

FIRST MEETING OF THE MONTH  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NY  
AUGUST 11, 2025 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Corcoran  
Councilwoman Sessa  
Councilman Cauchi

Also Present: Colleen Corcoran, Town Clerk  
Al Lanzetta, Resident  
Mici Simonofsky, Resident  
Thomas Corcoran, Building Inspector/ Ulster County Legislator

Absent: Councilman Molinelli  
Councilman Zambito

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 approve the agenda. Motion seconded by Councilwoman Sessa.*

*Yea: 3      Nays: 0      Carried*

ITEM #4 Motion to approve minutes from the July 28, 2025 Town Board Meeting

*Councilwoman Sessa made a motion to approve minutes from the July 28, 2025 Town Board Meeting. Motion seconded by Councilman Cauchi.*

*Yea: 3      Nays: 0      Carried*

ITEM #5 Authorize payment of bills

*Councilwoman Sessa made a motion to authorize payment of the abstract in the amount of \$743,357.08. Motion seconded by Councilman Cauchi.*

*Yea: 3      Nays: 0      Carried*

*Supervisor Corcoran explained that the following items were included in the abstract:*

*Blacktop - \$541,000.00  
Plumbing for Highway Garage - \$14,700.00  
Edmonds Government Software - \$19,000.00  
Annual Utility Bill for 21 Milton Turnpike - \$55,000.00  
VanDewater & VanDewater - \$10,897.00*

ITEM #6 Comments on the agenda

*No comments on the agenda.*

ITEM #7 Report of Departments and Boards

**THOMAS CORCORAN - BUILDING INSPECTOR**  
**MONTHLY REPORT - BUILDING DEPARTMENT**  
**MONTH OF: JULY 2025**

CERTIFICATE OF OCCUPANCY	9	STOP WORK ORDER	1
REQUEST FOR INFORMATION	17	FIRE CALLS	1
TRAILER PARK RENEWALS	1	ORDER TO REMEDY	16
BUILDING EXTENSIONS	6	COMPLAINTS	38
FIRE INSPECTIONS	4	CLOTHING BIN RENEWALS	0
TOTAL MILEAGE	1,282	TOTAL GAS USAGE	72 GAL

**BUILDING PERMITS**

ADDITION / RENOVATION	7	POOL / HOT TUB	5
BARN	1	ROOF	8
BURNING	9	SHED	3
CARPORT / GARAGE	1	SIGNS	2
DECK/STAIRS	6	SINGLE FAMILY	2
DEMOLITION	0	SOLAR PANELS	6
ELECTRICAL / HVAC	4	TANK INSTALL / REMOVAL	0
FIREWORKS	1	WIRELESS COMMUNICATION	0
GENERATOR	0	WOOD / PELLET STOVE	1
<b>TOTAL PERMITS</b>	<b>56</b>	<b>EST. COST OF BUILDINGS</b>	<b>\$4,594,142.00</b>

**FEES COLLECTED**

CERTIFICATE OF OCCUPANCY	\$1,575.00
PERMIT EXTENSIONS	\$3,288.60
BUILDING PERMITS	\$9,995.78
REQUEST FOR INFORMATION	\$3,400.00
<b>TOTAL BUILDING FEES</b>	<b>\$18,259.38</b>
FIRE INSPECTIONS	\$280.00
TRAILER PARK RENEWALS	\$150.00
<b>TOTAL FIRE FEES</b>	<b>\$430.00</b>
<b>BURNING FEES</b>	<b>\$50.00</b>
<b>TOTAL FEES</b>	<b>\$18,739.38</b>

Police Department  
Town of Marlborough

**MEMORANDUM**

To: Town Board of the Town of Marlborough  
From: Chief Cocozza  
Date: August 11, 2025  
Subject: Activity Summary for the Month of July 2025



Following is a summary of the activity of the Police Department for the month of July 2025

<u>MOTOR VEHICLE ACCIDENT</u>	July 25	Yr. Date 25	July 24	Yr. Date 24
Personal injury	4	29	4	24
Fatal	0	0	0	0
Property Damage	17	130	13	119
Total	21	159	Total 17	143

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	169	572	70	995
Parking	2	30	7	29

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1385	10063	1409	8783
Total Arrests	27	137	19	133

<u>TOTAL TELEPHONE CALLS</u>				
	1620	9147	1241	8722

POLICE DEPARTMENT OVERTIME HOURS payroll 15 & 16

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	0 (\$0) 18.25	0 (\$0) 84.75
Part Time Dispatchers Overtime	8 (\$352) 120	24 (\$951) 88

<u>Police Mileage</u>	10630	98779	12281	88606
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Police Department  
Town of Marlborough



**MEMORANDUM**

**Activity Summary for the month of July 2025**

**Page 2.**

**Police Department Payroll 15 & 16 Regular Hours**

	<b>July 25</b>	<b>Yr. Date</b>		<b>July 24</b>	<b>Yr. Date</b>
Full Time Police Officer	1000	5810		960	7620.75
Part Time Police Officer	1321.5	7722.5		913	8712.25
Full Time Dispatcher	320	1920		392	3760
Part Time Dispatcher	492	2873		456.5	2479.5
Traffic Officer	0	0		40	521.5

**Police Department Fuel Consumption**

Police	1226.800	8730.526	1071.534	7175.709
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**Use of Force**

2 (display) -use of force	YTD 3 - use of force	0- use of force
0- Hands	YTD 4 – hands	0- Hands
0- Taser	YTD 0- Taser	0Taser

