2,590.00
TRAILER PARK RENEWALS	\$0.00
<b>TOTAL FIRE FEES</b>	<b>\$2,590.00</b>
 BURNING FEES	 \$70.00
 TOTAL FEES	 \$19,289.46

Police Department  
Town of Marlborough

**MEMORANDUM**

To: Town Board of the Town of Marlborough  
From: Chief Cocozza  
Date: July 8, 2024  
Subject: Activity Summary for the Month of June 2024



Following is a summary of the activity of the Police Department for the month of June 2024

<u>MOTOR VEHICLE ACCIDENT</u>	June 24	Yr. Date 24	June 23	Yr. Date 23
Personal injury	6	20	3	19
Fatal	0	0	1	1
Property Damage	23	106	20	106
Total	29	126	Total 24	126

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	104	925	97	638
Parking	7	22	0	9

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1271	7374	906	6023
Total Arrests	20	114	24	135

<u>TOTAL TELEPHONE CALLS</u>				
	1432	7481	1155	6557

POLICE DEPARTMENT OVERTIME HOURS payroll 13 & 14

Full Time Officer Overtime	(see attached)	(see attached)
Full Time Officer Grant O/T	(see attached)	(see attached)
Part Time Officer Overtime	(see attached)	(see attached)
Part Time Officer Gant O/T	(see attached)	(see attached)
Full Time Dispatchers Overtime 4 (\$137)	84.75	9.5 (\$377) 25.5
Part Time Dispatchers Overtime 0 (\$0)	64	27 (\$760) 132

<u>Police Mileage</u>	12774	76325	11055	54855
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Police Department  
Town of Marlborough



**MEMORANDUM**

Activity Summary for the month of June 2024

Page 2.

**Police Department Payroll 13 &14 Regular Hours**

	<b>June 24</b>	<b>Yr. Date</b>	<b>June 23</b>	<b>Yr. Date</b>
Full Time Police Officer	1040	6660.75	1332	7010
Part Time Police Officer	1371.5	7799.25	1339.5	7572.5
Full Time Dispatcher	480	3368	480	2826
Part Time Dispatcher	360	2023	315	1750.5
Traffic Officer	96	481.5	64.5	400.5

**Police Department Fuel Consumption**

Police	1071.534	7175.709	1029.736	51921.951
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**Use of Force**

0-use of force YTD	0 - use of force	0- use of force
0- Hands YTD	2 – hands	2- hands

Civilian Complaints	1	Civilian Complaints	0
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**Police Officer Overtime** ( these figures are not exact and are intended for budget use and tracking)  
 Figures are up to date of last payroll

Line Item	Yr. to Date	Budgeted	remaining	% utilized
Admin	\$706	\$3,072	\$2,366	23%
DARE	\$1,372	\$4,431	\$3,059	31%
F/T Court	\$280	\$3,421	\$3,141	8%
F/T Holiday *	\$7,757	\$55,175	\$47,418	14%
F/T Investigations	\$2,061	\$8,552	\$6,491	24%
F/T Shift Cover	\$3,417	\$19,954	\$16,537	17%
F/T Training	\$511	\$14,225	\$13,714	4%
P/T Court	\$1,107	\$5,278	\$4,171	21%
P/T Holiday *	\$9,119	\$2,634	(\$6,485)	346%
P/T Investigations	\$3,121	\$7,533	\$4,412	41%
P/T Shift Cover	\$1,378	\$41,356	\$39,978	3%
P/T Training	\$224	\$6,544	\$6,320	3%
F/T Firearms training &taser	\$0	\$3,771	\$3,771	0%
P/T Firearms training &Taser	\$0	\$4,963	\$4,963	0%
FT Special detail	\$1,068	\$7,543	\$6,475	14%
PT Special Detail	\$0	\$8,093	\$8,093	0%
<b>Total</b>	<b>\$32,121</b>	<b>\$196,545</b>	<b>\$164,424</b>	<b>16%</b>
<b>*Holiday</b>	<b>\$16,876</b>	<b>\$57,809</b>	<b>\$40,933</b>	<b>29%</b>



## Incident Breakdown By Month Report

Print Date/Time: 07/03/2024 09:01  
 Login ID: jvanamburgh.marpd  
 Year: 2024

Marlborough Town Police Department  
 ORI Number: NY0555800  
 Incident Type: All

Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#
7 Digit Call	4	23.5	2	11.8	3	17.6	2	11.8	3	17.6	0	0.0	0
911 Abandoned	5	29.4	3	17.6	0	0.0	3	17.6	4	23.5	2	11.8	0
911 Misdial	1	16.7	1	16.7	0	0.0	1	16.7	2	33.3	1	16.7	0
911 No Voice Call	5	38.5	1	7.7	2	15.4	3	23.1	0	0.0	1	7.7	1
Abandoned	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	0
Accident Personal	1	5.0	2	10.0	3	15.0	4	20.0	4	20.0	6	30.0	0
Accident Property	22	20.8	14	13.2	17	16.0	17	16.0	13	12.3	23	21.7	0
Alarm Burglary	31	25.4	13	10.7	15	12.3	12	9.8	32	26.2	19	15.6	0
Alarm Panic	2	22.2	1	11.1	0	0.0	3	33.3	2	22.2	1	11.1	0
Animal	9	12.0	5	6.7	9	12.0	10	13.3	15	20.0	26	34.7	1
Assist EMS	71	20.0	47	13.2	68	19.2	55	15.5	61	17.2	49	13.8	4
Assist Fire	20	21.7	13	14.1	8	8.7	14	15.2	19	20.7	18	19.6	0
Assist Other	3	12.5	2	8.3	5	20.8	7	29.2	2	8.3	5	20.8	0
ATV Complaint	0	0.0	0	0.0	0	0.0	7	63.6	3	27.3	1	9.1	0
BOLO	0	0.0	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	0
Burglary	0	0.0	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	0
Child Abuse	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	0
Civil Matter	3	21.4	4	28.6	2	14.3	0	0.0	1	7.1	3	21.4	1
COPP	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Criminal Mischief	2	20.0	3	30.0	2	20.0	3	30.0	0	0.0	0	0.0	0
Custody Dispute	1	20.0	1	20.0	0	0.0	3	60.0	0	0.0	0	0.0	0
Disabled Vehicle	6	21.4	6	21.4	4	14.3	3	10.7	4	14.3	5	17.9	0
Disorderly	1	11.1	1	11.1	2	22.2	2	22.2	1	11.1	0	0.0	0
Dispute	3	5.6	10	18.5	10	18.5	6	11.1	5	9.3	20	37.0	0
Domestic Dispute	14	20.9	14	20.9	8	11.9	14	20.9	7	10.4	10	14.9	0
Encon Violation	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1



## Incident Breakdown By Month Report

Print Date/Time: 07/03/2024 09:01  
 Login ID: janamburgh.marjpd  
 Year: 2024



Marlborough Town Police Department  
 ORI Number: NY0555600  
 Incident Type: All

Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Totals
	#	%	#	%	#	%	#	%	#	%	#	%	
Erratic Vehicle	10	14.5	6	8.7	15	21.7	12	17.4	15	21.7	11	15.9	0
Fight	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0
Fire Investigation	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0
Fireworks	0	0.0	1	16.7	0	0.0	0	0.0	3	50.0	2	33.3	0
Follow Up	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0
Foot Patrol	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	0
Fraud	1	5.6	4	22.2	2	11.1	3	16.7	6	33.3	2	11.1	0
Harassment	3	13.0	6	26.1	3	13.0	2	8.7	6	26.1	3	13.0	0
HazMat	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Identity Theft	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Indecent Exposure	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Information	1	6.3	4	25.0	4	25.0	2	12.5	3	16.8	2	12.5	0
Juvenile	0	0.0	1	33.3	0	0.0	1	33.3	0	0.0	0	0.0	0
Larceny	8	30.8	5	19.2	4	15.4	2	7.7	3	11.5	4	15.4	0
Lock Out	5	12.2	10	24.4	6	14.6	6	14.6	7	17.1	7	17.1	0
Lost or Missing	0	0.0	1	14.3	0	0.0	1	14.3	2	28.6	3	42.9	0
Mental Health Law	2	40.0	1	20.0	1	20.0	0	0.0	1	20.0	0	0.0	0
New Call	1	11.1	1	11.1	3	33.3	0	0.0	3	33.3	1	11.1	0
Noise Complaint	2	9.1	3	13.6	1	4.5	7	31.8	2	9.1	7	31.8	0
Open Door	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	0	0.0	0
Police Public	5	13.5	7	18.9	3	8.1	3	8.1	8	21.6	10	27.0	1
Police Station	0	0.0	0	0.0	1	12.5	1	12.5	2	25.0	4	50.0	0
Property Check	538	13.8	591	15.2	597	15.3	587	15.1	817	21.0	683	17.5	85
Property Found	0	0.0	3	33.3	3	33.3	1	11.1	1	11.1	1	11.1	0
Property Lost	5	25.0	4	20.0	1	5.0	4	20.0	2	10.0	4	20.0	0
Property Retrieval	0	0.0	1	16.7	1	16.7	3	50.0	1	16.7	0	0.0	0



