

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
SEPTEMBER 22, 2025 7:00 PM
MINUTES OF MEETING

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

Also Present: Danielle Cherubini, Deputy Town Clerk
Manette Bowman, Resident
Mici Simonofsky, CAC Chair
Arlette Zambito, Recreation Chair

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

Supervisor Corcoran asked for a special moment of silence for the family of Charlie Kirk whose life was taken for voicing his political views.

ITEM #3 Motion to approve agenda

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

Yeas: 5 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the September 8th, 2025, Town Board Meeting

Councilman Cauchi made a motion to approve minutes from the September 8th, 2025, Town Board Meeting. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

ITEM #5 Authorize payments of bills

Councilman Zambito made a motion to authorize payment of the abstract in the amount of \$168,550.83. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

ITEM #6 Supervisor Updates

Supervisor Corcoran shared the following updates and presented accompanying photos:

The Highway Department built a garage at the ball fields at Cluett Schantz Park. The garage is to store equipment and house the water pump that waters the fields.

A third bocce court was installed on the hill next to the existing courts. There are about 30 teams now.

Councilman Zambito and his team rehabilitated the entire waterfall that you can see from Route 9W at Cluett Schantz Park along with clearing and widening all the trails.

The Highway Department has been working on the pickleball courts. The fencing should be up soon. The project should be done before the winter. The Gaga Ball pit needed to be relocated; it is now in the playground area. There was a brief discussion about blacktopping the Gaga Ball pit.

The Highway Department installed a fire pit near the pickleball courts. The cost was included in the pickleball court budget.

Arlette Zambito stated that the Recreation Committee received donations of fall farm décor from Marlboro Farms (Doc Pascale and Joe Taddeo) and Caradonna Farms to decorate and display at the flagpole in the center of town.

A new Highway and Water Department sign was installed.

On September 30, 2025 from 4:00 p.m. – 6:00 p.m. there will be an open house at the Highway/Water Department. Invitations went out to Senator Hinchey and Assemblyman Jacobson since they secured funds to help renovate the building.

There was a call about tree roots growing through the sidewalk on King Street; the Highway Department temporarily fixed the sidewalk.

Cruise ship season is in full swing; he is hopeful that CSX will begin the pedestrian crossing project once the cruise season is over.

Thank you to Everett Erichsen at Emergency Management, Legislator Hansut and Legislator Corcoran for working together to get the town an \$83,000.00 subsidy. The town continues to have 24 hour ALS service. The Supervisor has a meeting with Ambulnz on September 30th to discuss annual numbers. There is a flag car that comes into town to cover the area if the regular ambulance is on a call. There is no extra charge for this service.

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 TOWN BOARD
August 29, 2025**

The CAC has been following the traffic implications and progress of the Orchards on Hudson Project. Several members attended the last Planning Board meeting and frankly were disappointed that the Planning Board has not received a written opinion from the DOT to address the questions from the public traffic implications. Likewise, it was also revealed that the School Board never had the opportunity to speak with the developers at one of their public meetings to discuss how the project might affect school busing or other school considerations. Connectivity within the project and to the hamlet will remain per the plan. This is a Planning Board decision, but the CAC has an obligation to report our observations.

The EV charging station installation should commence Sept. 23 or Sept.24. As reported last month, the CAC will follow the installation with a photo history and coordinate a ribbon cutting ceremony with the Board to introduce this service to our residents, probably at the end of October or early November. The CAC is very pleased that our recommendation to continue to consider installation of an EV charger is coming to fruition to serve our residents and our visitors.

Finally, we are continuing our plan for a RECYCLE, REUSE, REPURPOSE *Community Day of Giving Drive*. The Community Center will host invited civic groups and interested parties there to the Community Center to provide a pick up place for a single day of giving and exchange of services. We hope to have 10 civic or social groups participate. So far we are expecting groups to collect usable coats, shoes and discarded glasses and hearing aids. Our Facebook page is posting invitations to participate and our email address is tomnycac@gmail.com.

Respectfully submitted,
Mici Simonofsky, Chair

Supervisor Corcoran stated that Ms. Simonofsky found an installer that would install the EV chargers with grants at no charge to the town. They will be installed this week.

Mici Simonofsky asked if the town could talk to the school if the EV chargers work out; they were going to install them and then decided not to.

Councilman Cauchi asked the Supervisor if he found out about what the climate distressed zone is about. Supervisor Corcoran explained that our town and others are in a climate distressed zone according to the state and the NYSDEC. This has been something the state declared for the last three years and he and other Supervisors didn't even know. This can't even be explained by our professionals; the town can't move forward with the wastewater treatment project because of this unknown hurdle. There are new DEC regulations and permitting rules. This will now cost the taxpayers a lot more money to upgrade the facility.

Arlette Zambito reported that the Recreation Committee, the Marlboro Milton Lions Club and the NYSDEC are holding a Youth Fishing Day on Saturday, September 27, 2025 from 9:00 a.m. to 1:00 p.m. The Recreation Committee is purchasing and stocking the pond with 155 Bluegill and 40 Largemouth Bass for the event. The Trunk or Treat Halloween in the Park event will be Saturday, October 25, 2025 from 3:30 p.m. to 5:30 p.m. Candy donations will be accepted at Town Hall and the Highway Department. Monetary donations are also accepted to help those who cannot get candy. There are 30 trunks registered so far. She thanked the Police Department for their partnership; the department has 5 trunks registered and they are offering refreshments. Supervisor Corcoran stated that the Recreation Committee does a great job with the best intentions for the community.

