

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
JANUARY 27, 2025 7:00PM
MINUTES OF MEETING

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

Also Present: Colleen Corcoran, Town Clerk
Amanda Meyer, Deputy Town Clerk
Mici Simonofsky, CAC Chair

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

Councilman Cauchi made a motion to amend the agenda to include Resolution #32 - To adopt the NYS Climate Smart Communities Pledge Element 9 Climate Change Education and Engagement and commit to partnering with Cornell Cooperative. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

Mici Simonofsky explained that the website postings for this resolution will be educational based on items such as composting and plantings.

Councilman Cauchi made a motion to approve the agenda as amended. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

ITEM #4 Motion to approve minutes from January 13, 2025 Town Board Meeting
Councilman Molinelli made a motion to approve minutes from the January 13, 2025 Town Board Meeting. Motions seconded by Councilman Cauchi.

*Yea*s: 5 *Nay*s: 0 *Carried*

ITEM #5 Authorize payments of bills
Supervisor Corcoran gave a brief description of what bills were paid.
Councilman Cauchi made a motion to approve payment of the abstract in the amount of \$1,382,329.66. Motion seconded by Councilwoman Sessa.

*Yea*s: 5 *Nay*s: 0 *Carried*

ITEM #6 Supervisor Updates
Supervisor Corcoran thanked Colleen Corcoran for opening her office to the public for the last two Saturdays in January to collect taxes. He has been having conversations with developers who want to build in our town.

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:

**Conservation Advisory Committee Report to the Town Board
January 27, 2025**

It is with regret that I report that the Clean Energy Community program, which we had hoped would deliver \$5-10 thousand dollars in grants to the Town, was abruptly withdrawn in late November and we are unable to provide this. We remain undaunted and are gathering our resources to continue to earn points for Bronze Certification as a Climate Smart Community, using many of those same CEC actions to complete CSC actions.

Our work with Cornell Cooperative Extension of Ulster County has led to a partnership for community education and engagement. In order to complete this action and continue cooperation with CCEUC they ask for your approval via Resolution to include them in this and future collaborative efforts. That resolution was forwarded to the Board for your consideration.

Supervisor Corcoran asked the CAC to look into a funding opportunity for an EV charging station with EVunited. This request has prompted many phone calls and contacts. A copy of my email to the Supervisor summarizing my most recent activity is included in my report and I will continue to look for more data as well as following through on funding options.

We are hoping to have an event to coincide with Earth Day celebrations in collaboration with Ulster County DEC and possibly with the Milton Landing Committee. Rosemary Wein extended an invitation to attend their next meeting. The DEC would like to host a tree planting event and

we hope to expand that to showcase the Sands Avenue Park and the Dog Park facility with other fun and informative activities and vendors.

Our letter to the Planning Board in regards to the proposed Orchard on Hudson development was read at the January 13 Town Board meeting. As I explained then, the Planning Board does not allow time for public input or questions except at the Public Hearing scheduled just prior to final approval of a project. In this monthly report we emphasize the need for more transparency to the public on projects of this scope to allow time for proper planning and advisement which, in the long run, would save the developer time and money and create a better product for the Town.

These are the CAC concerns in regards to the Orchard on Hudson project: carbon emissions from slowed traffic and idling cars waiting to make turns into and from the development, as well as along the hamlet 9W corridor; drainage concerns; potential watershed contamination; viewshed concerns; and connectivity issues to Town businesses. All of these directly impact our residents and businesses.

The CAC was not given an opportunity to add comments early in the process, and neither were Town residents. Theirs and our questions and thoughts could serve to support such a development and offer suggestions to mitigate environmental concerns. We are hoping that some type of policy can be employed to alert the CAC to proposals of this type and magnitude so that we can offer assistance and support to all Town departments in their determinations and directives in a timely fashion and within the Planning process.

Respectfully submitted, Mici Simonofsky, CAC Chair

Mici Simonofsky added that EV Chargers are expensive to install and would like to get funding beforehand. She heard that New York State is planning to mandate EV Chargers in 2035. She will also be meeting with a Central Hudson representative and have a follow up meeting with one of the companies she met with.

Councilwoman Sessa reported that the Recreation Committee, with the help of the Police Department and Highway Department held a very successful Sledding Under the Stars event on Friday, January 24, 2025. The Recreation Committee had their first meeting of the year. They received many applications from bands for Concerts in the Park and will need to narrow down the list.

