

FIRST MEETING OF THE MONTH
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
JANUARY 12, 2026 7:00 PM
MINUTES OF MEETING

Present: Supervisor Corcoran
Councilman Zambito
Councilwoman Sessa
Councilman Appler Jr.
Councilman Cauchi

Also Present: Danielle Cherubini, Town Clerk
Stephanie Masten, Deputy Town Clerk
Emmanuel Nneji, Ulster County District Attorney

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

Supervisor Corcoran wished everyone a Happy New Year and welcomed Councilman Appler Jr. to the Board and thanked him for serving.

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

Yeas: 5 Nays: 0 Carried

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

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

Yeas: 5 Nays: 0 Carried

Motion to approve minutes from the December 8, 2025 Public Hearing ADU

Councilman Cauchi made a motion to approve minutes from the December 8, 2025 Public Hearing ADU. Motion seconded by Councilman Appler Jr.

Yeas: 5 Nays: 0 Carried

Motion to approve minutes from the January 1, 2026 Special Meeting
Councilwoman Sessa made a motion to approve minutes from the January 1, 2026 Special Meeting. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

Motion to approve minutes from the January 1, 2026 Reorganizational Meeting
Councilman Cauchi made a motion to approve minutes from the January 1, 2026 Reorganization Meeting. Motion seconded by Councilman Appler Jr.

Yeas: 5 Nays: 0 Carried

ITEM #5 Authorize payment of bills
Councilwoman Sessa made a motion to authorize payment of the abstract in the amount of \$1,029,654.49. Motion seconded by Councilman Zambito.

Yeas: 5 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: DECEMBER 2025

CERTIFICATE OF OCCUPANCY	4	STOP WORK ORDER	1
REQUEST FOR INFORMATION	11	FIRE CALLS	1
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	6
BUILDING EXTENSIONS	8	COMPLAINTS	21
FIRE INSPECTIONS	9	CLOTHING BIN RENEWALS	0
TOTAL MILEAGE	1,702	TOTAL GAS USAGE	102

BUILDING PERMITS

ADDITION / RENOVATION	1	POOL / HOT TUB	1
BARN	1	ROOF	2
BURNING	10	SHED	2
CARPORT / GARAGE	1	SIGNS	0
DECK/STAIRS	0	SINGLE FAMILY	1
DEMOLITION	1	SOLAR PANELS	4
ELECTRICAL / HVAC	6	TANK INSTALL / REMOVAL	0
FURNACE / BOILER	2	WIRELESS COMMUNICATION	0
GENERATOR	1	WOOD / PELLET STOVE	0
TOTAL PERMITS	33	EST. COST OF BUILDINGS	\$1,247,767.00

FEES COLLECTED

CERTIFICATE OF OCCUPANCY	\$700.00
PERMIT EXTENSIONS	\$4,389.40
BUILDING PERMITS	\$3,980.00
REQUEST FOR INFORMATION	\$2,200.00
TOTAL BUILDING FEES	\$11,269.40
FIRE INSPECTIONS	\$550.00
TRAILER PARK RENEWALS	\$0.00
TOTAL FIRE FEES	\$550.00
BURNING FEES	\$50.00
TOTAL FEES	\$11,869.40

**Police Department
Town of Marlborough**

MEMORANDUM

To: Town Board of the Town of Marlborough

From: Chief Cocozza

Date: January 12, 2026

Subject: Activity Summary for the Month of December 2025



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

<u>MOTOR VEHICLE ACCIDENT</u>	December 25	Yr. Date 25	December 24	Yr. Date 24
Personal injury	7	60	3	45
Fatal	0	0	0	0
Property Damage	25	219	28	227
Total	32	279	31	317

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	49	929	71	1401
Parking	8	56	0	40

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1069	16396	1370	15252
Total Arrests	12	216	14	216

<u>TOTAL TELEPHONE CALLS</u>	1755	15352	1276	15243
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POLICE DEPARTMENT OVERTIME HOURS payroll 26 & 1

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) 51.25	11.5 (\$527) 125.25
Part Time Dispatchers Overtime	24 (\$1072) 256	40 (\$1600) 216

<u>Police Mileage</u>	13630	160229	11970	150850
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**Police Department
Town of Marlborough**



MEMORANDUM

Activity Summary for the month of December 2025

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Police Department Payroll 26 & 01 Regular Hours

	December 25	Yr. Date	December 24	Yr. Date
Full Time Police Officer	1050	11343	1608	13132.75
Part Time Police Officer	1132	13056	1434.5	14851.75
Full Time Dispatcher	480	3840	320	5360
Part Time Dispatcher	350	4893	475	4732
Traffic Officer	0	0	0	825.5

Police Department Fuel Consumption

Police	1276.702	13511.013	1341.071	13054.897
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Use of Force

1 (display) -use of force	YTD 4 - use of force	1-(display)- use of force	YTD-3
1- Hands	YTD 5 – hands	3- Hands	YTD 6- hands
0- Taser	YTD 1- Taser	0-Taser	YTD 1

