

SPECIAL MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
JANUARY 2, 2025  
MINUTES OF MEETING

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

Also Present: Danielle Cherubini, Deputy Town Clerk  
Amanda Meyer, 2<sup>nd</sup> Deputy Town Clerk

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

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

***Yeas: 5                      Nays: 0                      Carried***

ITEM #4 Authorize payment of bills

***Councilman Zambito made a motion to authorize payment of the abstract in the amount of \$330,270.23. Motion seconded by Councilwoman Sessa.***

***Yeas: 5                      Nays: 0                      Carried***

ITEM #5 Resolutions

A). Resolution #24 To determine the SEQRA classification for the proposed restoration of Kent Farm

B). Resolution #25 To authorize repairs to the landfill cap at the Town of Marlborough Landfill

C). Resolution #26 To authorize an Inter-Municipal Agreement with County of Ulster

ITEM #6 Adjournment

***Councilman Molinelli made a motion to adjourn the meeting at 7:41 p.m. Motion seconded by Councilman Cauchi.***

***Yeas: 5***

***Nays: 0***

***Carried***

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*

January 2, 2025

A). Resolution #24 To determine the SEQRA classification for the proposed restoration of Kent Farm

Supervisor Corcoran proposes the following:

WHEREAS, the Town Board of the Town of Marlborough has agreed 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, the owners of the subject property, propose to use the grant funds to convert a historic home into an event space, cidery tasting room, and farm-to-table restaurant and to rebuild and restore a barn as a farm store, museum, and event venue showcasing New York State produce and historic farm artifacts on the Kent Farm property located at 160-162 North Road, Milton, NY, 12547; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(18) the “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part” is an enumerated Type II Action; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(2) the “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part” is also an enumerated Type II Action.

NOW, THEREFORE BE IT RESOLVED, that the Town Board hereby  
determines that the Action proposed by OP Kent and Sons is a Type II Action for the  
purposes of SEQR and, therefore, requires no further environmental review.

Dated: January 2, 2025

Moved: Supervisor Corcoran

Seconded: Councilman Molinelli

Motion passes:      Ayes 5   Nays 0

		AYE	NAY	ABSTAIN
PRESENT	Councilman Molinelli	AYE	_____	_____
PRESENT	Councilman Cauchi	AYE	_____	_____
PRESENT	Councilwoman Sessa	AYE	_____	_____
PRESENT	Councilman Zambito	AYE	_____	_____
PRESENT	Supervisor Corcoran	AYE	_____	_____

---

COLLEEN CORCORAN, TOWN CLERK

January 2, 2025

B). Resolution #25 To authorize repairs to the landfill cap at the Town of Marlborough Landfill

Supervisor Corcoran proposes the following:

**RESOLUTION AUTHORIZING REPAIRS TO THE LANDFILL CAP AT THE  
TOWN OF MARLBOROUGH LANDFILL**

WHEREAS, the Town of Marlborough Landfill needs landfill cap repairs (the “Project”); and

WHEREAS, the Town Board wishes to hire a consultant to design and oversee the completion of such repairs and solicit complete bids to complete the Project; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(1) the Project is a Type II action under SEQRA and does not need environmental review;

NOW, THEREFORE BE IT RESOLVED, that the Town of Marlborough hire Antea Group to design and oversee the completion of the Project and to assist the Town in the solicitation of complete bids pursuant to General Municipal Law section 103; and it is further

RESOLVED the Town of Marlborough advertise for bids for contracts to complete the Project pursuant to General Municipal Law section 103; and it is further

RESOLVED, that the Town Board designates the Town Clerk to open the bids at the time and place specified in the advertisement for bids, make a record of such bids and present such record to the Town Board at its next meeting.

The foregoing Resolution was duly put to a vote which resulted as follows:

	YEA	NAY
Councilman Molinelli	YEA	_____
Councilman Cauchi	YEA	_____
Councilwoman Sessa	YEA	_____
Councilman Zambito	YEA	_____
Supervisor Corcoran	YEA	_____

Dated: Milton, New York  
January 2, 2025

---

Colleen Corcoran, Town Clerk

January 2, 2025

C). Resolution #26 To authorize an Inter-Municipal Agreement with County of Ulster

Supervisor Corcoran proposes the following:

**RESOLUTION AUTHORIZING INTER-MUNICIPAL AGREEMENT WITH**  
**COUNTY OF ULSTER**

Councilman Cauchi offered the following resolution, which was seconded by Councilman Zambito, who moved its adoption:

WHEREAS, the County of Ulster (the “County”) has proposed to issue an award of funds to the Town of Marlborough (the “Town”) to aid in developing renewable energy; and

WHEREAS, the Town wishes to use the awarded funds to pay costs of installation of solar panels on the roof of the Town’s community center located at 1520 Route 9W, Marlboro, New York 12542 (the “Project”); and

WHEREAS, the award of funds by the County and the administration of the Project and the performance of Project-related work are to be governed by the terms of a certain Solar and Electric Vehicle Infrastructure Grant Intermunicipal Agreement (the “Agreement”) between the County and the Town;

NOW THEREFORE, IT IS HEREBY RESOLVED, that capitalized terms used by not defined herein have the meanings set forth in the Agreement; and it is further

RESOLVED, the Town Board hereby determines that the action, which consists of the execution and administration of the Agreement and the completion of the Project, is a Type II action pursuant to 6 CRR-NY 617.5 (c) (15) and not subject to review under the State Environmental Quality Review Act; and it is further

RESOLVED, the Town Supervisor is hereby authorized to execute the Agreement and is designated as an Authorized Person under the Agreement to act on behalf of the Town in all matters related to the Agreement.

The foregoing resolutions were duly put to a vote which resulted as follows:

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

Dated: Milton, New York  
January 2, 2025

---

Colleen Corcoran, Town Clerk