## Incident Breakdown By Month Report

Print Date/Time: 07/03/2024 09:01  
Login ID: jyanamburgh,marjpd  
Year: 2024

Marlborough Town Police Department  
ORI Number: NY0555800  
Incident Type: All



Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#
Psychiatric	3	14.3	2	9.5	2	9.5	5	23.8	5	23.8	3	14.3	1
Public Safety	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0
Road Hazard	18	26.9	8	11.9	13	19.4	6	9.0	7	10.4	13	19.4	2
School Check	74	15.1	60	12.2	71	14.5	88	18.0	98	20.0	85	17.3	14
School Incident	2	8.7	0	0.0	7	30.4	4	17.4	5	21.7	4	17.4	1
Senate Papers	1	9.1	1	9.1	3	27.3	4	36.4	0	0.0	2	18.2	0
Sex Offense	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Shots Fired	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0
Special Detail	1	5.9	5	29.4	1	5.9	4	23.5	2	11.8	4	23.5	0
Suspicious	11	8.1	20	14.8	28	20.7	23	17.0	25	18.5	26	18.5	3
Traffic Complaint/	2	4.8	6	14.3	10	23.8	5	11.9	8	19.0	11	26.2	0
Traffic Stop	204	17.0	224	18.6	178	14.8	212	17.6	243	20.2	135	11.2	7
Transport	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	0
Trespass	0	0.0	2	28.6	1	14.3	1	14.3	1	14.3	0	0.0	0
Unknown Police	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	0	0.0	0
Unwanted Subject	1	16.7	1	16.7	2	33.3	0	0.0	1	16.7	1	16.7	0
Vehicle and Traffic	0	0.0	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	0
Vehicle	2	20.0	0	0.0	4	40.0	2	20.0	2	20.0	0	0.0	0
Warrant Execution	1	8.3	1	8.3	2	16.7	2	16.7	4	33.3	2	16.7	0
Water Emergency	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	0
Welfare Check	21	15.3	19	13.9	25	18.2	17	12.4	20	14.6	33	24.1	2
<b>Total:</b>	1132	15.1	1148	15.3	1152	15.4	1183	15.8	1489	19.9	1271	16.9	124
													7499

**SUPERINTENDENT OF HIGHWAYS**

*Town of Marlborough  
1650 Route 9W, P.O. Box 305  
Milton, New York 12547*



**John Alonge**  
Highway Superintendent

**Phone:** 845-795-2272 x 6  
**Fax:** 845-795-6037  
**Cell:** 845-849-5549

Supervisor Corcoran  
Town Clerk Colleen Corcoran  
Town Board Members

**Monthly Report for June 2024**

We continued to prepare for our paving project this year. We installed and replaced pipes on Lillie Lane and Ridgecrest Dr., ditched along Willow Tree Rd. and mowed all shoulders. We did blacktop repairs where needed, had the roads swept and worked with the paving company correcting any issues. Paving is scheduled for the beginning of July.

Blacktop repairs were made on Upper Bailey's Gap, Lauria Dr., McLaughlin Dr., Old Indian Rd., Orange St. and Cameron Ct. The mower was out mowing shoulders throughout Marlboro and the Landfill.

Two days were spent assisting Keith Minard with hauling debris from Old Indian Trail. On 6/26 we sent our flail mower, with an operator, to assist the Town of Ulster Highway Department.

