

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

Present: Supervisor Corcoran
Councilman Zambito
Councilwoman Sessa
Councilman Cauchi

Also Present: Danielle Cherubini, Deputy Town Clerk
Stephanie Masten, 2nd Deputy Town Clerk
Mici Simonofsky, CAC Chair
Arlette Zambito, Recreation Chair

Absent: Councilman Molinelli

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

Supervisor Corcoran asked for a special moment of silence for George Salinovich who passed away. He was our friend and colleague.

ITEM #3 Motion to approve agenda

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

ITEM #4 Motion to approve minutes from the October 14, 2025, Town Board Meeting
Councilman Cauchi made a motion to approve minutes from the October 14, 2025 Town Board Meeting. Motion seconded by Councilwoman Sessa.

ITEM #5 Authorize payments of bills - \$150,982.91

Councilman Sessa made a motion to authorize payment of the abstract in the amount of \$150,982.91. Motioned seconded by Councilman Zambito.

ITEM #6 Supervisor Updates

Supervisor Corcoran updated the public on the following items:

- *American Cruise Lines and Seastreak have been docking at the Milton Landing.*
- *He attended the Ulster County Veterans Luncheon at the Community Center along with other Board members.*
- *The Recreation Committee held their annual Trunk or Treat along with the PBA who donated hot dogs and snacks.*
- *He is in contact with the county finance department and Dennis Larios with regard to extending the water and sewer grant to September 2026 because the DEC still needs to approve the project.*
- *Spectrum has been replacing nodes throughout the town to increase internet speed which has caused some outages; they should be done by the end of October.*
- *There is a resolution on the agenda to increase the senior exemption criteria. This law hasn't been updated since 1994.*
- *There is a meeting planned with CSX to go over the installation of the pedestrian crosswalk at the Milton Landing*
- *The budget numbers were finalized and he thanked Chris Pulliam.*
- *He has been in contact with the NYSDOT with regard to placing school zone signs by Birdsall Avenue because people are speeding.*
- *Danny Brooks is working on an upgrade at the police department.*
- *The garage at the dog park is finished.*
- *The fencing for the pickleball court is up and the blacktopping is next.*

Supervisor Corcoran stated that a resident asked about hosting a NARCAN class.

Chief Cocozza explained that Officer Fulton is certified to train people how to use NARCAN. The plan is to hold a 2 hour class at the Community Center.

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
October 27, 2025**

Our Recycle, Reuse, Repurpose Community Day of Giving event of September 21 was well received. We are grateful to our community members who generously donated items and attended the event. Nine civic groups received various donations that will be used to help feed, clothe, or enhance the lives of their respective recipients. Our thanks especially to Ulster County Resource Recovery Agency for participating with an interactive quiz of what qualifies to be recycled. Our youngest organizer, Logan, was inspirational. He is collecting student school supplies and art supplies for redistribution to other students. Those items can be deposited at the Sarah Hull Hallock Library, including used crayons which are melted down to become triangular for people who have a hard time holding the smaller round crayons. I learned quite a few lessons from that young man. There is also a shoe drive taking place and usable shoes can be left at Hazel Rose Bakery. Our can tab jug in the lobby of the police station is getting a bit fuller every month. Food drives will need many donations this year, so keep a lookout on our Facebook page for related announcements.

We are anticipating a date that Central Hudson will be connecting electricity to the EV charging stations and looking forward to completion of that project for the townspeople and visitors to our Town.

We continue to follow the newest challenge to the Ridgeline protection law that was revised last year. The CAC will plan their November meeting to coincide with the Zoning Board of Appeals meeting on November 8 in order to follow an appeal to the ZBA in regards to the Ridgeline code. We emphasize that the intent of the present code is to keep the visual and physical appearance of the Marlborough mountains on our western horizon, looking from the east, as an uninterrupted line of treetops growing along and on top of the ridgeline. We will be reviewing Code 155 again to prepare for a potential hearing on the appeal.