Civilian Complaints 0

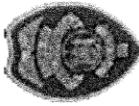
Civilian Complaints 1

**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	\$686	\$3,229	\$2,543	21%
DARE	\$1,770	\$4,656	\$2,886	38%
F/T Court	\$0	\$8,243	\$8,243	0%
F/T Holiday *	\$8,164	\$53,652	\$45,488	15%
F/T Investigations	\$2,548	\$9,364	\$6,816	27%
F/T Shift Cover	\$5,714	\$21,849	\$16,135	26%
F/T Training	\$304	\$8,419	\$8,115	4%
P/T Court	\$408	\$7,401	\$6,995	5%
P/T Holiday *	\$16,622	\$3,943	(\$12,679)	422%
P/T Investigations	\$2,674	\$7,915	\$5,241	34%
P/T Shift Cover	\$8,534	\$27,719	\$21,185	24%
P/T Training	\$1,019	\$8,194	\$7,175	12%
F/T Firearms training &Taser	\$304	\$7,814	\$7,510	4%
P/T Firearms training &Taser	\$1,019	\$11,174	\$10,155	9%
FT Special detail	\$100	\$9,419	\$9,319	1%
PT Special Detail	\$135	\$6,644	\$6,509	2%
<b>Total</b>	<b>\$47,998</b>	<b>\$197,635</b>	<b>\$149,636</b>	<b>24%</b>
<b>*Holiday</b>	<b>\$24,786</b>	<b>\$57,595</b>	<b>\$32,809</b>	<b>43%</b>

**Police Officer Grant Overtime** ( these figures are not exact and are intended  
 Figures are up to date of last payroll

<b>Line Item</b>	<b>Yr. to Date</b>	<b>Budgeted</b>	<b>remaining</b>	<b>% utilized</b>
<b>Grant Funds</b>				
BUNY (buckle up NY)	\$356	\$614	\$258	58%
DWI (driving while intoxicated)	\$1,462	\$7,000	\$5,538	21%
PTS (police traffic services)	\$1,752	\$2,948	\$1,196	59%

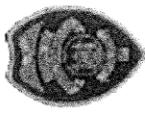


## Incident Breakdown By Month Report

Print Date/Time: 08/08/2025 09:33  
Login ID: ivanamburgh.maripd  
Year: 2025

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

Incident Type	January		February		March		April		May		June		July		August		September		October		November		Yearly Totals		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
7 Digit Call	4	16.0	6	24.0	2	8.0	4	16.0	2	8.0	4	16.0	3	12.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	25
911 Abandoned	2	11.1	5	27.8	1	5.6	2	11.1	3	16.7	3	16.7	1	5.6	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	18
911 Medical	1	11.1	1	11.1	1	11.1	2	22.2	3	33.3	1	11.1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	9
911 No Voice Call	0	0.0	1	6.7	4	26.7	1	6.7	2	13.3	4	26.7	1	6.7	2	13.3	0	0.0	0	0.0	0	0.0	0	0.0	15
Abandoned	0	0.0	0	0.0	0	0.0	1	33.3	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3
Accident Personal	4	12.9	4	12.9	8	25.8	3	9.7	2	6.5	4	12.9	4	12.9	2	6.5	0	0.0	0	0.0	0	0.0	0	0.0	31
Accident Property	23	77.2	15	11.2	18	13.4	20	14.9	20	14.9	17	12.7	17	12.7	4	3.0	0	0.0	0	0.0	0	0.0	0	0.0	134
Alarm Burglary	25	16.7	18	12.0	28	18.7	25	18.7	22	14.7	10	6.7	16	10.7	6	4.0	0	0.0	0	0.0	0	0.0	0	0.0	150
Alarm Panic	0	0.0	1	16.7	1	16.7	2	33.3	1	16.7	0	0.0	1	16.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	6
Animal	8	10.4	16	20.8	8	10.4	11	14.3	12	15.6	11	14.3	9	11.7	2	2.6	0	0.0	0	0.0	0	0.0	0	0.0	77
Assault	1	33.3	0	0.0	0	0.0	1	33.3	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3
Assist EMS	68	14.2	68	14.2	65	13.6	72	15.1	53	11.1	71	14.9	67	14.0	14	2.9	0	0.0	0	0.0	0	0.0	0	0.0	478
Assist Fire	13	11.8	13	11.8	11	10.0	18	16.4	12	10.9	14	12.7	24	21.8	5	4.5	0	0.0	0	0.0	0	0.0	0	0.0	110
Assist Other	2	7.1	5	17.9	3	10.7	4	14.3	3	10.7	5	17.9	5	17.9	1	3.6	0	0.0	0	0.0	0	0.0	0	0.0	28
ATV Complaint	0	0.0	1	16.7	1	16.7	0	0.0	1	16.7	0	0.0	2	33.3	1	16.7	0	0.0	0	0.0	0	0.0	0	0.0	6
BOLO	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Burglary	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Child Abuse	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Civil Matter	2	12.5	2	12.5	1	6.3	1	6.3	2	12.5	4	25.0	4	25.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	16
Criminal Contempt	0	0.0	0	0.0	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3
Criminal Mischief	3	21.4	2	14.3	1	7.1	4	28.6	1	7.1	2	14.3	0	0.0	1	7.1	0	0.0	0	0.0	0	0.0	0	0.0	14
Custody Dispute	1	14.3	0	0.0	3	42.9	2	28.6	0	0.0	0	0.0	1	14.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	7
Disabled Vehicle	10	27.8	8	22.2	2	5.6	3	8.3	3	8.3	7	19.4	3	8.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	36
Disorderly	0	0.0	3	42.9	0	0.0	0	0.0	1	14.3	1	14.3	1	14.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	7
Dispute	6	11.1	7	13.0	4	7.4	9	16.7	7	13.0	6	11.1	13	24.1	2	3.7	0	0.0	0	0.0	0	0.0	0	0.0	54
Domestic Dispute	21	24.4	15	17.4	14	16.3	10	11.6	9	10.5	11	12.8	4	4.7	2	2.3	0	0.0	0	0.0	0	0.0	0	0.0	86



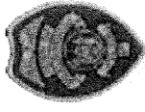
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 Login ID: ivanamburgh.marpd  
 Year: 2025