Civilian Complaints 0

Civilian Complaints 0



Incident Breakdown By Month Report



Print Date/Time: 01/07/2026 08:17
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
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
7 Digit Call	4	9.1	6	13.6	2	4.5	4	9.1	2	4.5	4	9.1	3	6.8	4	9.1	5	11.4	6	13.6	2	4.5	2	4.5	44
911 Abandoned	2	8.3	5	20.8	1	4.2	2	8.3	3	12.5	3	12.5	1	4.2	1	4.2	0	0.0	4	16.7	0	0.0	2	8.3	24
911 Misdial	1	8.3	1	8.3	1	8.3	2	16.7	3	25.0	1	8.3	0	0.0	0	0.0	0	0.0	1	8.3	1	8.3	1	8.3	12
911 No Voice Call	0	0.0	1	3.6	4	14.3	1	3.6	2	7.1	4	14.3	1	3.6	2	7.1	7	25.0	2	7.1	1	3.6	3	10.7	28
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	6.7	4	6.7	8	13.3	3	5.0	2	3.3	4	6.7	4	6.7	6	10.0	8	13.3	4	6.7	6	10.0	7	11.7	60
Accident Property	23	10.5	15	6.8	18	8.2	20	9.1	20	9.1	17	7.8	17	7.8	6	2.7	13	5.9	21	9.6	24	11.0	25	11.4	219
Alarm Burglary	25	10.4	18	7.5	28	11.7	25	10.4	22	9.2	10	4.2	16	6.7	18	7.5	13	5.4	29	12.1	22	9.2	14	5.8	240
Alarm Panic	0	0.0	1	10.0	1	10.0	2	20.0	1	10.0	0	0.0	1	10.0	0	0.0	1	10.0	0	0.0	2	20.0	1	10.0	10
Animal	8	6.0	16	12.0	8	6.0	11	8.3	12	9.0	11	8.3	9	6.8	9	6.8	12	9.0	19	14.3	10	7.5	8	6.0	133
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	8.6	68	8.6	66	8.2	72	9.1	53	6.7	71	9.0	67	8.5	66	8.2	74	9.4	80	7.6	47	5.9	80	10.1	790
Assist Fire	13	6.8	13	6.8	11	5.8	18	9.4	12	6.3	14	7.3	24	12.6	15	7.9	13	6.8	27	14.1	10	5.2	21	11.0	191
Assist Other	2	4.7	5	11.6	3	7.0	4	9.3	3	7.0	5	11.6	5	11.6	6	14.0	4	9.3	2	4.7	3	7.0	1	2.3	43
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
BOLD	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	20.0	2	13.3	1	6.7	4	26.7	1	6.7	2	13.3	0	0.0	1	6.7	0	0.0	0	0.0	0	0.0	1	6.7	15
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	15.2	8	12.1	2	3.0	3	4.5	3	4.5	7	10.6	3	4.5	3	4.5	4	6.1	8	12.1	1	1.5	14	21.2	66
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	7.0	7	8.1	4	4.7	9	10.5	7	8.1	6	7.0	13	15.1	10	11.6	7	8.1	4	4.7	5	5.8	8	9.3	86
Domestic Dispute	21	16.3	15	11.6	14	10.9	10	7.8	9	7.0	11	8.5	4	3.1	8	6.2	6	4.7	12	9.3	13	10.1	6	4.7	128



Incident Breakdown By Month Report



Print Date/Time: 01/07/2026 08:17
Login ID: jvanamburgh.marlpd
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	8.5	4	3.4	11	9.3	9	7.6	8	6.8	12	10.2	11	9.3	17	14.4	7	5.9	15	12.7	9	7.6	5	4.2	118
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
Fight	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
Foot 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	19.2	2	7.7	3	11.5	3	11.5	0	0.0	0	0.0	2	7.7	3	11.5	5	19.2	1	3.8	1	3.8	1	3.8	26
Harassment	5	10.9	1	2.2	6	13.0	1	2.2	2	4.3	2	4.3	6	13.0	5	10.9	10	21.7	3	6.5	2	4.3	3	6.5	46
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	4.2	4	8.3	5	10.4	3	6.3	4	8.3	6	12.5	1	2.1	2	4.2	2	4.2	8	16.7	6	12.5	5	10.4	48
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	14.3	4	11.4	1	2.9	3	8.6	2	5.7	1	2.9	2	5.7	5	14.3	4	11.4	2	5.7	4	11.4	2	5.7	35
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	13.0	4	5.2	9	11.7	7	9.1	8	10.4	8	10.4	4	5.2	0	0.0	3	3.9	7	9.1	11	14.3	6	7.8	77
Lost or Missing	0	0.0	1	8.3	0	0.0	0	0.0	1	8.3	1	8.3	0	0.0	1	8.3	1	8.3	1	8.3	2	16.7	4	33.3	12
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	1.8	1	1.8	5	9.1	6	10.9	9	16.4	6	10.9	11	20.0	4	7.3	8	14.5	2	3.6	2	3.6	55
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	5.7	3	5.7	6	11.3	5	9.4	6	11.3	6	11.3	4	7.5	3	5.7	6	11.3	4	7.5	3	5.7	4	7.5	53