The committee is working with the HV Sports Dome to select a date for the Easter Egg Dash.

ITEM #10 New Business

A). 284 Agreement-motion to sign

Supervisor Corcoran read off the roads that will be paved this year.

Councilman Cauchi made a motion to sign the Highway 284 Agreement. Motion seconded by Councilman Molinelli.

Yea: 5

Nays: 0

Carried

B). Clothing Bin container approval

Supervisor Corcoran stated that there was a request to place a clothing bin at 1191 Route 9W. The company is out of New Jersey and is a for-profit company.

Supervisor Corcoran asked Colleen Corcoran to poll the Board.

The question of the approval of the foregoing request was duly put to a vote on roll call, which resulted as follows:

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

C). Advertise for Ethics Board opening-R/D

Supervisor Corcoran explained that Vince Mannese is moving out of town and will be stepping down as Ethics Board Member. He thanked him for all of his service to this community over the years.

Councilman Molinelli made a motion to advertise for an open position on the Ethics Board. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

ITEM #11 Workshop topics

A). Open Board discussion

No open Board discussion.

ITEM #12 Correspondence

Supervisor Corcoran read the following correspondence:

A letter from Friends of the Marlboro Free Library requesting use of the Community Center for their annual tea party at no charge on May 3, 2025.

Councilwoman Sessa made a motion to allow the Marlboro Free Library use of the Community Center on May 3, 2025 at no charge for their annual tea party. Motion seconded by Councilman Zambito.

There was a brief discussion about publishing events like this on the Town's website.

A letter from Saint Mary's CYO Basketball requesting use of the Community Center at no charge for their end of season banquet.

Supervisor Corcoran made a motion to allow Saint Mary's CYO Basketball use of the Community Center for their end of year banquet at no charge once the date they need works with the schedule. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

A letter from the Marlboro Milton Lions Club requesting use of the north side room of the Community Center for pocketbook bingo at no charge on April 5, 2025.

Supervisor Corcoran made a motion to allow the Marlboro Milton Lions Club use of the north side room of the Community Center for pocketbook bingo at no charge on April 5, 2025. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

ITEM #13 Public Comment
No public comment.

ITEM #14 Resolutions

A). Resolution #30 To authorize a stormwater control facility maintenance agreement and easement and fixing amount of performance bond

B). Resolution #31 To schedule a public hearing on the water district extension for Marlborough Resort.

Supervisor Corcoran explained that this proposed project is about 20% in the water district. There is a use calculation in their agreement and the Supervisor has negotiated with the principal owner of the project to pay \$600,000.00 into the water district over a three year period. If the project is not started within a two year period, the agreement is null and void.

Councilwoman Sessa expressed concern about having enough water.

Supervisor Corcoran explained how much water we get and can get from Newburgh.

C). Resolution #32 To adopt the NYS Climate Smart Communities Pledge Element 9 Climate Change Education and Engagement and commit to partnering with Cornell Cooperative Councilwoman Sessa suggested that there be more specific content for the social media and website posts. Councilman Zambito agreed. There was a discussion about getting more information.

Supervisor Corcoran made a motion to table Resolution #32. Motion seconded by Councilman Molinelli.

*Yea*s: 5 *Nay*s: 0 *Carried*

ITEM #15 Adjournment

Councilman Molinelli made a motion to adjourn the meeting at 8:55 p.m. Motion seconded by Councilman Cauchi.

*Yea*s: 5 *Nay*s: 0 *Carried*

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

January 27, 2025

A). Resolution #30 To authorize a stormwater control facility maintenance agreement and easement and fixing amount of performance bond

Supervisor Corcoran proposes the following:

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

WHEREAS, the Town of Marlborough Planning Board granted to HAM, LLC special permit and site plan re-approvals for 36 condominium units located at Hudson Circle, Town of Marlborough, New York, (Tax Parcel No. 108.12, Block 8, Lot 23) (the “Project”) and, in connection therewith, has completed review of the Project under SEQRA; and

WHEREAS, as a condition of the special permit and site plan re-approvals (collectively, the “Approvals), the Planning Board requires the execution and recording of a Stormwater Control Facilities Maintenance Agreement and Easement (the “Agreement”); and

WHEREAS, Marlboro on Hudson Condominium HOA, Inc. is the owner and operator of the stormwater management and control measures and facilities (collectively, the “Facility”) shown on the plans approved by the Planning Board, has executed the Agreement and has submitted the Agreement to the Town Board;

