

FIRST MEETING OF THE MONTH
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
DECEMBER 8, 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
Gerald Cocozza, Police Chief
Mici Simonofsky, CAC Chair
Arlette Zambito, Recreation 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 approve the agenda. Motion seconded by Councilman Zambito.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from November 24, 2025 Town Board Meeting

Councilwoman Sessa made a motion to approve minutes from the November 24, 2025 Town Board Meeting. Motion seconded by Councilman Zambito.

Yeas: 4 Nays: 0 Carried

ITEM #5 Authorize payment of bills- \$143,831.03

Councilman Cauchi made a motion to authorize payment of the abstract in the amount of \$143,831.03. Motion seconded by Councilman Zambito.

Yeas: 4 Nays: 0 Carried

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: NOVEMBER 2025

CERTIFICATE OF OCCUPANCY	1	STOP WORK ORDER	1
REQUEST FOR INFORMATION	6	FIRE CALLS	1
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	6
BUILDING EXTENSIONS	10	COMPLAINTS	21
FIRE INSPECTIONS	14	CLOTHING BIN RENEWALS	0
TOTAL MILEAGE	2,685	TOTAL GAS USAGE	149 GAL

BUILDING PERMITS

ADDITION / RENOVATION	4	POOL / HOT TUB	0
BARN	0	ROOF	3
BURNING	9	SHED	2
CARPORT / GARAGE	0	SIGNS	1
DECK/STAIRS	1	SINGLE FAMILY	1
DEMOLITION	2	SOLAR PANELS	2
ELECTRICAL / HVAC	3	TANK INSTALL / REMOVAL	0
FURNACE / BOILER	0	WIRELESS COMMUNICATION	0
GENERATOR	0	WOOD / PELLET STOVE	0
TOTAL PERMITS	28	EST. COST OF BUILDINGS	\$782,490.00

FEES COLLECTED

CERTIFICATE OF OCCUPANCY	\$175.00
PERMIT EXTENSIONS	\$3,879.50
BUILDING PERMITS	\$8,029.00
REQUEST FOR INFORMATION	\$1,200.00
TOTAL BUILDING FEES	\$13,283.50
FIRE INSPECTIONS	\$950.00
TRAILER PARK RENEWALS	\$0.00
TOTAL FIRE FEES	\$950.00
BURNING FEES	\$35.00
TOTAL FEES	\$14,268.50

**Police Department
Town of Marlborough**

MEMORANDUM

To: Town Board of the Town of Marlborough
From: Chief Cocozza
Date: December 8, 2025
Subject: Activity Summary for the Month of November 2025



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

<u>MOTOR VEHICLE ACCIDENT</u>	November 25	Yr. Date 25	November 24	Yr. Date 24
Personal injury	6	53	2	42
Fatal	0	0	0	0
Property Damage	24	194	25	199
Total	30	247	27	241

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	55	880	99	1330
Parking	1	48	1	40

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1086	15327	1229	13882
Total Arrests	11	204	21	202

<u>TOTAL TELEPHONE CALLS</u>				
	1106	13597	1260	13967

POLICE DEPARTMENT OVERTIME HOURS payroll 24 & 25

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 Grant O/T	(see attached)	(see attached)
Full Time Dispatchers Overtime	24 (\$1152) 51.25	13 (\$529) 113.75
Part Time Dispatchers Overtime	56 (\$2016) 232	16 (\$480) 136

<u>Police Mileage</u>	8934	146599	12627	138880
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**Police Department
Town of Marlborough**



MEMORANDUM

Activity Summary for the month of November 2025

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Police Department Payroll 24 & 25 Regular Hours

	November 25	Yr. Date	November 24	Yr. Date
Full Time Police Officer	1120	10293	960	11524.75
Part Time Police Officer	1093	11923.25	1294	13417.25
Full Time Dispatcher	480	3360	320	5040
Part Time Dispatcher	289	4543	457	4257
Traffic Officer	0	0	94	825.5

Police Department Fuel Consumption

Police	1115.383	12234.311	1219.837	11740.826
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Use of Force

0 (display) -use of force	YTD 3 - use of force	0 display)- use of force
0- Hands	YTD 4 – hands	1- Hands
0- Taser	YTD 1- Taser	1Taser

Civilian Complaints 0

Civilian Complaints 0

Police Officer Overtime (these figures are not exact and are intended for budget use and tracking)
 Figures are up to date of last payroll