Incident Breakdown By Month Report



Print Date/Time: 01/07/2026 08:17
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
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#
Police Station	0	0.0	2	25.0	0	0.0	0	0.0	1	12.5	1	12.5	2	25.0	1	12.5	0	0.0	1	12.5	0	0.0	0	0.0	8
Property Check	895	8.7	802	7.8	1073	10.5	915	8.9	996	9.7	916	8.9	768	7.5	1001	9.8	783	7.6	783	7.6	692	6.7	634	6.2	10258
Property Found	0	0.0	0	0.0	0	0.0	1	6.3	1	6.3	4	25.0	2	12.5	3	18.8	0	0.0	3	18.8	1	6.3	1	6.3	16
Property Lost	3	8.1	4	10.8	3	8.1	3	8.1	5	13.5	4	10.8	7	18.9	1	2.7	3	8.1	1	2.7	1	2.7	2	5.4	37
Property Retrieval	3	27.3	1	9.1	1	9.1	1	9.1	0	0.0	1	9.1	1	9.1	0	0.0	0	0.0	2	18.2	1	9.1	0	0.0	11
Psychiatric	2	5.7	2	5.7	5	14.3	4	11.4	3	8.6	2	5.7	3	8.6	3	8.6	3	8.6	3	8.6	2	5.7	3	8.6	35
Public Safety	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	0	0.0	1
Public Service	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
Road Hazard	10	8.1	5	4.1	15	12.2	5	4.1	11	8.9	8	6.5	19	15.4	4	3.3	8	6.5	19	15.4	10	8.1	9	7.3	123
Robbery	0	0.0	0	0.0	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	2
School Check	118	12.5	98	10.3	86	9.1	71	7.5	61	6.4	67	7.1	93	9.8	121	12.8	65	6.9	64	6.8	49	5.2	54	5.7	947
School Incident	6	30.0	1	5.0	0	0.0	0	0.0	3	15.0	1	5.0	1	5.0	0	0.0	4	20.0	1	5.0	1	5.0	2	10.0	20
Serve Papers	0	0.0	2	6.3	0	0.0	5	15.6	1	3.1	3	9.4	4	12.5	2	6.3	6	18.8	5	15.6	1	3.1	3	9.4	32
Sex Offense	1	20.0	1	20.0	0	0.0	1	20.0	0	0.0	0	0.0	1	20.0	0	0.0	0	0.0	1	20.0	0	0.0	0	0.0	5
Shots Fired	0	0.0	0	0.0	1	20.0	0	0.0	1	20.0	1	20.0	0	0.0	1	20.0	1	20.0	0	0.0	0	0.0	0	0.0	5
Special Detail	13	12.4	7	6.7	13	12.4	8	7.6	7	6.7	6	5.7	2	1.9	6	5.7	12	11.4	19	18.1	6	5.7	6	5.7	106
Suspicious	31	13.8	12	5.4	18	8.0	29	12.9	17	7.6	20	8.9	13	5.8	24	10.7	18	8.0	14	6.3	11	4.9	17	7.6	224
Traffic Complaint/	10	5.8	30	17.4	12	7.0	11	6.4	17	9.9	18	10.5	8	4.7	9	5.2	15	8.7	14	8.1	4	2.3	24	14.0	172
Traffic Stop	93	6.9	103	7.7	137	10.2	86	6.4	124	9.2	89	6.6	214	15.9	196	14.6	67	5.0	100	7.4	83	6.2	52	3.9	1344
Trailing	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	100.0	0	0.0	0	0.0	2
Transport	0	0.0	1	33.3	0	0.0	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	3
Trespass	0	0.0	1	5.9	1	5.9	4	23.5	2	11.8	1	5.9	2	11.8	0	0.0	1	5.9	1	5.9	0	0.0	4	23.5	17
Unknown Police	0	0.0	1	6.7	1	6.7	2	13.3	1	6.7	2	13.3	2	13.3	2	13.3	3	20.0	0	0.0	0	0.0	1	6.7	15
Unwanted Subject	0	0.0	1	11.1	2	22.2	0	0.0	0	0.0	1	11.1	1	11.1	1	11.1	1	11.1	1	11.1	0	0.0	1	11.1	9
Vehicle and Traffic	0	0.0	0	0.0	0	0.0	1	16.7	0	0.0	1	16.7	2	33.3	0	0.0	0	0.0	2	33.3	0	0.0	0	0.0	6
Vehicle	4	21.1	2	10.5	2	10.5	0	0.0	4	21.1	0	0.0	3	15.8	2	10.5	1	5.3	0	0.0	0	0.0	1	5.3	19



Incident Breakdown By Month Report



Print Date/Time: 01/07/2026 08:17
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		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
Welfare Check	26	9.2	16	5.7	26	9.2	17	6.0	22	7.8	25	8.9	14	5.0	27	9.6	32	11.3	21	7.4	30	10.6	26	9.2	282
Wire	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	100.0	1
Total:	1453	8.9	1314	8.0	1624	9.9	1402	8.6	1484	9.1	1401	8.5	1385	8.4	1619	9.9	1242	7.6	1317	8.0	1086	6.6	1069	6.5	16396

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	\$1,547	\$3,220	\$1,682	48%
DARE	\$3,136	\$4,656	\$1,520	67%
F/T Court	\$777	\$6,243	\$5,466	12%
F/T Holiday *	\$15,104	\$53,852	\$38,548	26%
F/T Investigations	\$3,844	\$9,364	\$5,720	39%
F/T Shift Cover	\$9,777	\$21,849	\$12,072	45%
F/T Training	\$799	\$8,419	\$7,820	9%
P/T Court	\$1,095	\$7,401	\$6,306	15%
P/T Holiday *	\$35,696	\$3,943	(\$31,753)	905%
P/T Investigations	\$4,773	\$7,915	\$3,142	60%
P/T Shift Cover	\$10,331	\$27,719	\$17,388	37%
P/T Training	\$1,541	\$8,194	\$6,853	19%
F/T Firearms training &Taser	\$2,138	\$7,814	\$5,676	27%
P/T Firearms training &Taser	\$2,472	\$11,174	\$8,702	22%
FT Special detail	\$2,925	\$9,419	\$6,494	31%
PT Special Detail	\$3,386	\$6,844	\$3,258	51%
Total	\$99,141	\$197,636	\$98,494	50%
*Holiday	\$50,800	\$57,595	\$6,795	88%

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)	\$356	\$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%

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 December 2025

This month was busy with the numerous snowstorms. Our crew were out salting and plowing for the following storms:

<i>12/2 – 3" to 5"</i>	<i>12/23 – 3"</i>
<i>12/10 – 2"</i>	<i>12/24 – 10"</i>
<i>12/15 – 3"</i>	

We spent a week ditching and repairing the shoulders of several roads in Marlboro and Milton.

Several days were spent hauling dirt from the Landfill to Milton Landing, preparing for the new crossing at the railroad tracks.

We worked at the Marlboro Firehouse with their addition of a new pole barn on Orange St. We prepared for the new sewer hookup and water service line.

We started our annual Christmas tree pick up.

Fuel Usage: Gas: 82.337 gal. Diesel: 2,994.104 gal.