## Incident Breakdown By Month Report



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		
	#	%	#	#	%	#	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%			
Erratic Vehicle	10	13.7	4	5.5	11	15.1	9	12.3	8	11.0	12	16.4	11	15.1	8	11.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	73				
Eviction	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1						
Field Interview	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1				
Fight	0	0.0	0	0.0	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3				
Fire Investigation	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1						
Fireworks	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2						
Foot Patrol	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1						
Fraud	5	33.3	2	13.3	3	20.0	3	20.0	0	0.0	0	0.0	2	13.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	15						
Harassment	5	20.0	1	4.0	6	24.0	1	4.0	2	8.0	2	8.0	6	24.0	2	8.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	25						
Identity Theft	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1								
Indecent Exposure	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1								
Information	2	8.0	4	16.0	5	20.0	3	12.0	4	16.0	6	24.0	1	4.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	15						
Juvenile	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	25						
Larceny	5	27.8	4	22.2	1	5.6	3	16.7	2	11.1	1	5.6	2	11.1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	18						
Local Law	0	0.0	1	16.7	2	33.3	1	16.7	0	0.0	1	16.7	1	16.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	6						
Lock Out	10	20.0	4	8.0	9	18.0	7	14.0	8	16.0	8	16.0	4	8.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	50						
Lost or Missing	0	0.0	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3								
Medical Alarm	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2								
Mensicing	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	4								
Mental Health Law	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	5								
Navigation Related	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1								
New Call	0	0.0	2	40.0	0	0.0	0	0.0	1	20.0	0	0.0	2	40.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	5								
Noise Complaint	0	0.0	1	3.2	1	3.2	5	16.1	6	19.4	9	29.0	6	19.4	3	9.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	31								
Open Door	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1								
Police Public	3	8.8	3	8.8	6	17.6	5	14.7	6	17.6	6	17.6	4	11.8	1	2.9	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	34								
Police Station	0	0.0	2	33.3	0	0.0	0	0.0	1	16.7	1	16.7	2	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	6								

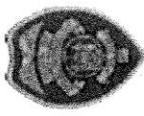


## Incident Breakdown By Month Report

Print Date/Time: 08/08/2025 09:33  
 Login ID: ivanamburgh.marpd  
 Year: 2025

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	
	#	%	#	%	#	%	#	%	#	%	#	%	#	
Property Check	895	13.5	802	12.1	1073	16.1	915	13.8	986	15.0	916	13.8	768	11.6
Property Found	0	0.0	0	0.0	0	0.0	1	11.1	1	11.1	4	44.4	2	22.2
Property Lost	3	10.0	4	13.3	3	10.0	5	16.7	4	13.3	7	23.3	1	3.3
Property Retrieval	3	37.5	1	12.5	1	12.5	0	0.0	1	12.5	1	12.5	0	0.0
Psychiatric	2	9.1	2	9.1	5	22.7	4	18.2	3	13.6	2	9.1	3	13.6
Public Service	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Road Hazard	10	13.7	5	6.8	15	20.5	5	6.8	11	15.1	8	11.0	19	26.0
Robbery	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
School Check	118	19.0	98	15.8	86	13.8	71	11.4	61	9.8	67	10.8	93	15.0
School Incident	6	50.0	1	8.3	0	0.0	0	0.0	3	25.0	1	8.3	1	8.3
Seize Papers	0	0.0	2	13.3	0	0.0	5	33.3	1	6.7	3	20.0	4	26.7
Sex Offense	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	0	0.0
Shots Fired	0	0.0	0	0.0	1	33.3	0	0.0	1	33.3	0	0.0	0	0.0
Special Detail	13	22.4	7	12.1	13	22.4	8	13.8	7	12.1	6	10.3	2	3.4
Suspicious	31	21.7	12	8.4	18	12.6	29	20.3	17	11.9	20	14.0	13	9.1
Traffic Complaint/	10	9.4	30	28.3	12	11.3	11	10.4	17	16.0	18	17.0	8	7.5
Traffic Stop	93	10.7	103	11.8	137	15.7	86	9.9	124	14.3	89	10.2	214	24.6
Transport	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
Trespass	0	0.0	1	9.1	1	9.1	4	36.4	2	18.2	1	9.1	2	18.2
Unknown Police	0	0.0	1	11.1	1	11.1	2	22.2	1	11.1	2	22.2	2	22.2
Unwanted Subject	0	0.0	1	20.0	2	40.0	0	0.0	0	0.0	1	20.0	1	20.0
Vehicle and Traffic	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0
Vehicle	4	26.7	2	13.3	2	13.3	0	0.0	4	26.7	0	0.0	3	20.0
Warrant Execution	3	27.3	1	9.1	3	27.3	1	9.1	0	0.0	1	9.1	2	18.2
Water Emergency	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0
Welfare Check	26	16.6	16	10.2	26	16.6	17	10.8	22	14.0	25	15.9	14	8.9



## Incident Breakdown By Month Report

Print Date/Time: 08/08/2025 09:33  
Login ID: jyanamburgh.manjpd  
Year: 2025

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

The seal of the Commonwealth of Massachusetts, featuring a central shield with a Native American figure holding a bow and arrow, surrounded by a circular border with the text "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS" and "1780".

**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  
**Fax:** 845-795-6037  
**Cell:** 845-849-5549

Supervisor Corcoran  
Town Clerk Colleen Corcoran  
Town Board Members

**Monthly Report for July 2025**

This month we continue to back up all the shoulders and lawns on all the roads we paved last month with topsoil and millings. We replaced all the street name signs on the newly paved roads with our new signs with the Town's logo. We sent a crew out fixing driveway aprons and potholes with blacktop throughout both hamlets. Repairs were also made to the Buckley Bridge on Old Post Road.

We had our mower cutting brush along the shoulders of the roads in both hamlets. The mower was also sent to the reservoir and the landfill. A crew was out trimming brush around all the signs in town.

We assisted the Water Department with a water main break on Plattekill Rd. and with repairing a hydrant on Old Indian Rd.

New Handicap Parking signs were installed at the park. We also made benches that were installed at the pier at Milton Landing.