Several days were spent installing a stone wall planter around the sign for the new Community Center and helping to prepare for the Grand Opening which was held on 6/12. A new gate was installed at the Town Park. At Milton Landing we installed a concrete pad and ramp for the kayak launch, along with installing a gangway.

On 6/6 we assisted the Water Department with a water main break on Rt. 9W at Sono-tek. At the end of the month assisted with the blacktop repairs.

We had a crew installing all the Hometown Hero's banners that were displayed during the Memorial Day Parade. The Department also participated in "Touch a Truck" event that was held at the Town Park on 6/22.

At the end of the month we spent several days chipping brush, removing downed trees and sweeping the dirt run off on the roads due to a storm.

**Fuel Usage:** Gas: 105.307 gal. Diesel: 1,371.474 gal.

Respectfully submitted,

*John Alonge*  
John Alonge, Highway Superintendent

**WATER SUPERINTENDENT  
TOWN OF MARLBOROUGH  
1650 ROUTE 9W, PO BOX 305  
MILTON, NY 12547**

**CHARLES MUGGEO  
WATER SUPERINTENDENT**

**FAX (845) 795-2031  
PHONE (845) 795-5100**

**DATE: 7/08/2024**

**TO: SUPERVISOR SCOTT CORCORAN  
TOWN BOARD MEMBERS  
TOWN CLERK**

**RE: MONTHLY REPORT FOR JUNE**

Water consumption totaled 14,945,000 gallons, which is a daily usage of 482,000  
Compared to last month 14,945,000 gallons, which is a daily usage of 482,000.  
Compared to a year ago water consumption was 17,304,000 gallons for the month, which  
is a daily usage of 576,800.

**SUMMARY FOR THE MONTH**

CURB BOXES: We had to repair curb boxes on Hudson Terrace.

HYDRANTS: We repaired a fire hydrant on Lattintown Rd that was hit by a car.

METERS: We are had to replace 10 meters.

RESERVIOR: We mowed and weed whacked the reservoir with the help of the Highway  
Dept.

SERVICE LINES: We had to install 2 new service lines.

WATERMAINS: We repaired a 4 in water main an 8 inch water main in Milton with the  
help of the Highway Dept.

We also had to prep roads that were being paved with sewer lids and valve boxes that are  
in the road.

**SEWER LINE INSPECTIONS:**

**SERVICE LINE INSPECTIONS: 6**

**CLOSINGS: 7**

**MARKOUTS: 40**

**Gallons of Gas: 260**

**Gallons of Diesel: 45**

**Mileage for the month: 2,000**

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	100.00
			<b>Sub-Total:</b>	<b>\$100.00</b>
Conservation	Conservation	A1255	8	20.62
			<b>Sub-Total:</b>	<b>\$20.62</b>
Dog Licensing	Female, Spayed	A2544	10	40.00
Dog Licensing	Male, Neutered	A2544	9	40.00
Dog Licensing	Male, Unneutered	A2544	2	20.00
			<b>Sub-Total:</b>	<b>\$100.00</b>
General Fund	Water Service	2144SW	1	3,000.00
			<b>Sub-Total:</b>	<b>\$3,000.00</b>
LANDFILL FEES	T/s Permits	00-2130	4	268.00
LANDFILL FEES	T/s Punch Cards	00-2130	21	1,464.00
			<b>Sub-Total:</b>	<b>\$1,732.00</b>
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	1	17.50
			<b>Sub-Total:</b>	<b>\$17.50</b>
Misc Fees	Building Fees\Building Dept	00-2110	1	15,299.44
Misc Fees	Fire Fees/Building Dept	00-2110	1	1,235.00
Misc Fees	YRP Camp	00-2025	24	11,400.00
			<b>Sub-Total:</b>	<b>\$27,934.44</b>
MISC. FEES	Accident Reports	00-1255	10	752.50
MISC. FEES	Certified Copies	00-1255	4	330.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	1	650.00
MISC. FEES	Dog Warden	00-2611	2	310.00
MISC. FEES	Foi Requests	00-1255	2	18.54
MISC. FEES	Geneology	00-1255	1	22.00
MISC. FEES	Park Fees	00-2001	3	1,750.00
			<b>Sub-Total:</b>	<b>\$3,833.04</b>
Park and Rec Fees	Train Station Fee	2001	1	450.00
			<b>Sub-Total:</b>	<b>\$450.00</b>
			<b>Total Local Shares Remitted:</b>	<b>\$37,187.60</b>
Amount paid to: NYS Ag. & Markets for spay/neuter program				25.00
Amount paid to: NYS Environmental Conservation				1,089.38
Amount paid to: State Health Dept. For Marriage Licenses				22.50
<b>Total State, County &amp; Local Revenues:</b>	<b>\$38,324.48</b>			<b>Total Non-Local Revenues:</b> <b>\$1,136.88</b>