Respectfully submitted,

A handwritten signature in cursive script that reads "John Alonge".

*John Alonge, Highway Superintendent
JA/cm*

**WATER SUPERINTENDENT
TOWN OF MARLBOROUGH
1650 ROUTE 9W, PO BOX 305
MILTON, NY 12547**

**CHARLES MUGGIO
WATER SUPERINTENDENT**

**FAX (845) 795-2031
PHONE (845) 795-5100**

DATE: 1/12/2026

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

RE: MONTHLY REPORT FOR DECEMBER

Water consumption totaled 12,612,000 gallons, which is daily usage 406,839.
Compared to last month 12,080,000 gallons, which is daily usage of 402,698. Compared
to a year ago water consumption was 13,317,000 gallons for the month, which is daily
usage of 429,581.

SUMMARY FOR THE MONTH

CURB BOXES: We had to repair three curb boxes and repair them because of plow
damage in customers' driveways.

METERS: We replaced 25 meters because of battery failure.

TOWN PARKS: We prepared the park for the holiday parade.

We installed a new service line and a new sewer tap for the temporary fire house on
Orange St. with the help of the Highway Dept.

There has been a numerous amount of snow events for the month of December. Removal
of snow had to be performed at all the Town Properties.

SEWER LINE INSPECTIONS: 0

SERVICE LINE INSPECTIONS: 1

CLOSINGS: 3

MARKOUTS: 10

Gallons of Gas: 300

Gallons of Diesel: 20

Mileage for the month: 2,200

**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: 1/13/2025

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

RE: Summary of 2025

Water consumption totaled 153.7 million gallons for the year. Monthly usage of 12,812,000 gallons, and a daily usage of 421,221,000 per day. Compared to 2024, our annual usage was 168.3 million gallons for the year. Monthly usage of 14,030,000 gallons and daily usage of 561,279 per day.

CURB BOX: We had to repair 18 in 2025 compared to 16 in 2024.

CLOSINGS: We had 47 closings in 2025 and 60 closings in 2024.

HYDRANTS: In 2025, we had to repair 4 hydrants, of which 1 was hit by a motor vehicle. Compared to 2024, there were 14 repairs, 8 of which were hit by a motor vehicle.

MARK OUTS: We had 355 mark outs in 2025, and 530 mark outs in 2024

METERS: We installed 360 meter in 2025 and in 2024 we installed 145.

NEW TAPS: We had 7 taps in 2025, and 5 taps in 2024

SERVICE LINES: Had to repair 16 service lines in 2025. Compared to 2024, we had 10 repairs.

SEWER: In 2025, we had sewer 2 back up calls compared to 3 for 2024.

VALVES: We repaired 5 valves in 2025, and in 2024 we repaired 7.

WATER MAINS: In 2025, we had 13 major water main breaks compared to 2024 we had 14.

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	35.00
			Sub-Total:	\$35.00
Conservation	Conservation	A1255	2	6.18
			Sub-Total:	\$6.18
Dog Licensing	Female, Spayed	A2544	6	30.00
Dog Licensing	Female, Unspayed	A2544	1	10.00
Dog Licensing	Male, Neutered	A2544	8	40.00
			Sub-Total:	\$80.00
General Fund	Towing Licenses	00-2590	4	1,200.00
			Sub-Total:	\$1,200.00
Highway Fees	Road Cut Fee	2590DA	1	350.00
			Sub-Total:	\$350.00
LANDFILL FEES	T/s Permits	00-2130	3	106.00
LANDFILL FEES	T/s Punch Cards	00-2130	11	870.00
			Sub-Total:	\$976.00
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	1	17.50
			Sub-Total:	\$17.50
Misc Fees	Building Fees\Building Dept	00-2110	1	13,283.50
Misc Fees	Fire Fees/Building Dept	00-2110	1	950.00
			Sub-Total:	\$14,233.50
MISC. FEES	Accident Reports	00-1255	24	120.00
MISC. FEES	Bank Fees (NSF)	00-1256	3	105.00
MISC. FEES	Burgular Permits	00-2590	1	20.00
MISC. FEES	Certified Copies	00-1255	9	480.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	2	1,200.00
MISC. FEES	Foi Requests	00-1255	6	42.25
MISC. FEES	One-Day Marriage Officiant License	00-1255	2	50.00
			Sub-Total:	\$2,017.25
Park and Rec Fees	Train Station Fee	2001	3	1,125.00
			Sub-Total:	\$1,125.00
Total Local Shares Remitted:				\$20,040.43
Amount paid to: NYS Ag. & Markets for spay/neuter program				17.00
Amount paid to: NYS Environmental Conservation				105.82
Amount paid to: State Health Dept. For Marriage Licenses				22.50
Total State, County & Local Revenues:				\$20,185.75
Total Non-Local Revenues:				\$145.32

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

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

January 6, 2026

For the month of December 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 = **122,000** gallons per day.
 - (72% of design capacity.)
- Average BOD removal = **94%**
- Average Suspended Solids removal = **89%**

Milton WWTP

- Average Daily flow = **28,000** gallons per day.
 - (About 51% of design capacity)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **89%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of December. At the Marlboro facility, the shaft on the left screw pump has broken due to old age and rust. It had run continuously for over 40 years and was original to the plant. We contacted the manufacturer, Lakeside, and requested a quote to manufacture replacements for both units. The right screw is the same age and is also showing signs of severe rust. We recommend that both should be replaced at the same time. In the meantime, the broken screw is being bypassed with a hand pump. This temporary setup has been working well and we are having no issues meeting all the permit limits. If you need any additional information, please do not hesitate to contact me.

Thank you,
Julian Falco
Water Quality Management, Inc.