On 7/7 and 7/8 we sent 2 trucks to the Town of Esopus to help with their paving project.

**Fuel Usage:** Gas: 54.252 gal. Diesel: 1,272.842 gal.

Respectfully submitted,

John Alonge, Highway Superintendent

JA/cm

**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: 8/11/2025**

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

**RE: MONTHLY REPORT FOR JULY**

Water consumption totaled 13,843,000 gallons, which is a daily usage 446,580. Compared to last month 12,763,000 gallons, which is a daily usage of 425,437. Compared to a year ago water consumption was 15,147,000 gallons for the month, which is daily usage of 488,637.

**SUMMARY FOR THE MONTH**

**CURB BOXES:** We had to repair a curb box and two stem valves on Western Ave.  
**METERS:** We replaced 35 meters because of battery failure.

**RESERVIOR:** We mowed and cut brush and also repaired the dam at the reservoir.

**SERVICE LINES:** We performed a tap service on Orchard St. with the help of the Highway Dept.

**VALVES:** Repaired and rebuilt, one 8 inch valve on Plattekill Rd.

**WATERMAINS:** We had to perform a new water tap for new homes on Ridge Rd. and Dragotta Lane with the help of the Highway Dept. We also had to repair 8 inch water main on Plattekill Rd.

**SEWER LINE INSPECTIONS: 0**

**SERVICE LINE INSPECTIONS: 0**

**CLOSINGS: 2**

**MARKOUTS: 30**

**Gallons of Gas: 290**

**Gallons of Diesel: 0**

**Mileage for the month: 2,290**

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	40.00
			<b>Sub-Total:</b>	<b>\$40.00</b>
Conservation	Conservation	A1255	11	19.06
			<b>Sub-Total:</b>	<b>\$19.06</b>
Dog Licensing	Female, Spayed	A2544	12	60.00
Dog Licensing	Female, Unspayed	A2544	1	10.00
Dog Licensing	Male, Neutered	A2544	11	55.00
Dog Licensing	Male, Unneutered	A2544	6	60.00
			<b>Sub-Total:</b>	<b>\$185.00</b>
General Fund	Water Service	SW.2655.000	2	6,000.00
			<b>Sub-Total:</b>	<b>\$6,000.00</b>
Highway Fees	Highway Misc.	2655B	1	70.00
			<b>Sub-Total:</b>	<b>\$70.00</b>
LANDFILL FEES	T/s Permits	00-2130	6	167.00
LANDFILL FEES	T/s Punch Cards	00-2130	29	2,886.00
			<b>Sub-Total:</b>	<b>\$3,053.00</b>
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	6	105.00
			<b>Sub-Total:</b>	<b>\$105.00</b>
Misc Fees	Building Fees\Building Dept	00-2110	1	18,928.80
Misc Fees	Fire Fees/Building Dept	00-2110	1	2,810.00
Misc Fees	YRP Camp	00-2025	18	4,687.50
			<b>Sub-Total:</b>	<b>\$26,426.30</b>
MISC. FEES	Accident Reports	00-1255	15	75.00
MISC. FEES	Burgular Permits	00-2590	1	20.00
MISC. FEES	Certified Copies	00-1255	4	270.00
MISC. FEES	Community Rm. w/ Kitchen	00-2001	1	600.00
MISC. FEES	Foi Requests	00-1255	6	91.15
MISC. FEES	One-Day Marriage Officiant License	00-1255	2	50.00
MISC. FEES	Park Fees	00-2001	2	1,300.00
MISC. FEES	Reservoir Fishing Permit	00-1255	3	30.00
			<b>Sub-Total:</b>	<b>\$2,436.15</b>

Account Description	Fee Description	Account#	Qty	Local Share
<b>Total Local Shares Remitted:</b>				<b>\$38,334.51</b>
Amount paid to: NYS Ag. & Markets for spay/neuter program				44.00
Amount paid to: NYS Environmental Conservation				325.94
Amount paid to: State Health Dept. For Marriage Licenses				135.00
<b>Total State, County &amp; Local Revenues:</b>	<b>\$38,839.45</b>			<b>Total Non-Local Revenues:</b>
				<b>\$504.94</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.

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

August 7, 2025

For the month of July 2025, 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 = **96,000** gallons per day.
  - (55% of design capacity.)
- Average BOD removal = **99%**
- Average Suspended Solids removal = **98%**

**Milton WWTP**

- Average Daily flow = **29,000** gallons per day.
  - (About 53% of design capacity)
- Average BOD removal = **96%**
- Average Suspended Solids removal = **92%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of July without any major changes. Brineer and Larios Engineers are still working with the DEC to finalize the Marlboro WWTP upgrade. The latest update was that work is expected to begin around Labor day this September. 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.

# July 2025

## TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

July 2025 Financial Report	
<b>Application Fees</b>	\$2,810
<b>Escrow Fees</b>	\$22,200
<b>Recreation Fees</b>	\$0
<b>Invoices</b>	\$11,374.55

July 21, 2025

**Preliminary Conference/Joint Meeting:**

None

**Approval of Minutes**

None

**Announcements**

None

**Communications**

None

**Public Hearings**

Dane DeSantis BnB 224 Highland Ave, Marlboro	24-2014 108.12-1-48.200	PUBLIC HEARING	SITE PLAN
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**Technical Comments**

1. The project is before the Board for a Public Hearing for a Special Use Permit. Any substantive comments received should be addressed by the applicant's representative.
2. This office has no outstanding comments on the Special Use Permit.

### **Board Actions**

The Public Hearing was opened and closed with no input from the community. The Board unanimously passed a Resolution of Approval for the proposed Bed and Breakfast.

