

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

Present: Supervisor Corcoran
Councilman Molinelli
Councilman Cauchi
Councilman Zambito

Also Present: Danielle Cherubini, Deputy Town Clerk
Amanda Meyer, 2nd Deputy Town Clerk
Rosemary Wein, Resident
Mici Simonofsky, CAC Chair
James Garofalo, 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 Zambito.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the November 12, 2024 Town Board Meeting

Councilman Molinelli made a motion to approve minutes from the November 12, 2024 Town Board Meeting. Motion seconded by Councilman Zambito.

Yeas: 4 Nay: 0 Carried

ITEM #5 Authorize payments of bills

Councilman Cauchi made a motion to authorize payment of the abstract in the amount of \$486,690.54. Motion seconded by Councilman Molinelli.

Yeas: 4 Nays: 0 Carried

ITEM #6 Supervisor Updates

Supervisor Corcoran reminded the public to go on all the Town's social media sites to see all the upcoming events for the holidays. He gave an update of how the DPW project is moving along. Also, cruise ships are done for the year; the floating docks were taken out of the water. Supervisor Corcoran wished everyone a Happy Thanksgiving and Happy Holidays. He stated that the next meeting is December 9, 2024 and will be the last meeting of the year.

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 CAC report which is incorporated into the minutes as follows:

Town of Marlborough Conservation Advisory Committee

Meeting Report November 25, 2024

To Supervisor Corcoran and Town Board Members:

We were pleased to hear the report of Cornell Cooperative Extension of Ulster County Agent Anna McGrew at the November 12 Town Board meeting. The report was created with the help of our member Naseem Haidaoui. We will be using the spreadsheet that was included to follow through on identified areas of need and prioritize those that are most urgent to the Town which can also be addressed using the skillsets of our members. CCE of Ulster County also prepared a rack card for public distribution for public education on how to be prepared for a disaster event. We will be receiving 150 of those rack cards as well as the graphic design to reproduce them as needed. The first of 12 posts is already online on the CAC Facebook page and the Town website. We thank Tina Rosa for her assistance and cooperation with Anna on this. These public outreach and education actions qualify for points toward Bronze certification as a Climate Smart Community. The final step in applying for those points requires a resolution from the Board that we continue cooperation with CCEUC and enter 11 more social media posts over the next 11 months. These posts are prepared by CCEUC focusing on how to deal with climate change emergencies.

Member Joan Delatorre and I met with Supervisor Corcoran to review the Clean Energies Community plan. We identified several ways to gain CEC points that put us on the path to 1-Star Designation. This designation is an achievable goal and we are diligently working toward that.

Congratulations to the Town for the planting of 6 more trees: 4 at the Sands Avenue Park and 2 at the Presbyterian Church open space in Marlboro. While that was not a CAC project, we celebrate the success of the Town in obtaining the grant. Thanks to former Board member Howard Baker for his follow through on that grant and to Rosemary Wein for all of her work on it. Of course, a thank you also to Mr. Zambito and his crew for planting the trees and providing their after care.

Our next meeting is scheduled for December 12 at 6:30 in the Community Center.

Respectfully submitted,
Mici Simonofsky

ITEM #10 New Business

No new business.

ITEM #11 Workshop topics

A). Open Board discussion

The Outstanding Citizen of the Year Award will be presented at the next meeting.

ITEM #12 Correspondence

Supervisor Corcoran read the following correspondence:

A resignation letter from Part Time Police Officer Thomas L. Keith Jr. which is effective immediately.

A resignation letter from Sergeant Justin J. Pascale stating his resignation from his current position effective December 31, 2024 in order to commence his newly elected position of Town Justice beginning January 1, 2025.

A letter from Ethics Board Member Vince Manesse stating that the Town will need to appoint another employee member due to the fact that Justin Pascale will no longer be on the Ethics Board.

A letter from Justin J. Pascale stating his recommendation to re-appoint Josephine Scacciaferro as Court Clerk effective January 1, 2025. His letter also commended the work of both Court Clerks, Renee Borchert and Josephine Scacciaferro.

ITEM #13 Public Comment

James Garofalo stated that the Town Code states that re-appointment to the Planning Board does not require an interview. He was called as a courtesy to interview since there were other interviewees. He declined the interview and chose to come to the meeting. He explained his schooling, work and involvement in the Town. He explained that he will state facts and disagree if need be. He explained how he wants to give back to the community and hopes to serve the Town in some way.

Mr. Garofalo also asked the Board to consider revising Table 1 in the Tax Exemption part of the Town Code since it is 20 years old.

Supervisor Corcoran and Councilman Zambito stated that they understand the Town Code and they asked Mr. Garofalo to come in for an interview as a courtesy since there were other applicants for the Planning Board.

Councilman Cauchi gave his opinion that Mr. Garofalo could work more on using best practice judgement in order to save Planning Board applicants money and time.