<u>Line Item</u>	<u>Yr. to Date</u>	<u>Budgeted</u>	<u>remaining</u>	<u>% utilized</u>
Admin	\$1,470	\$3,229	\$1,759	46%
DARE	\$2,546	\$4,656	\$2,110	55%
F/T Court	\$344	\$6,243	\$5,899	6%
F/T Holiday *	\$9,362	\$53,652	\$44,290	17%
F/T Investigations	\$3,489	\$9,364	\$5,875	37%
F/T Shift Cover	\$7,738	\$21,849	\$14,111	35%
F/T Training	\$799	\$8,419	\$7,620	9%
P/T Court	\$716	\$7,401	\$6,685	10%
P/T Holiday *	\$21,524	\$3,943	(\$17,581)	548%
P/T Investigations	\$4,101	\$7,915	\$3,814	52%
P/T Shift Cover	\$9,123	\$27,719	\$18,596	33%
P/T Training	\$1,289	\$8,194	\$6,905	16%
F/T Firearms training &Taser	\$2,138	\$7,814	\$5,676	27%
P/T Firearms training &Taser	\$2,371	\$11,174	\$8,803	21%
FT Special detail	\$2,205	\$9,419	\$7,214	23%
PT Special Detail	\$2,744	\$6,644	\$3,900	41%
Total	\$71,959	\$197,635	\$125,676	36%
*Holiday	\$30,886	\$57,595	\$26,709	54%

Police Officer Grant Overtime { these figures are not exact and are intended for budget tracking only}
 Figures are up to date of last payroll

<u>Line Item</u>	<u>Yr. to Date</u>	<u>Budgeted</u>	<u>remaining</u>	<u>% utilized</u>
Grant Funds				
BUNY (buckle up NY)	\$358	\$614	\$258	58%
DWI (driving while intoxicated)	\$2,109	\$7,000	\$4,891	30%
PTS (police traffic services)	\$1,188	\$2,948	\$1,760	40%



Incident Breakdown By Month Report



Print Date/Time: 12/05/2025 11:04
Login ID: jvanamburgh.maripod
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
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
7 Digit Call	4	9.5	6	14.3	2	4.8	4	9.5	2	4.8	4	9.5	3	7.1	4	9.5	5	11.9	6	14.3	2	4.8	0	0.0	42
911 Abandoned	2	8.7	5	21.7	1	4.3	2	8.7	3	13.0	3	13.0	1	4.3	1	4.3	0	0.0	4	17.4	0	0.0	1	4.3	23
911 Misdial	1	9.1	1	9.1	1	9.1	2	18.2	3	27.3	1	9.1	0	0.0	0	0.0	0	0.0	1	9.1	1	9.1	0	0.0	11
911 No Voice Call	0	0.0	1	4.0	4	16.0	1	4.0	2	8.0	4	16.0	1	4.0	2	8.0	7	28.0	2	8.0	1	4.0	0	0.0	25
Abandoned	0	0.0	0	0.0	0	0.0	1	20.0	0	0.0	1	20.0	1	20.0	1	20.0	0	0.0	1	20.0	0	0.0	0	0.0	5
Accident Personal	4	7.4	4	7.4	8	14.8	3	5.6	2	3.7	4	7.4	4	7.4	6	11.1	8	14.8	4	7.4	6	11.1	1	1.9	54
Accident Property	23	11.6	15	7.5	18	9.0	20	10.1	20	10.1	17	8.5	17	8.5	6	3.0	13	6.5	21	10.6	24	12.1	5	2.5	198
Alarm Burglary	25	10.8	18	7.8	28	12.1	25	10.8	22	9.5	10	4.3	16	6.9	18	7.8	13	5.6	29	12.6	22	9.5	5	2.2	231
Alarm Panic	0	0.0	1	11.1	1	11.1	2	22.2	1	11.1	0	0.0	1	11.1	0	0.0	1	11.1	0	0.0	2	22.2	0	0.0	9
Animal	8	6.3	16	12.7	8	6.3	11	8.7	12	9.5	11	8.7	9	7.1	9	7.1	12	9.5	19	15.1	10	7.9	1	0.8	126
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	9.4	68	9.4	65	9.0	72	9.9	53	7.3	71	9.8	67	9.2	65	9.0	74	10.2	60	8.3	47	6.5	15	2.1	725
Assist Fire	13	7.6	13	7.6	11	6.5	18	10.6	12	7.1	14	8.2	24	14.1	15	8.8	13	7.6	27	15.9	10	5.9	0	0.0	170
Assist Other	2	4.8	5	11.9	3	7.1	4	9.5	3	7.1	5	11.9	5	11.9	6	14.3	4	9.5	2	4.8	3	7.1	0	0.0	42
ATV Complaint	0	0.0	1	9.1	1	9.1	0	0.0	1	9.1	0	0.0	2	18.2	3	27.3	1	9.1	1	9.1	0	0.0	1	9.1	11
BOLO	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	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	8.0	2	8.0	1	4.0	1	4.0	2	8.0	4	16.0	4	16.0	2	8.0	3	12.0	1	4.0	3	12.0	0	0.0	25
Criminal Contempt	0	0.0	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	0	0.0	4
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	11.1	0	0.0	3	33.3	2	22.2	0	0.0	0	0.0	0	0.0	1	11.1	0	0.0	2	22.2	0	0.0	0	0.0	9
Disabled Vehicle	10	18.9	8	15.1	2	3.8	3	5.7	3	5.7	7	13.2	3	5.7	3	5.7	4	7.5	8	15.1	1	1.9	1	1.9	53
Disorderly	0	0.0	3	25.0	0	0.0	0	0.0	1	8.3	1	8.3	1	8.3	1	8.3	2	16.7	2	16.7	1	8.3	0	0.0	12
Dispute	6	7.6	7	8.9	4	5.1	9	11.4	7	8.9	6	7.6	13	16.5	10	12.7	7	8.9	4	5.1	5	6.3	1	1.3	79
Domestic Dispute	21	16.8	15	12.0	14	11.2	10	8.0	9	7.2	11	8.8	4	3.2	8	6.4	6	4.8	12	9.6	13	10.4	2	1.6	125