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<b>Atkins Nicholas 2 Lot SD</b>	<b>24-2019</b>	<b>PUBLIC HEARING</b>	<b>SUBDIVISION</b>
6 Cubbard Dr, 33-35 Old Indian Rd, Marlboro		103.3-1-14	

### **Technical Comments**

1. The approved Health Department plans have been submitted for the Town's use.
2. Waterlines have been depicted from the municipal system serving each of the proposed residential structures.
3. The project is before the Board for a Public Hearing for the subdivision. Any substantive comments received should be addressed by the applicant's representative.
4. The project received zoning variances on 10 April 2025.
5. Access and Maintenance Agreement for common driveway must be approved by the Planning Board Attorney.

### **Board Actions**

The Public Hearing was opened and closed with no input from the community. The Board unanimously approved a SEQR Negative Declaration and Notice of Determination of Non Significance in addition to a Resolution of Approval. The Board included a condition both proposed lots are to be serviced by the Town's Water District.

The Board also approved \$2,000 in Recreation Fees for the subdivision.

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<b>Dock Road</b>	<b>24-2003</b>	<b>PUBLIC HEARING</b>	<b>SITE PLAN / LOT LINE</b>
103-137 Dock Rd, Marlboro		109.1-3-13,14.2,15/108.4-3-29.1	

### **Technical Comments**

1. The project is before the Board for a Public Hearing on the proposed 106-unit condominium project. Any substantive comments received at the Public Hearing should be addressed by the applicants' representatives.
2. Any traffic comments from the Towns Traffic Consultant, Creighton Manning Engineers, should be addressed.
3. SWPPP comments dated 18 April 2025 remain outstanding.
4. Referral to Ulster County Planning is required. Referral to Ulster County Planning should be undertaken at this time.
5. Ulster County Health Department approval for watermain extension with hydrants is required.
6. NYSDEC approval for extension of the sewer district and the sanitary sewer collection system within the project is required.
7. NYSDOT approval for the entrance is required. Plans for NYSDOT access must be submitted to the Planning Board and DOT.
8. The Planning Board previously reviewed Draft Part II of the Environmental Assessment Form. Supplemental information was submitted to the Planning Board as a result of the Board's review of the Part II. Any comments the Planning Board has on the additional submitted information should be addressed.
9. Further technical review of the plans will be undertaken upon submission of detailed responses to previous comments.,

### **Board Actions**

The Public Hearing was opened with extensive input from the community members present. The Board voted to refer the application to the Ulster County Planning Board for their review. The Board also unanimously approved the Draft Part II EAF with the conditions recommended by their engineering firm. A motion was made to adjourn the Public Hearing until the August 18, 2025, Meeting of the Planning Board based on recommendations from their legal counsel. The motion failed by a vote of 5-2. An additional motion was made later to close the Public Hearing, which passed 5-2.

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### **Ongoing Application Review**

None

### **New Application Review**

<b>NJNL Properties</b>	<b>25-1004</b>	<b>SKETCH</b>	<b>SITE PLAN</b>
111-113 Western Ave. Marlboro	108.2-7-32.110		

### **Technical Comments**

1. A gate keeper letter from the Code Enforcement Officer should be requested.
2. The existing site contains numerous zoning deficiencies requiring referral to the Zoning Board of Appeals. The following zoning deficiencies are identified:
  - Front yard setback existing residence 0 where 35 front is required, front yard setback existing garage 1.17 where 35 feet is required. Note the entire structure is in the front yard setback.
  - Side yard existing residence 12.77 provided where 35 feet is required. Existing residence number two 15.8 feet where 35 feet is required.
3. The applicant is requested to confirm whether the use is educational or an instructional use which differs in the definition.
4. Ulster County Health Department approval for the subsurface sanitary sewer disposal systems serving the site is required.
5. The project would be considered a mixed use under Section 155-12.1. Mixed uses are a special use in the zones.
6. The intensity of use should be identified in the narrative. Number of students and staff should be clearly identified. This is for both parking calculations and hydraulic loading from the facility.
7. All utilities serving the site including water lines to each of the structures should be depicted.
8. Details of the accessible parking areas should be provided. Accessible parking areas must be paved. Details of any additional parking proposed on site must be provided.
9. Section 155-12.2 must be addressed with the Zoning Board. "In all zones other than the C1 and C2 zones, residential use of a lot shall be limited to 1 single family residence, or if density allows 1 two family residence on an individual lot".
10. The Planning Board may wish to declare itself Lead Agency. Ulster County Department of Public Works and County Planning will be interested and involved agencies.
11. Numerous mailboxes exist on the site. Total number of uses on the site should be identified. Are any of the residential structures utilized as multi-family / apartments?
12. The applicants may wish to meet with Code Enforcement regarding the conditions of the existing structure and compatibility for use.
13. Proximity of the structure due to the County roadway may be a concern. Are any guide rails proposed?
14. Show sight distance at all driveway access points.

**Board Actions**

The applicant clarified the intended use will be instructional vs. educational. The Board moved to refer the application to the ZBA.

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<b>Jerrico Holdings</b> 32 Western Ave, Marlboro	<b>25-1005</b> 108.12-4-41	<b>SKETCH</b>	<b>SITE PLAN</b>
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**Technical Comments**

1. The bulk table should be completed for all uses. Minimum front yard C-1 zoning district is 5 feet where the building encroaches the front yard into the right-of-way. Lot depth is 100 feet required, less than 100 feet exists. The bulk deficiencies will require variances from the ZBA.
2. Show water and sewer utilities serving the parcel.
3. The project site is located within the Hamlet Parking District. Credit for the first 5 required parking spaces will be given for on street parking within 400 feet of the proposed use. In addition, Code Section 155-27A(5) states "the Planning Board at its discretion may reduce parking spaces necessary as part of the site plan review process for areas located in the Hamlet Parking District". Two parking spaces are proposed where 5 would be required. Based on the Hamlet parking distance credit and the 2 parking spaces proposed the project meets the requirements for parking in the C-1 Hamlet Zone.
4. The project requires submission to Ulster County Planning as the project is located on Western Avenue a County roadway

**Board Actions**

The Board moved to act as Lead Agent for the proposed Site Plan and will circulate to other involved agencies. The Board classified this project a Type II Action for SEQR Review. The Project was referred to the Ulster County Planning Board for their review.