21 Milton Turnpike
Marlborough, New York, 12547

Town of Marlborough Dog Control

Andrew McKee-Dog Control Officer Bethany Wager-McKee Deputy Dog Control Officer

Thursday, January 1, 2026 **December 2025 Monthly Report**

Monthly Report –12/1/2025 through 12/31/2025

Overview:

We received a total of **19** calls this month including **2** calls to service from the Town of Marlborough Police, New York State Police or Ulster County Sherriff.

Responded to 1 active complaints and/or cases which are now closed or resolved

We currently have 1 open case or complaint.

We Impounded 0 stray dogs this month.

0 appearance tickets were issued this month

There was 1 dog bites reported this month

We have no Dangerous Dog cases under investigation

Happy New Year !

Lets make this a safe 2026 !

End of Report

December 2025

TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

December 2025 Financial Report	
Application Fees	\$2,320
Escrow Fees	\$9,400.88
Recreation Fees	\$0
Invoices	\$17,481.43

December 1 , 2025

Preliminary Conference/Joint Meeting:

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

Discussion Overview

The Board's engineering consultant reviewed outstanding comments from previous meetings. The Highway Department had no concerns as the project is located on a county road and would therefore be under their review. The Town Code Enforcement officer had no concerns. The discussion also included installing a fire hydrant at the end of the proposed road, whether it becomes a public roadway or is a private drive. The applicant further clarified the proposed usage on site.

Approval of Minutes

None.

Announcements

None

Communications

None.

Ongoing Application Review

None

Public Hearings

None

New Application Review

Sheldon Properties STR 241 North Rd, Milton	R1 HD	25-1010 103.1-2-70	SKETCH	SITE PLAN
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Technical Comments

1. The project is zoned HD rather than the R-1 depicted on the application. The short-term rental use is not permitted in the HD Zoning District. A review of the project site by the Code Enforcement Officer should be undertaken. Project would require a use variance.
2. The applicants are applying for a short-term rental under Code Section 155-32.3.
3. Property appears to be under the ownership of an LLC. Code section 155-32.3 restricts ownership to only one short-term rental within the Town of Marlborough. Applicants should affirmatively identify whether they have an interest in any other short-term rentals in the Town.
4. Application identifies 5-bedrooms for rental with a maximum total of 10 people. The application identifies 12 parking spaces on the site. Five parking spaces should be defined on a plan provided by the applicant. It is noted that no plan has been submitted. An aerial photo of the tax parcel has been provided.
5. Tax records identify Sheldon Properties LLC as having an address in Henrico, Virginia. Subject site is identified as a two-family residence.

Board Actions

The Board referred the project to the ZBA for a use variance. The Board agreed the applicant may wish to pursue petitioning the Town Board to request a zone change as the property abuts the R1 zone, where such usage is allowable.

Special Topics Discussion

None

Adjournment

NEXT SCHEDULED MEETING: Monday, December 15, 2025

December 15, 2025

Approval of Minutes

None

Announcements / Communications

None

PRELIMINARY CONFERENCE (JOINT MEETING)

None

Public Hearings

Sunrise on Hudson BnB
6 Cherokee Dr., Milton

R-1 25-1008
103.3-2-62

PUBLIC HEARING/FINAL

SITE PLAN

Technical Comments

1. The project is before the Board for a Public Hearing for the special use of the BnB in the R1 Zoning District.
2. A revised parking layout has been provided to widen the driveway to depict more conventional parking for the required parking count.
3. The Planning Board must make an SEQRA determination for the project.
4. Any substantive comments received at the Planning Board meeting should be addressed by the applicant or their representative.

Board Actions

The Public Hearing was opened and closed with several adjacent property owners voicing their concerns. The Board requested the applicant clarify the apparent discrepancy in the number of bedrooms, whether or not the property is the applicant's primary residence, septic system capacities, and proof of building permits for previously completed/ongoing construction.

Ongoing Application Review

Katrina Nason
99 Peach Lane, Milton

RAG 1 25-1003
95.4-3-13.210

SKETCH

SUBDIVISION

Technical Comments

1. The project has been revised to propose a 2-lot subdivision with a single common driveway.
2. NYSDEC Wetland Validation must be signed by the appropriate parties.
3. Ulster County Health Department approval for the subsurface sanitary sewer disposal systems is required.
4. The amount of proposed disturbance on the plan should be identified. If greater than 1 acre disturbance is proposed coverage under the NYSDEC Construction Stormwater Permit will be required.
5. Revised application materials and EAF should be submitted for the Boards use.
6. The applicant's representative has evaluated the existing water course on the site and has identified that the reputed problem pipe is located off the original parcel. The applicants' representative are asked to identify the location of these pipes for the Planning Boards review.
7. The location of the pipes and inverts should be depicted on the plans.

Board Actions

The Board requested the applicant address the technical comments above.

Mitchell M&Co
1559 Route 9W, Marlboro

RAG 1 22-6007 **SKETCH**
103.3-4-44

SUBDIVISION

Technical Comments

1. The Planning Board should declare its Intent for Lead Agency. NYSDOT, County Planning, County Health Department are involved agencies.
2. A revised application reflecting the lot count and EAF should be submitted for the Boards use.
3. The application identifies variances granted at the 14 November 2024 ZBA meeting.
4. Common Driveway Access and Maintenance Agreements required to be reviewed by the Planning Board Attorney.
5. Limits of disturbance should be identified and the amount of disturbance calculated on the plan. A SWPPP is required in compliance with NYSDEC and Town of Marlborough Stormwater Regulations.
6. Long-term operation maintenance of the proposed stormwater facilities must be addressed. Stormwater facilities cross lot lines. The Town Board should decide whether a drainage district is to be provided. A drainage district lot would then have to be created for the operation and maintenance of the stormwater facilities.
7. Infiltration testing in accordance with NYSDEC Design Guidelines must be provided.
8. Security for private roadway and stormwater features will be required prior to stamping of the plans.
9. NYSDOT permit for access road is required.
10. Health Department approval for all sanitary sewer disposal systems is required.
11. Submission to the Ulster County Planning Department is required as this project is located on a State Highway.
12. The Planning Board should consider whether a "gateway meeting" should be held. No Town services are proposed to be provided as the roadway is private and all lots are proposed to be served by wells and septic.
13. Private Road Access and Maintenance Agreement required.