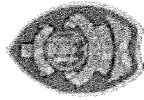
Incident Breakdown By Month Report



Print Date/Time: 12/05/2025 11:04
Login ID: jvanamburgh.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		December		Yearly Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
Erratic Vehicle	10	8.8	4	3.5	11	9.6	9	7.9	8	7.0	12	10.5	11	9.6	17	14.9	7	6.1	15	13.2	9	7.9	1	0.9	114
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	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	1
Flight	0	0.0	0	0.0	0	0.0	1	16.7	1	16.7	0	0.0	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3	0	0.0	6
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	1
Fireworks	0	0.0	0	0.0	0	0.0	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	3
Food Patrol	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	1
Fraud	5	20.0	2	8.0	3	12.0	3	12.0	0	0.0	0	0.0	2	8.0	3	12.0	5	20.0	1	4.0	1	4.0	0	0.0	25
Harassment	5	11.6	1	2.3	6	14.0	1	2.3	2	4.7	2	4.7	6	14.0	5	11.6	10	23.3	3	7.0	2	4.7	0	0.0	43
Identity Theft	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	1	50.0	2
Impersonation	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	100.0	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	1
Information	2	4.7	4	9.3	5	11.6	3	7.0	4	9.3	6	14.0	1	2.3	2	4.7	2	4.7	8	18.6	6	14.0	0	0.0	43
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	2
Larceny	5	15.2	4	12.1	1	3.0	3	9.1	2	6.1	1	3.0	2	6.1	5	15.2	4	12.1	2	6.1	4	12.1	0	0.0	33
Local Law	0	0.0	1	14.3	2	28.6	1	14.3	0	0.0	1	14.3	1	14.3	0	0.0	0	0.0	1	14.3	0	0.0	0	0.0	7
Lock Out	10	13.9	4	5.6	9	12.5	7	9.7	8	11.1	8	11.1	4	5.6	0	0.0	3	4.2	7	9.7	11	15.3	1	1.4	72
Lost or Missing	0	0.0	1	12.5	0	0.0	0	0.0	1	12.5	1	12.5	0	0.0	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	8
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	2
Menacing	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	4
Mental Health Law	0	0.0	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	0	0.0	0	0.0	1	12.5	1	12.5	1	12.5	0	0.0	8
Navigation Related	0	0.0	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	1
New Call	0	0.0	2	33.3	0	0.0	0	0.0	0	0.0	1	16.7	0	0.0	3	50.0	0	0.0	0	0.0	0	0.0	0	0.0	6
Noise Complaint	0	0.0	1	1.9	1	1.9	5	9.3	6	11.1	9	16.7	6	11.1	11	20.4	4	7.4	8	14.8	2	3.7	1	1.9	54
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	1
Police Public	3	6.1	3	6.1	6	12.2	5	10.2	6	12.2	6	12.2	4	8.2	3	6.1	6	12.2	4	8.2	3	6.1	0	0.0	49