**Special Topics Discussion**

None

**Adjournment**

**NEXT SCHEDULED MEETING: Monday, August 4, 2025**

***Respectfully Submitted,***

***Chris Brand***

***Chairman Town of Marlborough Planning Board***

## ITEM #8 Presentation

### A). Al Lanzetta-Frank Skartados Community Center Commemoration

*Al Lanzetta, 198 Reservoir Rd., read a letter he wrote formally requesting to install a framed memorial photographic portrait of the late Assemblyman Frank Skartados in the Marlborough Community Center. He highlighted Mr. Skartados's significant contributions to the Hudson Valley region, including his advocacy for local schools, small businesses, veterans, and environmental initiatives and that he was instrumental in securing funding in the amount of \$250,000.00 for the development of the community center. The portrait would serve as a tribute to his legacy and a symbol of civic responsibility. Mr. Lanzetta offered to personally assist with framing, coordination, and organizing a ceremony for the installation.*

*He shared a personal story about when Mr. Skartados was very sick and how he was still dedicated to the idea of getting the grant for the Town. He suggested that the inscription on the portrait say:*

*Assemblyman Frank Skartados July 4, 1970 – April 15, 2018 "He was a workhorse, not a show horse."*

*The Board suggestions included:*

- *Adding a plaque recognizing all contributors to the community center.*
- *Possibly dedicating one of the center's rooms in Frank's name.*
- *Possibly planning a collaborative unveiling ceremony.*
- *Ensuring the portrait's placement is respectful and unobtrusive for event rentals.*

*Mr. Lanzetta was given approval to proceed with the project, and a follow-up meeting will be scheduled to finalize details.*

## ITEM #9 Old Business

*Supervisor Corcoran reported that the pickleball courts are starting to take shape. The Highway Department is working on them, however, their primary duties come first before they can take on additional board-assigned projects like the court.*

## ITEM #10 New Business

### A). MS4 public meeting

*Supervisor Corcoran informed the Board and public of new state requirements mandating annual public input on the Town's Stormwater Management Plan and MS4 Annual Report. He asked for a motion to hold a public hearing on September 8, 2025. Both Town documents are on the Town's website.*

***Councilman Cauchi made a motion to advertise for a public hearing for public input on the Town's Stormwater Management Plan and MS4 Annual Report on September 8, 2025 at 7:00 p.m. at 21 Milton Turnpike, Milton, NY. Motion seconded by Councilwoman Sessa.***

**Yea: 3                    Nays: 0                    Carried**

## ITEM #11 Correspondence

*No correspondence.*

## ITEM #12 Public Comments

*Mici Simonofsky asked if there was a project that brought the zoning code change about.*

*Supervisor Corcoran explained that the county has been wanting the Town to allow affordable housing (Accessory Dwelling Units). Tom Corcoran has been working with Ulster County and the Town attorney for about 7 months. Mr. Corcoran will explain the code changes.*

ITEM #13 Resolutions

A). Resolution #71 To appoint a part-time police dispatcher

*Supervisor Corcoran stated that this resolution is for his secretary's son who he has known for a long time and who has been interning for 8 weeks. He fits in well with everyone in the Department.*

B). Resolution #72 To establish standard workdays for elected and appointed officials and report them to NYSLRS (New York State Local Retirement System)

C). Resolution #73 To introduce a Local Law of the year 2025

*Tom Corcoran explained that Accessory Dwelling Units (ADUs) are detached, secondary housing structures built on the same lot as a principal single-family home. They are not duplexes or additions to the main house. Their purpose is to increase housing availability in Ulster County, provide affordable options for family members (e.g., elderly parents or adult children) or offer long-term rental opportunities; not short-term rentals or B&Bs.*

*ADUs are now promoted by NY State and Ulster County to address housing shortages. Ulster County offers up to \$80,000 in grants for building ADU which must be used for low-income housing for 10 years. If requirements aren't met, funds must be repaid. Only 12 applicants would be accepted due to budget limits. ADU owners would receive a county tax discount which would start at a percentage and decrease annually until it phases out.*

*ADU's would only be allowed only in R1 and RAG1 zones with a minimum of 1-acre lots. They must meet setbacks, septic, and water requirements. The ADU is limited to a maximum of 900 sq. ft. and 2 bedrooms.*

*Some of the Board members discussed with Tom Corcoran the process to begin a project like this and also the Board of Health process. It was further explained that ADU's do not require Planning Board review, reducing cost and complexity for homeowners. There was also debate over short-term rentals. It was questioned why property owners couldn't choose the rental type such as short-term rental, due to that use having the ability to generate income for the property owner and generate tourism.*

*It was explained that allowing short-term rentals would defeat the goal of creating permanent housing in New York so people stay in the state in order to prevent displacement and preserve community integrity.*

*Tom Corcoran suggested that the Board remove the wording in Section 9 that reads; WHEREAS, the Town Board refers this matter to the Town of Marlborough Planning Board pursuant to Town Code § 155-49 because there is should not be any Planning Board involvement.*

***Councilwoman Sessa made a motion to amend Section 9 to strike the line that reads; WHEREAS, the Town Board refers this matter to the Town of Marlborough Planning Board pursuant to Town Code § 155-49. Motion seconded by Councilman Cauchi.***

**Yea: 3                    Nays: 0                    Carried**

ITEM #14 Adjournment

***Councilman Cauchi made a motion to adjourn the meeting at 7:55 p.m. Motion seconded by Councilwoman Sessa.***

**Yea: 3                    Nays: 0                    Carried**

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*

August 11, 2025

A). Resolution #71 To appoint a part-time police dispatcher

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough Police Department has an open position for a part time police dispatcher, and

Whereas, it is the recommendation of the Chief of Police to appoint Joseph Scacciaferro.

Be it resolved, that Joseph Scacciaferro be appointed effective immediately.