Board Actions

The Board declared its intent for Lead Agency and classified the proposed project as an Unlisted Action as part of their SEQR determinations. As the project will utilize minimal services, the Board determined there was no need to schedule a Preliminary Conference. However, the Board requested the applicant provide detailed plans to the jurisdictional fire department for their review. The applicant was also advised to seek information from the Marlboro School District to clarify bus stop locations and concerns.

Buttermilk Falls Resort

23-1019

FOLLOW UP

SITE PLAN

Technical Comments

None

Board Actions

The Board moved to approve the amendments to the required conditions to the project's approval as recommended by their attorney

New Application Review

None

Special Topics Discussion

ADU Discussion

The Board authorized their attorney to draft a letter to the Town Board regarding the Revised Proposed Local Law to Allow Detached Accessory Dwelling Units ("ADUs") as Permitted Accessory Uses in the R, R-1, and R-Ag-1 Districts.

Adjournment

NEXT SCHEDULED MEETING: Monday, January 5, 2026

Respectfully Submitted,

Chris Brand

Chairman Town of Marlborough Planning Board

ITEM #8 Presentation

A). DA Nneji

District Attorney Nneji stated that he has served Ulster County for two years and is visiting town halls to promote transparency and answer community questions about the DA's office. He explained the role of the District Attorney in prosecuting all crimes within the county, working with local, state, and county law enforcement agencies. The DA outlined how cases move from local courts to county court, emphasizing that felony prosecutions are based on careful evaluation of evidence and prosecutorial discretion, particularly in violent and gun-related cases. The District Attorney explained that CAP Court helps reduce jail wait times by allowing after-hours judicial review. The DA's office remains available 24/7 despite no additional funding, and the program is working adequately but could be improved. The DA explained that bail is typically set for serious qualifying offenses, but non-qualifying offenses require release, leading to repeat offenders and frustration for judges and police. Many such cases involve mental health issues, highlighting the need for support systems. The DA stressed the importance of ethical and legal decision-making and invited attendees to ask questions.

There was a question and answer session with the DA and some meeting attendees regarding drug overdoses, an alleged case and the crime rate.

There was a brief discussion about revisiting and addressing bail reform.

ITEM #9 Old Business

No old business.

ITEM #10 New Business

A). Long Pond treatment-motion to sign agreement

Councilman Appler Jr. explained that he and Charlie Muggeo treated the pond 20 years ago; due to extensive DEC permitting, a recommended contractor (Life Inc.) will now manage treatment, with improvements expected over a few years and potential cost reductions over time. Supervisor Corcoran added that the cost will be \$5,000.00 for the labor and herbicide applications with additional treatments at \$2,000.00 each if needed.

Councilman Appler Jr. made a motion to sign an agreement with Life Inc. for the 2026 treatment of Long Pond at Cluett Schantz Memorial Park for \$5,000.00 and additional treatments for \$2,000.00 if needed. Motion seconded by Councilman Cauchi.

Yeas: 5

Nays: 0

Carried

B). Estimate for the NYSDEC-required landfill cap inspection

Supervisor Corcoran explained the need for NYSDEC inspections of the landfill cap. There is \$7,000.00 budgeted and the DEC estimate states it could cost \$7-\$9,000.00. These inspections need to be done because the cap was repaired and the solar project is moving forward.

Councilman Cauchi made a motion to allow the Supervisor to spend \$7-\$9,000.00 for the NYSDEC to perform additional inspections at the landfill. Motion seconded by Councilman Appler Jr.

Yeas: 5 Nays: 0 Carried

ITEM #11 Correspondence

Supervisor Corcoran read the following correspondence:

A letter from Ulster/Dutchess Living Resources – a without walls program for people with development developmental and intellectual disabilities. Many participants are from Marlboro and Milton and they are requesting use of the Community Center one day a week to do arts and crafts. There was a brief discussion about what day and for how long which will be discussed with the manager.

Supervisor Corcoran made a motion to approve the use of the Community Center for the Ulster/Dutchess Living Resources participants at no charge and he will discuss the particulars with the manager. Motion seconded by Councilman Appler Jr.

Yeas: 5 Nays: 0 Carried

A letter from Marlboro Youth Baseball & Softball requesting use of Young's Park fields from February 1, 2026 to January 31, 2027.

Councilwoman Sessa made a motion to allow Marlboro Youth Baseball & Softball use of Young's Park fields from February 1, 2026 to January 31, 2027. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

A letter from the Down Syndrome Association of the Hudson Valley requesting use of Cluett Schantz Memorial Park for a buddy walk on October 18, 2026 at no charge.

Councilman Zambito made a motion to allow the Down Syndrome Association of the Hudson Valley use of the Cluett Schantz Memorial Park for a buddy walk on October 18, 2026 at no charge. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

***A letter from Marlboro High School requesting use of the Community Center at no charge on March 21, 2026 for a school fundraiser event.
There was a brief discussion about the type of event.***

Councilwoman Sessa made a motion to allow the Marlboro High School fundraising event at the Community Center at no charge after checking into the type of event. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

A letter from Marlboro Youth United Soccer requesting use of the lower field at Cluett Schantz Memorial Park at no charge for specific dates for the spring.