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Colleen Corcoran Town Clerk, Town of Marlborough during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

\_\_\_\_\_  
Supervisor\_\_\_\_\_  
Date\_\_\_\_\_  
Town Clerk\_\_\_\_\_  
Date

Water Quality Management, Inc.  
P.O. Box 733  
Marlboro, NY 12542

July 5, 2024

For the month of June 2024, both the Marlboro and Milton Wastewater Treatment Plants complied with all of the SPDES requirements. The following are monthly statistics for both plants;

**Marlboro WWTP**

- Average Daily Flow = **80,000** gallons per day.
  - (46% of design capacity.)
- Average BOD removal = **97%**
- Average Suspended Solids removal = **91%**

**Milton WWTP**

- Average Daily flow = **27,000** gallons per day.
  - (About 49% of design capacity)
- Average BOD removal = **99%**
- Average Suspended Solids removal = **95%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of June without any major changes. We unfortunately are experiencing issues with the block wall supporting the Milton Building. The slope of the hill behind the building is causing rain water to pool against the foundation wall. Over time this has caused the concrete blocks to slowly crumble. We have been patching the necessary areas but in order to properly resolve this issue the town should look into installing gutters on the roof and pitching any runoff water away from the building. During the month we also experienced a power outage at the Milton facility that lasted for two days. Fortunately the effluent was able to remain clean enough to meet permit standards but if another day or two went by we would have started to break permit.. I will look into getting quotes for a backup generator and recommend the town budget for one next year. It is a DEC requirement that has been mentioned in past inspections and will only help protect the expensive equipment from damage during future power outages. Overall, both wastewater treatment plants are in good working order but are getting older. If you need any additional information, please do not hesitate to contact me.

Thank you,  
Julian Falco  
Water Quality Management, Inc.

# June 2024

## TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

CHAIR: Chris Brand, MEMBERS: Fred Callo, James Garofalo, Steve Jennison, Cindy Lanzetta, Joe Lofaro, Bob Troncillito,

June 2024 Financial Report	
<b>Application Fees</b>	\$8,092.39
<b>Escrow Fees</b>	\$6,050
<b>Recreation Fees</b>	\$2,000
<b>Invoices</b>	\$5,182.15

June 3, 2024  
Regular Meeting 7:00 PM

### Approval of Minutes

The minutes for the April 1, 2024, and May 6, 2024, meetings were approved unanimously.

### Announcements

None

### Communications

None

### Public Hearings

None

### Ongoing Application Review

DiVIESTI, Michael and Jennifer  
6-8 DiViesti Dr., Marlboro

23-1026  
108.4-7-14

PRELIMINARY

SUBDIVISION

### Technical Comments

1. The project has received Zoning Board of Appeals approval for relief for bulk table deficiencies. A 9 May, 2024 letter from the Zoning Board of Appeals identifies the granted.
2. The Planning Board granted a waiver for topography at the 5 February 2024 meeting.

3. Status of the Planning Board Attorney's review of the easements should be addressed. At the February meeting, the deeds for the easements had not been submitted to the Planning Board Attorney's office.
4. Confirmation as to the number of lots accessing the private roadway should be received.

**Board Actions**

The Board discussed driveways and easements on the site. A Public Hearing was scheduled for July 15, 2024.