And moves for its adoption

Councilmember Molinelli	Absent
Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Absent
Supervisor Corcoran	Yes

August 11, 2025

B) Resolution #72 To establish standard workdays for elected and appointed officials and report them to NYSLRS (New York State Local Retirement System)

Supervisor Corcoran proposes the following:

See Attached

And moves for its adoption

Councilmember Molinelli	Absent
Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Absent
Supervisor Corcoran	Yes



Office of the New York State Comptroller  
New York State and Local Retirement System  
110 State Street, Albany, New York 12244-0001  
Please type or print clearly  
In blue or black ink

Employer Location Code

3  0  6  6  8

BE IT RESOLVED, that the Town of Marlborough

(Name of Employer)

(Rev. 12/23)

/ 30868 (Location Code)

hereby established the following standard work days for these titles and will

report the officials to the New York State and Local Retirement based on their record of activities:

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

RS 2417-A

**Standard Work Day and  
Reporting Resolution for  
Elected and Appointed Officials**

Received Date  
**8.8.2025**

Elected Officials:		Social Security Number	NYSLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
Scott Corcoran		6694	R13024005	Supervisor	1/1/24-12/31/25	7	20	<input type="checkbox"/>	Bi-weekly	<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>
Appointed Officials:								<input type="checkbox"/>		<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>
								<input type="checkbox"/>		<input type="checkbox"/>

I, Colleen Corcoran, (Name of Secretary or Clerk) (Circle one), secretary/clerk of the governing board of the Town of Marlborough of the State of New York,

do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 11/14 day of Aug, 2025 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Marlborough on this 11/14 day of Aug, 2025.

Colleen Corcoran  
(Signature of Secretary or Clerk)

(Name of Secretary or Clerk)  
being duly sworn, deposes and says that the posting of the Resolution began on

Aug. 12, 2025 (Date) and continued for at least 30 days. That the Resolution was available to the public on the:

Employer's website at: Town of Marlborough.org  
 Official sign board at: Town of Marlborough  
 Main entrance Secretary or Clerk's office at: Town of Marlborough

Page 1 of 1 (for additional rows, attach a RS 2417-B form.)

(seal)

August 11, 2025

C). Resolution #73 To introduce a Local Law of the year 2025 a local law of the Town of Marlborough, Ulster County, New York, amending various provisions of chapter 155 “zoning” of the code of the Town of Marlborough as follows: amending section 155-1 “terms defined”, adding an additional special use to section 155-12(b) “r-1 residential district”, adding an additional special use to section 155-12(c) “r-ag-1 rural agricultural district”, and adding a new section 155-32.6 “detached accessory dwelling units on single-family properties.”

Supervisor Corcoran proposes the following:

Section 1. Section 155-1 “Terms defined” of the Code is amended to add a definition under “DWELLING” as follows [deletions are stricken and additions are underscored]: F. DETACHED ACCESSORY. A detached accessory dwelling unit (ADU) is independently habitable and exists separately from the primary residence on a single lot. A detached ADU provides the basic requirements of shelter, heating, cooking, and sanitation, is subordinate to the primary residence in terms of size, location, and appearance, and has separate access from any other dwelling unit or use.

Section 2. Section 155-12(B) “R-1 Residential District” of the Code is amended as follows [deletions are stricken and additions are underscored]: (3) Permitted accessory uses shall be the same as in the R District, with additional permitted accessory uses as follows:

Section 3. Section 155-12(B) “R-1 Residential District” of the Code is amended to add an additional permitted accessory use as follows [deletions are stricken and additions are underscored]: (3)(a) Detached Accessory Dwelling Unit.

Section 4. Section 155-12(C) “R-Ag-1 Rural Agricultural District” of the Code is amended to add an additional permitted accessory use as follows [deletions are stricken and additions are

underscored]: (3)(g) Other accessory uses and structures customarily appurtenant to a principal permitted use. Detached Accessory Dwelling Unit.

Section 5. Section 155-12(C) "R-Ag-1 Rural Agricultural District" of the Code is amended as follows [deletions are stricken and additions are underscored]: (3)(h) Other accessory uses and structures customarily appurtenant to a principal permitted use.

Section 6. Chapter 155 Article VI "Supplementary Regulations Governing Certain Uses" of the Town of Marlborough Code is amended to add a new Section 155-32.6 as follows: 155-32.6 Detached accessory dwelling units on single-family properties.

A. Purpose. The purpose of this section is to encourage the development of small dwelling units that are accessory and clearly subordinate to the principal dwelling and do not change the residential character of the neighborhood, in order to provide housing that responds to increasing housing costs, changing family needs, and smaller households, while supporting more efficient use of existing infrastructure and protecting and preserving property values.

B. Applicability. A detached accessory dwelling unit (ADU) shall be permitted as an accessory use to a single-family dwelling in R-1 and R-Ag-1 Districts within the Town. One (1) detached ADU shall be permitted with one (1) single-family home on a single lot. Where applicable, the establishment of an ADU shall not be deemed to be an expansion of a nonconforming use.

C. Creation. A detached ADU may be created through new construction or conversion of an existing structure.

D. Density. ADUs shall not be included in the calculation of permitted density.

E. Applications for applicable permits must meet the following criteria:

- 1) The Applicant must demonstrate that the ADU complies with all development and design standards of this section.
- 2) The Applicant must demonstrate that the proposed modifications comply with applicable buildings and fire safety codes.

3) The Applicant must provide certification by the Ulster County Department of Health that the water supply and sewage disposal facilities are adequate for the projected number of residents.

F. Occupancy and Use: The primary dwelling unit or the detached ADU must be the primary residence of the property owner.

1) Use and occupancy standards for an ADU shall be the same as those applicable to a primary dwelling on the same lot.