Incident Breakdown By Month Report



Print Date/Time: 12/05/2025 11:04
Login ID: jvananburgh.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
Police Station	0	2	0	0	1	1	2	1	0	1	0	0	8
Property Check	895	802	1073	915	94	916	768	1001	783	80	692	124	9748
Property Found	0	0	0	1	6	4	2	3	0	3	1	0	15
Property Lost	3	4	3	3	5	4	7	1	3	2	1	1	36
Property Retrieval	3	1	1	1	0	1	1	0	0	2	1	0	11
Psychiatric	2	2	5	4	125	3	3	3	3	3	2	0	32
Public Safety	0	0	0	0	0	0	0	0	1	0	0	0	1
Public Service	1	0	0	0	0	0	0	0	0	0	0	0	1
Road Hazard	10	5	15	5	42	8	19	4	8	19	10	6	120
Robbery	0	0	0	0	0	0	2	0	0	0	0	0	2
School Check	118	98	86	71	61	67	93	121	65	64	49	13	906
School Incident	6	1	0	0	3	1	5	0	4	1	5	0	18
Sex Offense	0	2	0	0	1	3	4	2	6	5	1	0	29
Sex Offense	1	1	0	1	0	0	1	0	0	1	0	0	5
Shots Fired	0	0	0	0	0	0	0	0	1	0	0	0	5
Special Detail	13	7	13	8	7	6	2	6	12	19	6	2	101
Suspicious	31	12	18	29	136	20	13	24	18	14	11	6	213
Traffic Complaint	10	30	12	11	17	18	8	9	15	14	4	3	151
Traffic Stop	93	103	137	105	66	89	214	196	67	100	83	9	1301
Training	0	0	0	0	0	0	0	0	0	2	0	0	2
Transport	0	1	0	0	0	0	0	0	1	0	0	0	3
Trespass	0	1	0	4	2	1	2	0	1	1	0	0	13
Unknown Police	0	1	1	2	1	2	2	2	3	0	0	0	14
Unwanted Subject	0	1	2	0	0	1	1	1	1	1	0	0	8
Vehicle and Traffic	0	0	0	1	0	1	2	0	0	2	0	0	6
Vehicle	4	2	2	0	4	0	3	2	1	0	0	1	19



Incident Breakdown By Month Report



Print Date/Time: 12/05/2025 11:04
 Login ID: jvanamburgh.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 # %	December # %	Yearly Totals
Warrant Execution	3 23.1	1 7.7	3 23.1	1 7.7	0 0.0	1 7.7	2 15.4	0 0.0	0 0.0	2 15.4	0 0.0	0 0.0	13
Water Emergency	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	1
Wellhead Check	26 10.0	16 6.2	26 10.0	17 6.5	22 8.5	25 9.6	14 5.4	27 10.4	32 12.3	21 8.1	30 11.5	4 1.5	260
Total:	1453 9.4	1314 8.5	1624 10.5	1402 9.0	1484 9.6	1401 9.0	1385 8.9	1619 10.4	1242 8.0	1317 8.5	1086 7.0	206 1.3	15533

Chief Coccozza added that the town has two municipal parking lots, Western Avenue near Captain Supply and Main Street in Milton near the firehouse. Additional off-street parking during snow emergencies only is at the Presbyterian Church lot in Marlboro. The municipal lots are clearly signed as no overnight parking from 12:00 a.m. to 6:00 a.m., however, can be used during snow emergencies. There has been an ongoing issue with residents using the lots as long-term personal parking. He explained the enforcement plan and stated that the information will be posted on the town website.

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 November 2025

This month we continued preparing the trucks, servicing and installing sanders for the winter season.

We had a crew out cleaning all the ditch lines, removing leaves and debris throughout both hamlets. We finished the paving project on upper Mt. Zion Rd. installing millings along the sides of the new blacktop.

On 11/6 we sent 3 men to an operating training class for our Tymco Sweeper at J&J Equipment in Brewerton, NY. Also, on 11/6 McGoe, Hauser and Edsall Engineers had a MS4 training workshop which we attended, along with other Town employees.

On 11/7 we assisted the Water Department with a water main break on Dock Rd., Marlboro. We assisted with their blacktop repair on the roads that were affected by the water main breaks. We also spent 2 days repairing the access road on Walnut Ln. leading to the water tank in Milton.

We removed the docks at the Milton Landing for the winter season. We installed entrances to the pickleball courts and purchased the nets.

We sent 2 trucks to the Town of Ulster to assist them with their paving project.

Fuel Usage: Gas: N/A gal. Diesel: N/A gal.

Respectfully submitted,

John Alonge, Highway Superintendent
JA/cim

**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: 12/08/2025

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

RE: MONTHLY REPORT FOR NOVEMBER

Water consumption totaled 12,080,000 gallons, which is a daily usage 402,698.
Compared to last month 12,667,000 gallons, which is a daily usage of 408,380.
Compared to a year ago water consumption was 11,483,000 gallons for the month, which is daily usage of 382.766

SUMMARY FOR THE MONTH

CURB BOXES: We had to repair two curb boxes and replace stems on Briarwood Ln.

HYDRANTS: We had to repair a hydrant on Paula Dr. and Chestnut Ln. in Milton.