**MARLBORO ON HUDSON**  
Hudson Circle, Marlboro

**18-2008 RE-APPROVAL**

**SITE PLAN**

**Technical Comments**

1. Updated plans and SWPPP have been prepared for the project. Project is before the Board for reapproval to allow the completion of the 24 remaining residential units, clubhouse, and pool.
2. Modifications to the plan including updates to the stormwater management facilities proposed. The existing stormwater facilities are proposed to be regraded in order to provide the capacity required for the project. Bio-retention areas are proposed to meet water quality standards. Modifications to the outlet control structures are also proposed to comply with new NYSDEC regulations.
3. Certain other plan upgrades are proposed including modified grading, drainage structure relocation, and general improvements to the site drainage plan required based on as-built conditions.
4. A Public Hearing is required for the site plan approval.
5. The project is generally consistent with the intent of the original design. It is recommended that the Planning Board issue a SEQRA consistency determination based on the previous Negative Declarations issued for the original project.
6. Status of the NYSDEC Stormwater Construction Permit should be addressed. Coverage under the Stormwater Permit must be provided prior to final approval.
7. Long term operation and maintenance of the stormwater facilities should be addressed either through a stormwater facilities maintenance agreement executed with the Town and filed with the County or appropriately addressed in the condominium documents.
8. Comments from the Planning Board Attorney should be received regarding the condominium documents originally approved for the projects versus the current project, which changed bedroom counts and has modifications to the site plan.

**Board Actions**

The Board scheduled a Public Hearing to be held on July 15, 2024.

**MARLBOROUGH RESORT LATTINTOWN**  
626 Lattintown Road, Marlboro

**24-2001pc**

**SKETCH**

**SITE PLAN**

**Technical Comments**

1. The project as proposed is a Type I Action under SEQRA. Project is located on a combined 152.5 acre site with a proposed 41.4 +/- acre disturbance. Projects greater than 10 acres disturbance triggers the Type I Action. In addition, the project is located in the Ulster County AG District #1. Disturbance of greater than 2.5 acres in an AG District triggers Type I Actions. The Planning Board should declare itself Lead Agency for the Environmental Review of the project. Involved agencies will be the Town of Marlborough Town Board, Town of Marlborough Zoning Board of Appeals, NYS Department of Environmental Conservation and the NYC Department of Environmental Protection and NYSDOT (identified by applicant).
2. A Stormwater Pollution Prevention Plan (SWPPP) will be required for future submissions.

3. The plans should be submitted to the Town Code Enforcement Office for review of the various uses proposed. This review is necessary to determine if any variances are required.
4. NYSDEC Permits will be required for construction activities in wetlands or adjacent areas.
5. NYSDEC approval for the sanitary sewer treatment will be required.
6. The NYSDEC wetland adjacent area boundary did not print on several of the Site Plan pages. Lettering is there, however the demarcation line is not depicted.
7. Documents reference a "Flood Study". This document should be provided to the Town Planning Board for review.
8. Portions of the sewage treatment plant are located within the side yard setback.
9. Comments from Jurisdictional Emergency Services should be received.
10. Finish floor elevations should be depicted on all existing and proposed structures.
11. A Wetland Validation Survey signed by an NYSDEC personnel should be submitted to confirm the DEC wetland boundaries and regulated adjacent areas on the site.
12. Grading Plans appear incomplete in several locations on the plan sheets.
13. A Traffic Study should be submitted to the Planning Board to assist in assessing impacts. Planning Board may wish to retain the services of Creighton Manning Engineering to assist in review of traffic related issues.
14. Engineering Report and details for the water system will be required.
15. Various uses on the site will require RPZ's in the water system to protect the water system from cross contamination.
16. A Stormwater Facilities Maintenance Agreement will be required.
17. The EAF and the information provided to the Fish and Wildlife Service conflict in the amount of area to be disturbed.
18. While the EAF does not identify Indiana Bat habitat, the Federal letter identifies habitat for Indiana Bat, Bog Turtle and additional species including Monarch Butterfly, Northern Long Eared Bat and Tri-Colored Bat. Impacts to these species must be addressed.
19. A parking calculation should be provided for all uses on the site.
20. The applicant's are requested to discuss project phasing as referenced in the cover letter.
21. The application and checklist have several locations where signatures are required.
22. Further review of the plans will be undertaken upon receipt of detailed design plans for stormwater management, sanitary sewer and water systems, and environmental studies are provided.