Mr. Garofalo stated that he sometimes says items are not necessary with regard to the EAF. He also revised four Planning Board Applications and is hoping the last one for subdivisions gets done.

ITEM #14 Resolutions

- A). Resolution #89 To appoint a part time police officer for the purpose of attending the Ulster County Police Academy
- B). Resolution #90 To authorize the Town of Marlborough to Sponsor an application for a grant from the restore NY Communities initiative 2024 (round 9) for restoration of Kent Farm
- C). Resolution #91 To authorize the Supervisor to sign a Stipulation of settlement agreement

ITEM # 15 Adjournment

Councilman Molinelli made a motion to adjourn the meeting at 7:55 PM. Motion seconded by Councilman Cauchi.

Yeas: 4 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

November 25, 2024

A). Resolution #89 To appoint a part time police officer for the purpose of attending the Ulster County Police Academy

Supervisor Corcoran proposes the following:

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

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

And it moves for adoption

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

November 25, 2024

B). Resolution #90 To authorize the Town of Marlborough to Sponsor an application for a grant from the restore NY Communities initiative 2024 (round 9) for restoration of Kent Farm

Supervisor Corcoran proposes the following:

WHEREAS, the Town Board of the Town of Marlborough has received a request from OP Kent and Sons to sponsor an application for funding from the Empire State Development Corporation (ESDC) under the “Restore NY Communities Initiative” to finance the rehabilitation of Kent Farm; and

WHEREAS, OP Kent and Sons proposes to use the funds to convert a historic home into an event space, cidery tasting room, and farm-to-table restaurant and

WHEREAS, OP Kent and Sons shall request financial assistance from ESDC in the amount of Seven Hundred and Seventy Two Thousand dollars (\$772,000)and

WHEREAS, the Town Board finds that this project is consistent with all existing local plans, the proposed financing is appropriate for the project, the project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities in the Town of Marlborough.

NOW, THEREFORE BE IT RESOLVED, that the Town Board hereby supports and will sponsor an application for Restore NY funding for Kent Farm and will administer the grant in accordance with all applicable rules and regulations established by EDSC; and

BE IT FURTHER RESOLVED, that implementation of this Resolution does not commit the Town of Marlborough to any particular course of action and is, therefore, a planning initiative which is a Type II action under SEQRA; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Marlborough does hereby authorize the Supervisor, or designated Town representatives, to execute the applications and any other agreements or documents required by EDSC for grant funding that results from the application

Dated: November 25, 2024

Moved: Supervisor Cororan

Seconded: Councilman Molinelli

Motion passes: Ayes 4 Nays 0

AYE NAY ABSTAIN

<u>PRESENT</u> /ABSENT Councilman Molinelli	AYE
<u>PRESENT</u> /ABSENT Councilman Cauchi	AYE
PRESENT/ <u>ABSENT</u> Councilwoman Sessa	ABSENT
<u>PRESENT</u> /ABSENT Councilman Zambito	AYE
<u>PRESENT</u> /ABSENT Supervisor Corcoran	AYE

COLLEEN CORCORAN, TOWN CLERK

November 25, 2024

C). Resolution #91 To authorize the Supervisor to sign a Stipulation of settlement agreement between the Town of Marlborough and Someplace Upstate LLC

WHEREAS, (plaintiff) Town of Marlborough is a municipal corporation duly organized and existing under the laws of the State of New York and maintains its offices in its Town Hall, which is located at 21 Milton Turnpike #200, Milton, New York 12547; and

WHEREAS, (Applicant and Defendants) SOMEPLACE UPSTATE LLC, ROSEVINE LLC, BELLFLOWER GROUP LLC, ARI MATITYAHU, ADAM H. J. BROZA, and DANIELLE L. BROZA a/k/a DANIELLE L. STEINBERG, wish to enter into a Stipulation of Settlement agreement, and

WHEREAS, the Parties are willing to enter into this Stipulation as they each desire to resolve the within proceeding on the terms and conditions set forth herein; and

WHEREAS, the Parties acknowledge and agree that they shall abide by the covenants, terms, and conditions contained in this Stipulation, and their future relations shall be construed and governed by the covenants, terms and conditions contained in this Stipulation; and

WHEREAS; the intention of the Parties in making this Stipulation is to allow the Planning Board to resume processing the Application in an orderly and diligent manner so as to reach those final determinations necessary to the granting Site Plan approval and issuing a Special Use Permit;

NOW, THEREFORE, in consideration of the terms, obligations, covenants, and conditions contained in the Stipulation of Settlement, the Town of Marlborough Town Board authorizes the Town Supervisor to sign the Stipulation of Settlement agreement with the (Applicant and Defendants) SOMEPLACE UPSTATE LLC, ROSEVINE LLC, BELLFLOWER GROUP LLC, ARI MATITYAHU, ADAM H. J. BROZA, and DANIELLE L. BROZA a/k/a DANIELLE L. STEINBERG

And it moves for adoption

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