METERS: We replaced 25 meters because of battery failure. We read meters for billing.

SERVICE LINE: We installed a new service line on Chestnut Ln.

TOWN PARKS: We winterized all town park bathrooms and fountain. We also moved the porta potty to an area that is more accessible to park patrons. We also prepared the park for the holiday season.

WATERMAINS: We had to repair 8 inch water mains on Dock Rd. with the help of the Highway Dept.

Ulster County Health Department did their annual inspection.

SEWER LINE INSPECTIONS: 0

SERVICE LINE INSPECTIONS: 1

CLOSINGS: 6

MARKOUTS: 40

Gallons of Gas: 325

Gallons of Diesel: 20

Mileage for the month: 1,700

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	15.00
			Sub-Total:	\$15.00
Conservation	Conservation	A1255	14	55.54
			Sub-Total:	\$55.54
Dog Licensing	Female, Spayed	A2544	4	20.00
Dog Licensing	Female, Unspayed	A2544	2	20.00
Dog Licensing	Male, Neutered	A2544	5	25.00
			Sub-Total:	\$65.00
LANDFILL FEES	T/s Permits	00-2130	2	70.00
LANDFILL FEES	T/s Punch Cards	00-2130	10	576.00
			Sub-Total:	\$646.00
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	1	17.50
			Sub-Total:	\$17.50
Misc Fees	Building Fees\Building Dept	00-2110	1	15,261.20
Misc Fees	Fire Fees\Building Dept	00-2110	1	2,220.00
			Sub-Total:	\$17,481.20
MISC. FEES	Accident Reports	00-1255	16	80.00
MISC. FEES	Burgular Permits	00-2590	1	20.00
MISC. FEES	Certified Copies	00-1255	6	100.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	3	1,800.00
MISC. FEES	Foi Requests	00-1255	4	39.75
			Sub-Total:	\$2,039.75
			Total Local Shares Remitted:	\$20,319.99
Amount paid to:	NYS Ag. & Markets for spay/neuter program			15.00
Amount paid to:	NYS Environmental Conservation			1,256.46
Amount paid to:	State Health Dept. For Marriage Licenses			22.50
Total State, County & Local Revenues:			\$21,613.95	
			Total Non-Local Revenues:	\$1,293.96

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.

Supervisor	Date	Town Clerk	Date
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There was a brief discussion about website notifications and getting the word out to sign up. Danielle Cherubini explained to the public how they can sign up for website notifications. She also explained that Ulster County ended support for their tax collection software and towns had to get their own. The towns new software will allow for taxpayers to look up bills, receipts and additionally give the option to pay online. She explained how to access the portal and the fees for online payments. There was a brief discussion about getting a credit card machine for the office in the future.

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

December 5, 2025

For the month of November 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 = **107,000** gallons per day.
 - (**61%** of design capacity.)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **96%**

Milton WWTP

- Average Daily flow = **29,000** gallons per day.
 - (About **53%** of design capacity)
- Average BOD removal = **99%**
- Average Suspended Solids removal = **96%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of November without any major changes. Other than routine maintenance and daily upkeep both plants had no significant events to report on. As the weather gets colder, the treatment process naturally slows down and can have effects on the Effluent quality. So far the plants are handling the change well with no issues to report. We also installed artificial privacy hedging on the fence at the Milton chlorine contact tank. This was done to improve the look of the area and to keep up with the recent upgrades made throughout the Milton Landing. There are more sections of fence to be done but had to pause due to the weather. If you need any additional information, please do not hesitate to contact me.

Thank you,
Julian Falco
Water Quality Management, Inc.

November 2025

TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

November 2025 Financial Report	
Application Fees	\$3,950
Escrow Fees	\$19,852
Recreation Fees	\$0
Invoices	\$15,212.97

November 3 , 2025

Preliminary Conference/Joint Meeting:

None

Approval of Minutes

The minutes of the October 6, and October 20, 2025, meetings were approved unanimously.

Announcements

None

Communications

The Board reviewed and approved a Waiver of Conflict between Eliseo Pendino and the Town of Marlborough.

Ongoing Application Review

None

Public Hearings

None

New Application Review

Pendino and Ferro	RAG1	25-1009	SKETCH	LOT LINE
92 Old Indian Rd., Milton	1	03.3-1-39, 38.100		

Technical Comments

1. The application should be signed by all parties involved. No forms or signature from the Ferro parcel are present on any application material. This lot should be added to the application.
2. Bulk table should be added to the plan for each lot in the existing and proposed condition.
3. Lot line should be shown to the assumed highway boundary. Notes pertaining to use of the roadway for highway purposes should be added to the plans.
4. The front yard setback appears to be deficient once lot line is depicted at highway boundaries for Lot 39.
5. Lot 39 appears to contain two residential structures. Existing and proposed lot areas are not adequate for the two residential structures.
6. Front yard setback for Lot 38.100 will be deficient once front yard setbacks are identified from the assumed highway boundary.
7. Bulk table should identify minimum setbacks in accordance with Section 155-52 for agricultural setbacks if Tax Lot 40 is in active agriculture.