Councilwoman Sessa made a motion to allow Marlboro Youth United Soccer use of the lower field at Cluett Schantz Memorial Park at no charge for specific dates requested for the spring. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

ITEM #12 Public Comments

Supervisor Corcoran received a couple of comments from the audience and also introduced the newly elected Ulster County Legislators; District 10 Legislator Dominick Marino and District 11 Legislator Laura Donovan.

ITEM #13 Resolutions

A). Resolution #24 To appoint a member and an Alternate Member to the Ulster County Planning Board

B). Resolution #25 To authorize the filing of this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

C). Resolution #26 To adopt Local Law #1 of the year 2026

Supervisor Corcoran read comments from the Marlborough Planning Board who supported allowing detached ADUs in R, R1 and RA1 districts, commended efforts to expand affordable housing and agreed with limiting ADUs to the proposed zones as a starting point.

He also read comments from Ulster County Planning who commented that the proposal now extends Accessory Dwelling Units (ADUs) into the R zoning district; originally introduced for R1 and RA1 zones. ADUs limited to one per single-family home; both new and existing structures may be converted and short-term rentals and bed-and-breakfast uses are prohibited within ADUs. Detached ADUs permitted as an accessory residential use, eliminating the need for special permits and site plan review. Ulster County Planning Board recommends the following:

- ADUs be permitted as-of-right, even on lots requiring area variances or undersized lots, provided adequate water and wastewater facilities are approved by the County Department of Health.*
- Undersized lots with environmental constraints (e.g., wetlands or topography), zoning enforcement may refer applications to the Planning Board for site plan review.*

- *Allow all ADU types as-of-right, including internal units, additions, attic/basement conversions, and conversions of existing structures, unless limiting environmental factors apply.*
- *Include the C zone.*

ITEM #14 Executive Session

Supervisor Corcoran made a motion to enter executive session at 8:18 p.m. to discuss the Citizen of the Year Award. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

The Citizen of the Year Award recipient was not revealed at this meeting.

Councilwoman Sessa made a motion to resume the regular meeting at 8:30 p.m. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

ITEM #15 Adjournment

Councilman Cauchi made a motion to adjourn the meeting at 8:30 p.m. Motion seconded by Councilman Zambito.

Yeas: 5 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Town Clerk*

January 12, 2026

A). Resolution #24 To appoint a member and an Alternate Member to the Ulster County Planning Board

Supervisor Corcoran proposes the following:

Whereas, Cindy Lanzetta has been a member of the Ulster County Planning Board for the Town of Marlborough, and

Whereas, the Town of Marlborough needs an alternate member, and

Whereas, Fred Callo has met all the training requirements to be an alternate member.

Be it resolved, that Fred Callo be appointed as an alternate member

And moves for its adoption

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

January 12, 2026

B). Resolution #25 To authorize the filing of this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

Supervisor Corcoran proposes the following:

**TOWN OF MARLBOROUGH TOWN BOARD
SEQRA NEGATIVE DECLARATION AND
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE FOR
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(A) “R
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.”**

WHEREAS, the Town of Marlborough Town Board proposes to adopt Local Law No. 1 of 2026, a Local Law of the Town of Marlborough, Ulster County, New York to amend 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(A) “R 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” (the “Action”); and

WHEREAS, this negative declaration and determination of non-significance is prepared in accordance with Article 8 of the Environmental Conservation Law: the NY State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth in 6 NYCRR Part 617; and

WHEREAS, because the Town Board is directly undertaking the Action and is the only involved agency, it is therefore the lead agency for the environmental review of the Action pursuant to SEQRA; and

WHEREAS, the name and address of the lead agency is: Town of Marlborough Town Board, 21 Milton Turnpike, Milton, NY 12547 and the Responsible Officer is Scott Corcoran, Town of Marlborough Town Supervisor, with a telephone number at (845) 795-5100; and

WHEREAS, the Town Board introduced the first iteration of this Local Law (the “First Proposed Local Law”) at its regular August 11, 2025 meeting; and

WHEREAS, on August 11, 2025, the Town of Marlborough Town Board, as lead agency, classified this Action as a Type I Action pursuant to SEQRA; and

WHEREAS, the Town of Marlborough Town Board has directed its consultants to prepare a Full Environmental Assessment Form (“FEAF”) Part 1 for review of the Action; and

WHEREAS, the Town Board held a duly-noticed public hearing at its normal September 8, 2025 meeting, at which it also directed the Clerk to refer the First Proposed Local Law to the Ulster County Planning Board (the “UCPB”) pursuant to General Municipal Law § 239-m and the Town of Marlborough Planning Board pursuant to Marlborough Town Code § 155-49; and

WHEREAS, pursuant to comments received at the public hearing and recommendations from the UCPB and Town of Marlborough Planning Board, the First Proposed Local Law was amended to allow detached accessory dwelling units (“ADUs”) as a permitted accessory use in the R Residential District on properties which are served by Town water and sewer in addition to the R-1 and R-Ag-1 Districts, and to clarify the number of parking spaces required for lots containing ADUs; and

WHEREAS, the amended Local Law (the “Second Proposed Local Law”) was re-introduced on November 24, 2025, at which time the Town Board also adopted an amended FEAF Part 1 and re-circulated to the UCPB and the Town of Marlborough Planning Board for comment; and

WHEREAS, a second duly-noticed public hearing was held on December 8, 2025, at which all those who wished to be heard, for and against the Second Proposed Local Law, were heard; and

WHEREAS, pursuant to SEQRA, the Town Board directed its consultants to prepare a FEAF Part 2 and the Board reviewed, discussed, and adopted the findings contained therein on December 8, 2025; and

WHEREAS, the Town Board also directed its consultants to prepare a FEAF Part 3; and

WHEREAS, the Town Board, as lead agency for the environmental review of the Action, has reviewed the Action and all relevant supporting information and documentation, has identified the relevant areas of environmental concern, has compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR §617.7, and has determined that there will be no significant adverse environmental impacts associated with the Action; and