ITEM #10 New Business

Supervisor Corcoran asked for a motion to change the first meeting in October because the regularly scheduled meeting falls on Columbus Day.

Councilwoman Sessa made a motion to move the first meeting in October to Tuesday, October 14, 2025 at 7:00 p.m. at Town Hall. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

ITEM #11 Workshop topics - Open Board discussion

Supervisor Corcoran explained that Chris Terrizzi was at the last meeting asking for a variance for an extra lot on a private road. Some of the Board members visited the site at 1559 Route 9W.

Councilman Zambito added that the developer is requesting approval to build a 5th house on a private road. Town regulations limit town road grades to 10%, which would be costly to meet. The developer proposes using a private road instead, which can have a grade of up to 14% and be built to specification.

The majority of the Board discussed their opinions about the request.

Supervisor Corcoran explained that if the road were to be a town road it would cost the taxpayers money so the road should be private. He is aware of the road maintenance hassles. His opinion is to follow the Town Code.

Councilman Cauchi agrees it should be a private road and stated that he would give the variance because it would put the 5th house on the tax rolls and variances were given in the past.

Councilman Zambito explained how private road maintenance agreements can cause chaos no matter how many houses there are. He suggested having a more enforceable road maintenance agreement policy.

Councilwoman Sessa stated that, in her opinion, there are no extenuating circumstances warranting a variance from what is written in the Town Code.

The majority of the Board stated that they agree that the code will need to be looked at because the Town Board should not be giving variances. This request should be before the Planning Board and/or the ZBA.

Supervisor Corcoran asked for a roll call regarding the variance request to build a 5th house on a private road when the code says you can only build 4 houses.

<i>Supervisor Corcoran</i>	<i>No</i>
<i>Councilman Cauchi</i>	<i>Yes</i>
<i>Councilman Zambito</i>	<i>Abstain</i>
<i>Councilwoman Sessa</i>	<i>No</i>
<i>Councilman Molinelli</i>	<i>No</i>

Supervisor Corcoran took a moment to let the public know that there are rumors that the town is not transparent. He showed the links on the town website to Agendas & Minutes, Directory, Forms, MS4 information, etc.. He also clarified that Town Board meetings are the only ones recorded, not Planning and Zoning Board meetings. He stated that the current Board is very transparent. If anyone has questions or comments, call or email the Board members and they will answer you.

ITEM #12 Correspondence
No correspondence.

ITEM #13 Public Comment
Manette Bowman complained about the noise at the Garage again. She said they broke code 6 times this month. She has not called the police. She was encouraged to call the police and there was a brief discussion about decibel readings. Supervisor Corcoran said he will speak to the owners again.

ITEM #14 Resolutions
A). Resolution # 79 To appoint Part Time Dispatcher
Supervisor Corcoran made a motion to remove Resolution #79 from the agenda because the applicant withdrew her application. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

B). Resolution # 80 To prepare and submit an application for the purpose of securing grant monies for the Town Court

C). Resolution # 81 To appoint a Zoning Board Member

ITEM #15 Adjournment
Before adjourning the meeting, Councilman Molinelli stated that he is reluctantly retiring as of January 1, 2026. He has been a Councilman for 20 years. He expressed deep appreciation for the current board, stating he trusts them to do the right thing and thanked them for their support, particularly during his recent absences. He praised Councilman Zambito for his collaboration and continued commitment to the town. He commended Councilwoman Sessa for her passion and dedication to her beliefs. He thanked Councilman Cauchi for insights and personal learning. He described Supervisor Corcoran as one of the best he has worked with. He thanked Chief Coccozza and Gail Appler Jr. for their ongoing efforts.

Supervisor Corcoran expressed deep appreciation and affection for Councilman Molinelli as both a colleague and friend and acknowledged the challenges and responsibilities of serving on the board. He explained that he has served the community for 20 years. His contributions include leadership in local youth sports (baseball, basketball, football), collaboration with the school district, and continuous community involvement, even during recent health challenges. Supervisor Corcoran reaffirmed the Board's shared mission to serve the town beyond politics, focusing on community improvements like ADU's, park improvements and town infrastructure. He thanked him for all of his years of service.

Councilman Molinelli made a motion to adjourn the meeting at 8:35 p.m. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

September 22, 2025

B). Resolution # 80 To prepare and submit an application for the purpose of securing grant monies for the Town Court

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough desires to submit a 2025-2026 Justice Court Assistance Program Grant Application, and

Whereas, said application will be for the funding of Courtroom enhancements, Furniture, filing cabinets and a new judges chair, and

Whereas, said JCAP grant application must be signed by both the Town Justices and the Town Supervisor.

Now therefore be it resolved, that the Town Board of the Town of Marlborough authorizes the JCAP grant application to be made on behalf of the Town of Marlborough.

Now therefore be it further resolved, that the Town Board of the Town of Marlborough authorizes the Town Supervisor to sign the JCAP grant application.

And moves for its adoption:

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

September 22, 2025

C). Resolution # 81 To appoint a Zoning Board Member

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough Zoning Board has an open position due to the resignation of member George Salinovich, and

Whereas, the Zoning Board committee has interviewed for the position of Zoning Board Member, and

Whereas it is the recommendation of the Committee to appoint Nick Cracolici.

Be it resolved that Nick Cracolici be appointed to the Town of Marlborough Zoning Board effective immediately with a term ending date of December 31, 2027.

And moves for its adoption:

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