Board Actions

The Board agreed to classify the proposed Lot Line as a Type II Action under its SEQRA Review Process.

Special Topics Discussion

None

Adjournment

NEXT SCHEDULED MEETING: Monday, November 17, 2025

November 17, 2025

Approval of Minutes

The minutes for the November 23, 2025, meeting were approved.

Announcements / Communications

Board members were provided their carry over totals for professional training for the 2026 year.

PRELIMINARY CONFERENCE (JOINT MEETING)

Summit Drive Properties	23-1004	SKETCH	SITE PLAN
Summit Dr, Marlboro			

Technical Comments

The project is before the Board for a preliminary conference regarding the applicant modifying previous plans for proposed 16 townhouse type units on the subject parcel. Access has been reverted back to the Summit Drive Cul-de-Sac. The project is before the Board for a review by all Town agencies.

Any substantive comments received from Town agencies should be addressed upon for a resubmittal

for review.

Discussion Overview

The discussion included the existing cul de sac, water and sewer connections, emergency vehicle access, fire suppression systems, snow removal, large vehicle access/turn around, sidewalks in front of each unit/out to Summit Dr., HOA responsibilities, school bus pick up locations, and trash removal.

Public Hearings

Ongoing Application Review

Sunrise on Hudson BnB	R-1	25-1008	SKETCH	SITE PLAN
6 Cherokee Dr., Milton		103.3-2-62		

Technical Comments

1. The applicants have provided a sketch plan depicting four vehicles in the driveway and one in the garage. The layout is not conducive to vehicles entering or exiting the site. It is unclear how users of the B&B will be directed to park. Parking spaces in the Town of Marlborough are required to be 162 square feet typically 9 x 18. Planning Board should review the parking plan with regard to its acceptability.
2. Project requires a Public Hearing as a Special Use in the R1 Zoning District.

Board Actions

The Board required the applicant to propose alternate parking to accommodate five cars. A Public Hearing was set for December 15, 2025. The Board authorized their attorney to draft a resolution of approval barring any significant findings at the Public Hearing.

Pendino and Ferro	RAG 1	25-1009	SKETCH	LOT LINE
92 Old Indian Rd, Milton		103.3-1-39, 38.100		

Technical Comments

1. Status of receipt of signed applications and proxies from all involved should be addressed.
2. The map has been revised to depict the roadway boundaries. Metes and bounds for the roadway frontage on the south side of Old Indian Road should be provided.
3. A bulk table has been added to the plans however, the bulk table only depicts the requirements not the compliance with each lot. It appears that each of the lots will need ZBA referral for front yard setback.

Board Actions

The Board moved to refer the application to the ZBA to address front yard setback deficiencies.

New Application Review

NJNL Properties	R-1 25-	1004	SKETCH	SUBDIVISION
111-113 Western Ave. Marlboro	108.2-7-32.110			

Technical Comments

1. The project has changed since the previous submission. Project now involves a 4-lot subdivision, and the construction of the private roadway.

2. The wells and septic systems on all lots must be approved by the Ulster County Health Department.
3. Numerous variances will be required based on a review of the bulk table and the revised mapping. Lot 1 requires front yard variance for the residential structure and learning center. Lot 1 additionally requires a variance for side yard setback 35 feet required 11.7 is proposed. Lot 2 requires a side yard setback 15.8 proposed where 35 feet is required.
4. All lots should own to the center line of the proposed private road right-of-way.
5. Grading plan and roadway profiles should be provided for the proposed private roadway.
6. Stormwater management must be addressed for the construction of the private road and parking areas for the proposed educational use.
7. The education use is proposed on Lot 1 which contains a single-family residence.
8. The applicants are requested to confirm whether the use is educational or instructional.
9. The access points of the County roadway require County approval.
10. A Code Enforcement gatekeeper letter should be received for the revised project.
11. The intensity use should be identified and the number of students and staff should be clearly identified. Parking calculations and hydraulic loading from the facility are based on the intensity of use.

Board Actions

The Board required the applicant to complete and submit a revised long form EAF. The Board scheduled a Preliminary Conference for the project to be held on December 1, 2025.

Special Topics Discussion

None

Adjournment

NEXT SCHEDULED MEETING: Monday, December 1, 2025

Respectfully Submitted,

Chris Brand

Chairman Town of Marlborough Planning Board

ITEM #8 Presentation

No presentations.