Respectfully submitted,
Mici Simonofsky, Chair
tomnycac@gmail.com

Arlette Zambito reported that the Recreation Committee held a successful Trunk or Treat with 48 trunks. She thanked the Board for trusting the committee and thanked all the volunteers who help out to make the event so great for the community. The Christmas Parade and Tree Lighting will be December 6, 2025. The holiday activities include face painting, cookie decorating, hot cocoa, hot soup, food trucks, DJ, snow machines, and more. The parade kicks off at Locust Grove, goes through the hamlet of Milton and ends at the Cluett Schantz Memorial Park where the Christmas tree will be lit and there will be s'mores around the bonfire. The event is inclusive of all winter holidays. On December 14, 2025 the committee will show the Grinch at the Community Center. The day of committee meetings changed to the 2nd Wednesday of the month.

ITEM #10 New Business

A). Advertise for two open Planning Board and Ethic board open positions

Councilwoman Sessa made a motion to advertise for two open Planning Board and Ethic board open positions. Motion seconded by Councilman Zambito.

Yea: 4

Nays: 0

Carried

B). 2026 Citizen of the year

Supervisor Corcoran read the criteria for The Citizen of the Year Award and information will be up on the website to nominate someone. Tom Schroeder won last year and his plaque is hung in the meeting room.

ITEM #11 Workshop topics - Open Board discussion

No open Board discussion.

ITEM #12 Correspondence

Supervisor Corcoran read the following correspondence:

A resignation letter from Tina Rosa whose resignation was effective immediately from the Ethics Board.

A resignation letter from Part Time Dispatcher, Danielle Erichsen which was effective immediately.

Two letters from the Marlboro Free Library requesting use of the Community Center at no charge for multiple dates and times for library programs due to construction at the library.

Councilwoman Sessa made a motion to allow the Marlboro Free Library use of the Community Center at no charge for the dates and times requested. Motion seconded by Councilman Zambito.

Yea: 4

Nays: 0

Carried

ITEM #13 Public Comment

No public comment.

Supervisor Corcoran reminded the public to go out to vote and turn over the ballot.

ITEM #14 Resolutions

A). Resolution # 89 To appoint a full-time police dispatcher

B). Resolution # 90 To appoint an Ethics Board Employee Member

C). Resolution # 91 To introduce a Local Law of the year 2025 To amend section 137, "tax exemption for senior citizens" of the code of the Town of Marlborough.

ITEM #15 Executive Session

Councilwoman Sessa made a motion to enter executive session to discuss personnel issues raised at the last Town Board meeting at 7:42 p.m. Motion seconded by Councilman Zambito.

Supervisor Corcoran recused himself from executive session.

*Yea*s: 4 *Nay*s: 0 *Carried*

Councilwoman Sessa stated the Deputy Supervisor Appler will be joining the majority of the Board in Executive Session.

Councilwoman Sessa made a motion to end executive session and resume the regular meeting at 8:16 p.m. Motion seconded by Councilman Cauchi.

*Yea*s: 4 *Nay*s: 0 *Carried*

No decisions were made.

ITEM #16 Adjournment

Councilman Cauchi made a motion to adjourn the meeting at 8:16 p.m. Motion seconded by Councilman Zambito.

*Yea*s: 4 *Nay*s: 0 *Carried*

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*

October 27, 2025

A). Resolution # 89 To appoint a full-time police dispatcher

Supervisor Corcoran proposes the following:

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

Be it resolved, it is the recommendation of the Chief of Police and the Police Committee to appoint current part time police dispatcher Carrie Ronk to full time effective November 1, 2025.

And moves for its adoption

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

October 27, 2025

B). Resolution # 90 To appoint an Ethics Board Employee Member

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough Ethics Code requires one member to be a Town employee, and

Whereas, due to the recent resignation of Tina Rosa there is an open position.

Be it resolved, that Gary Lazaroff be appointed as the employee member to fill the vacated seat with a term ending date of December 31, 2026.

And moves for its adoption

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

October 27, 2025

C). Resolution # 91 To introduce a Local Law of the year 2025 To amend section 137, “tax exemption for senior citizens” of the code of the Town of Marlborough.