WHEREAS, the form of Agreement submitted has been reviewed and approved by the attorney to the Town; and

WHEREAS, as further conditions of the Approvals, the applicant is required to deliver performance security securing the completion of the Facility as mandated by Section 135-11 of the Town Code; and

WHEREAS, an estimate of \$49,902.31 to complete the remaining portion of the Facility has been provided by the applicant’s engineer and approved by the Town Engineer;

NOW, THEREFORE IT IS RESOLVED, that the Town Supervisor is hereby authorized to execute the Agreement on behalf of the Town; and it is further

RESOLVED, that the amount of performance security for the completion the Facility is hereby set at \$49,902.31; and it is further

RESOLVED, that the applicant be required to file with Town Clerk performance security in the form described in Section 135-11(B)(1) of the Town Code and approved by the attorney to the Town as to form, sufficiency and manner of execution.

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 27, 2025

Colleen Corcoran, Town Clerk

January 27, 2025

B). Resolution # 31 To schedule a public hearing on the water district extension for Marlborough Resort.

Supervisor Corcoran proposes the following:

WHEREAS, the Town Board of the Town of Marlborough has heretofore established the Town of Marlborough Water District in the Town of Marlborough (the “Water District”); and

WHEREAS, a petition dated January 22, 2025 has been presented to the Town Board BY Marlborough Resort LLC requesting that the Water District be extended to include the parcels of real property owned by the petitioner and identified as Tax Parcels 102.4-3-8.320, 102.4-2-12, 102.4-2-13, and 102.4-2-29 on the Tax Map of the Town of Marlborough (the “Property”),

WHEREAS, the petition includes a Map, Plan and Report prepared by Passero Engineering Architecture dated September 16, 2024 and last revised on January 9, 2025, as required by law; and

WHEREAS, the maximum amount to be expended by the Water District for the construction and acquisition of improvements is \$0.00, because the cost of the improvements shall be borne by the petitioner and such improvements are to be dedicated to the Water District, as extended;

WHEREAS, the total estimated annual charge against the Property for usage is \$263,632.20 as specified in the Map, Plan and Report; it is hereby

ORDERED, that the Town Board of the Town of Marlborough shall meet at the Town Hall, 21 Milton Turnpike, Milton, New York 12547, on the 10th day of February 2025, at 7:00 o'clock p.m., Prevailing Time, for the purpose of conducting a public hearing on the proposal to extend the boundaries of the Water District, at which time and place all persons interested in the subject thereof may be heard concerning the same, and it is further

ORDERED, that the Town Clerk of the Town of Marlborough, is hereby authorized and directed to publish a copy of this order in the official newspaper of the Town and post a copy of the same on the bulletin board in the office of the Town Clerk, in the time and manner required by law, not less than ten (10) nor more than twenty (20) days before the day set for the hearing as aforesaid.

This order shall take effect immediately.

The question of the adoption of the foregoing order was duly put to a vote on roll call, which resulted as follows:

Supervisor Corcoran	Yes
Councilperson Molinelli	Yes
Councilperson Cauchi	Yes
Councilperson Sessa	Yes
Councilperson Zambito	Yes

DATED: Milton, New York
January 27, 2025

Colleen Corcoran, Town Clerk

***RESOLUTION TABLED**

January 27, 2025

C). Resolution #32 To adopt the NYS Climate Smart Communities Pledge Element 9 Climate Change Education and Engagement and commit to partnering with Cornell Cooperative

Supervisor Corcoran proposes the following:

WHEREAS the Town of Marlborough has taken the Climate Smart Communities Pledge; and

WHEREAS the Town of Marlborough understands that even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come, and

WHEREAS the Town of Marlborough also recognizes its responsibility to the community to save money and conserve and protect our natural resources while building livable, energy- independent, and secure communities and resilient infrastructures; therefore

IT IS HEREBY RESOLVED that the Town of Marlborough, in order to further a positive momentum to reduce greenhouse gas emissions and adapt to a changing climate, *adopts the New York State Climate Smart Communities Pledge Element 9, Climate Change Education and Engagement and commits to partnering with Cornell Cooperative Extension Ulster County to develop a webpage for the Town website addressing climate change emergencies by presenting information, photographs, resources, and links for residents and by hosting up to 12 social media posts to inform Town residents of this new resource, and moves for its adoption*

And it moves for adoption

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