ITEM #9 Old Business

Councilwoman Sessa reminded the public that the town is still accepting Citizen of the Year nominations.

Supervisor Corcoran presented photos of the Holiday Event that occurred over the weekend. Arlette Zambito reported that the event was magical and like a winter wonderland. She thanked the community for their support, all the volunteers who participated in the parade, and the Recreation Committee for all of their work. She also reported that the Grinch movie will be shown at the Community Center on December 14, 2025; tickets are on sale for the event. Councilwoman Sessa added that the reindeer were new this year and were difficult to get. She thanked Naomi Biviano, Jenna Lazaroff and Arlette Zambito for all their hard work.

Councilman Cauchi voiced concerns about non-working lights at the park and described where the issue was. He also recommended placing a map of the park at the entrance.

Chief Cocozza explained that the Highway Department and Central Hudson are evaluating the lighting. There were light towers but they were used at different areas for the event.

Supervisor Corcoran added that the lighting in the park is prepaid and the town pays \$950.00 per month. Three lights are out and options are being looked at. There was a brief discussion about different types of lighting. He also stated that there is a plan to add more parking at the park.

ITEM #10 New Business

Councilwoman Sessa made a motion to cancel the December 22, 2025 Town Board Meeting. Motion seconded by Councilman Cauchi.

Yeas: 4

Nays: 0

Carried

Supervisor Corcoran stated that the next regular Town Board meeting will be January 12, 2026. On January 1, 2026 at noon there will be a swearing in ceremony, a special meeting and reorganization meeting.

ITEM #11 Correspondence

No correspondence.

ITEM #12 Public Comments

Mici Simonofsky questioned if the heat and lighting at the Community Center is regulated. Supervisor Corcoran explained how it is regulated. There was a brief discussion about solar and electric company charges. Ms. Simonofsky will look into grants for solar lighting.

ITEM #13 Resolutions

A). Resolution # 96 To appoint a Town Board Member

Supervisor Corcoran explained that Gael Appler Jr. has been a very active Deputy Supervisor and he is honored to appoint him as a Board member. The appointment will be effective January

1/ 2026 out of respect for the late Councilman Molinelli whose intention was to resign December 31, 2025.

B). Resolution # 97 To appoint a Planning Board Chairman and Deputy Chairman

C). Resolution # 98 To appoint a part time Police Officer

D). Resolution # 99 To re-appoint a member to the Planning Board

E). Resolution # 100 To appoint a member to the Planning Board

F). Resolution # 101 To re-appoint members to the Ethics Board

G). Resolution # 102 To waive conditions for final site development plan

Supervisor Corcoran explained that the Planning Board, as part of a site plan review, required that part of North Road be donated to the town. The Town Board was unaware and John Alonge said the town has no need for the property.

H). Resolution # 103 To appoint a Zoning Board Deputy Chairman

I). Resolution # 104 To Transfer Funds

Supervisor Corcoran and the Board welcomed all the new members that were appointed.

ITEM #14 Adjournment

Supervisor Corcoran wished everyone a Happy Holiday and thanked the Board and town staff for a great year.

Councilman Cauchi made a motion to adjourn the meeting at 8:03 p.m. Motion seconded by Councilwoman Sessa.

Yeas: 4

Nays: 0

Carried

Respectfully submitted,

Danielle Cherubini

Deputy Town Clerk

December 8, 2025

A) Resolution #96 To appoint a Town Board Member

Supervisor Corcoran proposes the following:

WHEREAS, the unfortunate passing of Councilman Ed Molinelli, who served as diligent and loyal Town Board member for 18 years, leaves one Town Board seat vacant, which vacancy was announced at the Town Board's regular meeting on November 24, 2025; and

WHEREAS, pursuant to Town Law §64(5), the Town Board has the authority to fill vacancies in any elective town office by appointment, and such appointee shall hold office until the commencement of the calendar year next succeeding the first annual election at which the vacancy may be filled.

THEREFORE, BE IT RESOLVED that the Marlborough Town Board, after due consideration, hereby appoints Gael Appler, Jr. to serve as Town Board member.

BE IT FURTHER RESOLVED that this appointment shall be for a term beginning January 1, 2026 and ending December 31, 2026.

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

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

December 8, 2025

B). Resolution # 97 To appoint a Planning Board Chairman and Deputy Chairman

Supervisor Corcoran proposes the following:

Whereas, Planning Board Chairman Chris Brand's term will conclude on December 31, 2025;
and

Whereas, Mr. Brand does not wish to be reappointed to the Planning Board; and

Whereas, the open position of Chairman needs to be filled beginning January 1, 2026.