Supervisor Corcoran proposes the following:

BE IT ENACTED by the Town Board of the Town of Marlborough that the Code of the Town of Marlborough (the “Code”) is amended as follows:

Section 1. Section 137-2 “Qualifications for exemption” of the Code is amended as follows [deletions are stricken and additions are underscored]: No exemption shall be granted unless: A. The income of the owner or the combined income of the owners, excluding any income payable to either or both of them as veterans disability compensation (as defined in Title 38 of the United States Code), of the property for income tax purposes for the income tax year (meaning the twelve-month period for which the owner or owners filed a federal income tax return or, if no income tax return was filed, for the calendar year) does not exceed the maximum income and percentages granted as follows:

Income	Percentage of Assessed Valuation Exempt From Taxation
<u>\$21,000</u> <u>\$29,000</u> or less	50%
More than <u>\$21,001</u> <u>\$29,000.01</u> but less than <u>\$22,000</u> <u>\$29,999.99</u>	45%
More than <u>\$22,001</u> <u>\$30,000</u> but less than <u>\$23,000</u> <u>\$30,999.99</u>	40%
More than <u>\$23,001</u> <u>\$31,000</u> but less than <u>\$24,000</u> <u>\$31,999.99</u>	35%
More than <u>\$24,001</u> <u>\$32,000</u> but less than <u>\$24,900</u> <u>\$32,899.99</u>	30%
More than <u>\$24,901</u> <u>\$32,900</u> but less than <u>\$25,800</u> <u>\$33,799.99</u>	25%
More than <u>\$25,801</u> <u>\$33,800</u> but less than <u>\$26,700</u> <u>\$34,699.99</u>	20%
More than <u>\$26,701</u> <u>\$34,700</u> but less than <u>\$27,600</u> <u>\$35,599.99</u>	15%
More than <u>\$27,601</u> <u>\$35,600</u> but less than <u>\$28,500</u> <u>\$36,499.99</u>	10%
More than <u>\$28,501</u> <u>\$36,500</u> but less than <u>\$29,400</u> <u>\$37,399.99</u>	5%

Section 3. If any of these 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 4. This local law shall be effective upon filing with the Secretary of State.

WHEREAS, on October 27, 2025 Supervisor Corcoran 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 SECTION 137, "TAX EXEMPTION FOR SENIOR CITIZENS" OF THE CODE OF THE TOWN OF MARLBOROUGH; and

WHEREAS, this Local Law is prepared pursuant to the New York State Constitution, New York Municipal Home Rule Law §10, and New York Real Property Tax Law §467 to advance and protect the health, safety, and welfare of the Town; and

WHEREAS, this action to amend the Town Code is a Type II Action under the New York State Environmental Quality Review Act (SEQRA) requiring no further environmental review; and

WHEREAS, the amendment requires a public hearing.

NOW, THEREFORE BE IT RESOLVED, that a public hearing be held in relation to the proposed changes 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 at the Town Hall, 21 Milton Turnpike, Milton, New York, 12547 on November 10, 2025, at 7:00 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 five (5) 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 November 10, 2025 at 7:00 o'clock p.m., prevailing time, on proposed Local Law No. ____ of 2025, amending Section 137 "Tax Exemption for Senior Citizens" of the Code of the Town of Marlborough to amend the income values required to receive a percentage exemption from taxation.

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 citizens and parties of interest shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: Milton, New York
October 27, 2025

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	Yes
Councilwoman Sessa	Yes

The Town of Marlborough Citizen of the Year Award

The Citizen of the Year Award is an award given by the Town Board of The Town of Marlborough for any outstanding citizen residing in our community. Those interested in nominating a resident for this award should submit a detailed request describing an individual who exemplifies the following characteristics:

- They have made a positive impact on our community
- They have demonstrated good character and a willingness to help others in our community

Nominees need to be:

- A resident of the Town of Marlborough for at least 10 years
- At least 18 years of age

Any elected official or Town employee currently in office or currently employed by the Town of Marlborough is NOT eligible for nomination.

The Marlborough Town Board will review all nominee requests and will select the Citizen of the Year based on the qualifications described above.

The winning candidate will be presented with a "Citizen of the Year" Plaque at a Town Board meeting and their name will permanently be displayed on a plaque in the Town Board Meeting room.

The deadline for submission of nominees is December 31st. The winner of the Citizen of the Year will be announced no later than the 2nd meeting of the month in February of each year.