G. Design. If not addressed in this section, development standards in the underlying R-1 or R-Ag-1 zoning district apply. All ADUs must meet the following requirements:

- 1) The lot containing the detached ADU must contain the minimum acreage for the zoning district as set forth in Town §155 - Attachment 2, Schedule I, Lot, Yard and Height Regulations.
- 2) The detached ADU must be self-contained with cooking, sleeping, water, and sanitary facilities for use by the occupants separate from the principal dwelling unit.
- 3) The detached ADU shall have a maximum of two bedrooms.
- 4) The detached ADU shall contain no more than 900 square feet of gross floor area and no less than 400 square feet of gross floor area. Area shall be measured from the center line of the interior wall. The 900 square foot maximum may be adjusted via variance granted by the Zoning Board of Appeals to reasonably accommodate the existing lot shape or structure being converted to the ADU.
- 5) The building coverage of the ADU may not be larger than the building coverage of the primary dwelling.
- 6) Ingress and egress. Detached accessory dwelling units shall have only one exterior front entrance. All other exterior entrances shall be located at the side or rear of the building.

H. Prohibitions. The following prohibitions shall apply to all detached ADU applications:

- 1) No on-street parking shall be permitted.

- 2) No detached ADU is permitted on parcels being utilized for multifamily dwelling units.
- 3) No detached ADU is permitted on parcels being utilized for commercial or industrial purposes.
- 4) No detached ADU is permitted on vacant property or property which does not contain a principal residential unit.
- 5) The detached ADU may not be used for Short Term Rentals under §155-32.3 or Bed-and-Breakfasts under §155-32.4 of this chapter.
- 6) No detached ADU may be partitioned off, sold, or separated from the lot which contains the principal dwelling unit unless the subdivided lots are both in conformance with the minimum acreage and setback requirements of the underlying zoning district.

I. Administration and Enforcement. The Code Enforcement Officer shall administer and enforce the provisions of this chapter.

- 1) No building shall be occupied until a certificate of occupancy has been issued by the Code Enforcement Officer where required. Prior to the issuance of a certificate of occupancy, the Code Enforcement Officer shall conduct a site visit to verify that the ADU and parcel are in compliance with this chapter.
- 2) The Code Enforcement Officer shall deny any permit which would result in a violation of any provision of this chapter or a violation of the conditions or terms of any variance granted by the Zoning Board of Appeals.
- 3) The Code Enforcement Officer shall issue a cease-and-desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this chapter.

Section 7. If any of the sections of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this law.

Section 8. Pursuant to Section 22 of Municipal Home Rule Law of the State of New York, this local law shall modify and supersede any provisions of state statute which are inconsistent with the terms of this local law.

Section 9. This local law shall be effective upon filing with the Secretary of State.

WHEREAS, the Town Board has determined that the action to amend the Town of Marlborough Zoning Law is a Type I Action under the New York State Environmental Quality Review Act (SEQRA); and.

WHEREAS, that because only the Town Board can consider and adopt changes to the Town Code, it is the only involved agency, and the Board hereby declares that it is the Lead Agency for purposes of coordinating the environmental review of this matter pursuant to Article 8 of the Environmental Conservation Law; and

WHEREAS, the amendments must be referred to the Ulster County Planning Board for review and recommendation pursuant to General Municipal Law § 239-m.

Supervisor Corcoran advised the Town Board that, pursuant to the Municipal Home Rule Law of the State of New York, it will be necessary to hold a public hearing upon this proposed local law. The following resolution which was offered by Councilman Cauchi and seconded by Councilwoman Sessa, who moved its adoption:

WHEREAS, on August 11, 2025, Supervisor Corcoran has introduced this local law for the Town of Marlborough, to be known as "Town of Marlborough Local Law No. \_\_\_\_ of the Year 2025, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, AMENDING VARIOUS PROVISIONS OF CHAPTER 155 "ZONING" OF THE CODE OF THE TOWN OF MARLBOROUGH AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED", ADDING AN

ADDITIONAL PERMITTED ACCESSORY USE TO SECTION 155-12(B) “R-1 RESIDENTIAL DISTRICT”, ADDING AN ADDITIONAL PERMITTED ACCESSORY USE TO SECTION 155-12(C) “R-AG-1 RURAL AGRICULTURAL DISTRICT”, AND ADDING A NEW SECTION 155-32.6 “DETACHED ACCESSORY DWELLING UNITS ON SINGLE-FAMILY PROPERTIES.”

RESOLVED, that a public hearing be held in relation to the proposed changes as set forth in the form of notice, hereinafter provided, at which hearing parties of interest and citizens shall have an opportunity to be heard. The public hearing will be held on September 8, 2025 at 7:00 o'clock p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Marlborough, by the Town Clerk, at least ten (10) days before such hearing and that notice shall be in the following form:

**NOTICE OF PUBLIC HEARING**

TAKE NOTICE, that the Town Board of the Town of Marlborough will hold a public hearing at the Town Hall facilities at 21 Milton Turnpike, Milton, New York on September 8, 2025 at 7:00 o'clock, p.m., prevailing time, on proposed Local Law No. \_\_\_ of the Year 2025, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, AMENDING VARIOUS PROVISIONS OF CHAPTER 155 "ZONING" OF THE CODE OF THE TOWN OF MARLBOROUGH AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED", ADDING AN ADDITIONAL PERMITTED ACCESSORY USE TO SECTION 155-12(B) "R-1 RESIDENTIAL DISTRICT", ADDING AN ADDITIONAL PERMITTED ACCESSORY USE TO SECTION 155-12(C) "R-AG-1 RURAL AGRICULTURAL DISTRICT", AND ADDING A NEW SECTION 155-32.6 "DETACHED ACCESSORY DWELLING UNITS ON SINGLE-FAMILY PROPERTIES."

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the office of the Clerk of the Town of Marlborough, 21 Milton Turnpike, Milton, New York, 12547 between the hours of 8:00 a.m. to 4:00 p.m. on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED:           Milton, New York  
                  August 11, 2025

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COLLEEN CORCORAN, TOWN CLERK

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

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

DATED: Milton, New York

August 11, 2025

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COLLEEN CORCORAN, TOWN CLERK