Be it resolved, that Stephen E. Jennison be appointed as the Planning Board Chairman, effective January 1, 2026.

Be it resolved, that the Town Board wishes to also appoint a Deputy Chairman to the Planning Board.

Be it resolved, that Fred Callo will serve as the Deputy Chairman, effective January 1, 2026.

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes

December 8, 2025

C). Resolution # 98 To appoint a part time Police Officer

Supervisor Corcoran proposes the following:

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

Whereas, it is the recommendation of the Chief of Police to appoint Devon Breslin.

Be it resolved, that Devin Breslin be appointed effective immediately

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes

December 8, 2025

D). Resolution # 99 To re-appoint a member to the Planning Board

Supervisor Corcoran proposes the following:

Whereas, an advertisement was placed in the local newspaper for a position on the Planning Board, and

Whereas, the Planning Board Committee had interviewed for the position, and

Whereas, Joe Lofaro wishes to remain on the Board, and

Whereas, it is the recommendation of the Planning Board Committee to reappoint Joe Lofaro.

Be it resolved that Joe Lofaro be re-appointed to the Planning Board effective January 1, 2026 with a term ending December 31, 2030

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes

December 8, 2025

E). Resolution # 100 To appoint a member to the Planning Board

Supervisor Corcoran proposes the following:

Whereas, an advertisement was placed in the local newspaper for a position on the Planning Board, and

Whereas, the Planning Board Committee had interviewed for the position, and

Whereas it is the recommendation of the Planning Board Committee to appoint Nicholas Bozzo.

Be it resolved that Nicholas Bozzo be appointed to the Planning Board effective January 1, 2026 with a term ending December 31, 2030

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes

December 8, 2025

F). Resolution # 101 To re appoint members to the Ethics Board

Supervisor Corcoran proposes the following:

Whereas, there were two open positions on the Towns Ethics Board, and

Whereas, the Ethics Board Committee interviewed for the positions, and

Whereas it is the recommendation of the Ethics Board Committee to re appoint the following members:

James Kuha (c) term ending 12/31/2028

Ed Mackey (I) term ending 12/31/2028

Be it resolved that members James Kuha and Ed Mackey be re-appointed to the Ethics Board

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes

December 8, 2025

G). Resolution # 102 To waive conditions for final site development plan

Supervisor Corcoran proposes the following:

WHEREAS, on November 6, 2023, the Applicants 220 North Road, LLC. and Robert Pollack (the “Applicants”) submitted an application to the Town of Marlborough Planning Board (the “Planning Board”) requesting Site Plan, Special Use Permit, and Lot Line Revision approvals to expand the Buttermilk Falls Hotel and Resort; and

WHEREAS, on December 16, 2024, the Town of Marlborough Planning Board granted Conditional Final Site Plan, Special Use Permit, and Lot Line Revision approvals for the Buttermilk Falls Hotel and Resort expansion project; and

WHEREAS, as a condition of approval, the Applicants were to make an Offer of Cession to the Town of Marlborough Town Board to convey ownership of certain lands within North Road to the Town; and

WHEREAS, the Town of Marlborough does not wish to take title to the property described.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Marlborough that conditions contained at I(iv)(b) and II(A)(d)(i) in the Resolution Granting Final Site Development Plan, Special Use Permit, and Lot Line Revision Approvals for the Buttermilk Falls Hotel and Resort Expansion, dated December 16, 2024, be waived.

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

Supervisor Corcoran	Yes
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Councilman Cauchi	Yes
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Councilman Zambito	Yes
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Councilwoman Sessa	Yes
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DATED: Milton, New York
December 8, 2025

COLLEEN CORCORAN, TOWN CLERK

December 8, 2025

H). Resolution # 103 To appoint a Zoning Board Deputy Chairman

Supervisor Corcoran proposes the following:

Be it resolved, that the Town Board wishes to appoint a Deputy Chairman to the Zoning Board.

Be it further resolved, that Jeff Mekeel will serve as the Deputy Chairman, effective January 1, 2026.

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes

December 8, 2025

I). Resolution # 104 To Transfer Funds

Supervisor Corcoran proposes the following:

Whereas, the Town Board needs to approve the transfer of funds, and

Be it resolved, that the Town Board approves the following transfer of funds

To Transfer \$65,202.83 from Building Reserve account A.0230.002 to General Fund A.0200.000 for the added expenses to the DPW building, and

To Transfer \$18,480.61 from Park Reserve account A. 0230.001 to General Fund A.0200.000 for the bocce court and boulders for the park

And moves for its adoption

Councilmember Sessa	Yes
Councilmember Cauchi	Yes
Councilmember Zambito	Yes
Supervisor Corcoran	Yes