#### **Board Actions**

The Board declared itself as Lead Agency for the Environmental Review of this project. The Board also approved retaining the services of Creighton Manning Engineering to assist in review of traffic related issues

#### **New Application Review**

<b>MAZZA 2 LOT SUBDIVISION</b>	<b>24-2007</b>	<b>SKETCH</b>
2 Dragotta Road, Marlboro	108.4-6-5.100, 5.200	<b>SUBDIVISION</b>

#### **Technical Comments**

1. The project is subject to an encroachment agreement between the Town and the applicant to be filed at the County Clerk's office.
2. Planning Board Attorney's review of Note 1 regarding area reserved for future highway use should be reviewed. The roadway by use demarcation has been incorporated into the plans providing a 12.5-foot setback from the existing porch. A 25-foot area from the center line has been depicted.
3. A Zoning Board of Appeals referral is required as proposed Lot 2 as inadequate side yard setback 5 feet provided where 10 feet is required.
4. Utilities serving each of the lots (water/sewer) should be depicted on the plans.

**Board Actions**

The applicant was referred to the ZBA and will return once the ZBA provides their determination.

**WILKLOW 2 LOT SUBDIVISION**  
37-43 Bailey Gap Road, Marlboro

**24-2008**      **SKETCH**  
95.4-1-15

**SUBDIVISION**

**Technical Comments**

1. The project involves a 2-lot subdivision of a 20 +/- acre parcel containing existing structures. The intent of the subdivision is to subdivide off a single- family residential structure from the farm operation.
2. The location of any wells servicing the parcels should be identified.
3. A zoning variance from Section 155-52(C) regarding agricultural buffers is required for Lot 1.
4. The applicants are requesting a waiver of a complete survey of the 20-acre parcel. A deed plot and topography has been provided at a 1-inch equals 200 scale.
5. Note 8 identifies that the house on Lot 1 is served by a well on Lot 2. It is recommended that a new well be installed to serve the proposed residential lot or appropriate easements, covenants, and legal documents acceptable to the Planning Board Attorney be filed to allow the shared well to continue. This office recommends a new well to be installed in compliance with applicable regulations.

**Board Actions**

The applicant was referred to the ZBA and will return once the ZBA provides their determination.

**Special Topics Discussion**

None

**Adjournment**

**NEXT SCHEDULED MEETING: Monday, June 17, 2024**

**June 17, 2024**  
**Regular Meeting 7:00 PM**

***-MEETING CANCELED DUE TO INACTIVITY-***

**NEXT SCHEDULED MEETING: Monday, July 15, 2024.**

***Respectfully Submitted,***

***Chris Brand, Chairman, Town of Marlborough Planning Board***

ITEM #8 Presentation

*No presentation.*

ITEM #9 Old Business

*Supervisor Corcoran reported on Indian Trail. Jersey barriers have been installed and blacktop will be done next week on the north end. The south end will be worked on in September when Central Hudson moves poles. He had a discussion with a potential buyer of the Quick's house.*

*Supervisor Corcoran stated that there was a conversation with the builders who have a project on Lattintown Rd. with regard to water; they plan to pay into the water district and increase the size of their holding tank.*

*Councilwoman Sessa reported that the 1<sup>st</sup> concert was a huge success. Arlette Porpiglia thanked the Marlborough Police Department and Highway Department for their help with the concert. The Recreation Committee has worked very hard on coordinating the events. She announced that the next concert is Friday, July 12, 2024. The Committee is looking forward to hosting family bingo nights at the Community Center, the Spring Fling, and Christmas in the Park.*

*There was a brief discussion about where early voting might take place.*

ITEM #10 New Business

ITEM #11 Correspondence

*Supervisor Corcoran read the following correspondence:*

*A letter from Pattie Lofaro, Certified Yoga Instructor, requesting use of the park to hold classes. The Board agreed that Ms. Lofaro could use the park for yoga.*

*A resignation letter from Brian Levy, Part Time Police Officer which is effective July 11, 2024.*

*A resignation letter from Emily Aldrich, Full Time Dispatcher which is effective July 2, 2024.*

ITEM #12 Public Comment

*No public comment.*

ITEM #13 Resolutions

*No resolutions.*

ITEM #14 Adjournment

***Councilman Cauchi made a motion to adjourn the meeting at 7:31 p.m. Motion seconded by Councilwoman Sessa.***

***Yeas: 4            Nays: 0            Carried***

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*