WHEREAS, the legislation involves amendments to Chapter 155 which are summarized as follows:

1. Section 155-1 is amended to define “Detached Accessory” as a type of “Dwelling.”
2. Section 155-12(A) “R Residential District” is amended to add Detached Accessory Dwelling Units (“ADUs”) as an additional permitted accessory use in the zone.
3. Because Section 155-12(B)(3) states that permitted accessory uses shall be the same in the R-1 Residential District as in the R District, ADUs will be an additional permitted accessory use in the R-1 zone.
4. Section 155-12(C) “R-Ag-1 Rural Agricultural District” is amended to add ADUs as an additional permitted accessory use in the zone.
5. A new section, section 155-32.6 “Detached Accessory Dwelling Units on Single Family Properties” is created, which outlines the applicability and creation of the ADU use in the R, R-1, and R-Ag-1 zones; delineates density, occupancy, use, and design requirements; describes applicable permit requirements and prohibitions; and describes applicable administration and enforcement procedures.

WHEREAS, the Second Proposed Local Law is now to be identified as Local Law 1 of 2026, and

WHEREAS, the Town Board finds that the proposed legislative amendments included in this action are not inconsistent with the existing Comprehensive Plan of the Town of Marlborough; and

WHEREAS, the Town Board determined, pursuant to its adoption of the FEAF Part 2, that the proposed Local Law will not permit any actions or land uses that may be different from, or in sharp contrast to current surrounding land use patterns; it will not cause the permanent population of the Town to grow

by a substantial percentage; it is not inconsistent with the current local land use plan; it is not inconsistent with any County plans, or other regional land use plans; it will not cause a change in density of development that is not supported by existing infrastructure or is distant from existing infrastructure; it will not affect an area characterized by low density development so as to require new or expanded public infrastructure; and any secondary development impacts to which the proposed Local Law may give rise are not currently ascertainable and will not be ascertainable until site-specific permit applications are received, at which time they will be subject to administrative review to address the actual identity and nature of such proposals.

NOW, THEREFORE, BE IT RESOLVED, that after review and consideration, the Town of Marlborough Town Board adopts the FEAF Part 3 prepared by its consultants.

BE IT FURTHER RESOLVED, that the Town of Marlborough Town Board makes the following findings based upon the conclusions identified above:

1. The Action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems, or geological features such as cliffs, dunes, minerals, fossils or cave, existing transportation systems, or noise, odor, and light.
2. The Action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources.
3. The Action does not involve the impairment of any designated critical environmental area.
4. The Action will not create a material conflict with the community's current plans or goals as officially approved or adopted.

5. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources of the existing community or neighborhood character.
6. The Action will not result in a major change in the use of either the quantity or type of energy.
7. The Action will not create a hazard to human health.
8. The Action will not cause a substantial change in the use or intensity of use of land, including agricultural, open space or recreational resources or in its capacity to support existing uses.
9. The Action will not encourage or attract a large number of people to a place or places from more than a few days, compared to the number of people who would come to such place absent the Action.
10. The Action will not result in the creation of a material demand for other actions that would result in one of the above consequences.
11. The Action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
12. The Action does not involve two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c).

BE IT FURTHER RESOLVED, that the Town of Marlborough Town Board, acting as lead agency, has examined the impacts which may be reasonably anticipated to result from the Action, and has determined that it will not have any significant adverse impact on the environment, including indirect or secondary impacts, and that therefore a Draft Environmental Impact Statement need not be prepared.

BE IT FURTHER RESOLVED, that the Town of Marlborough Town Board hereby issues this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and its implementing Regulations.

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the filing of this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

The foregoing resolution was voted upon with all councilmen voting as follows:

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

DATED: Milton, New York
January 12, 2026

DANIELLE CHERUBINI, TOWN CLERK

Contact Person:
Danielle Cherubini, Town Clerk
Town of Marlborough
P.O. Box 305
21 Milton Turnpike
Milton, NY 12547
845-795-5100

January 12, 2026

C). Resolution #26 To adopt Local Law #1 of the year 2026

Supervisor Corcoran proposes the following:

WHEREAS, the Town Board introduced the first iteration of this Local Law (the “First Proposed Local Law”) at its regular August 11, 2025 meeting; and

WHEREAS, the Board reviewed and adopted a Full Environmental Assessment Form (“FEAF”) Part 1 pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, after review, the First Proposed Local Law was revised to correct a minor typographical error, to acknowledge the Town of Marlborough Code provision requiring referral to the Marlborough Planning Board for comment, and to clarify that detached ADUs will not be permitted on properties containing either two-family or multi-family units; and

WHEREAS, because only the Town Board can consider and adopt changes to the Town Code, it is the only involved agency, and the Board declared that it is the Lead Agency for purposes of coordinating the environmental review of this matter pursuant to SEQRA; and

WHEREAS, at the August 11, 2025 meeting, the Town Board determined that the action to amend the Town of Marlborough Zoning Law is a Type I Action under SEQRA; and

WHEREAS, the Board duly noticed a public hearing to be held on September 8, 2025, at which those who wished to be heard on the First Proposed Local Law would be heard; and

WHEREAS, the Town Board directed the Clerk to refer the First Proposed Local Law to the Ulster County Planning Board (“UCPB”) for review and recommendation pursuant to General Municipal Law § 239-m; and

WHEREAS, the Town Board directed the Clerk to refer the First Proposed Local Law to the Town of Marlborough Planning Board for comment pursuant to Town Code § 155-49; and

WHEREAS, a public hearing was held on September 8, 2025, at which all those who wished to be heard, for or against the First Proposed Local Law, were heard; and

WHEREAS, in response to the recommendations of the Town of Marlborough Planning Board and comments from the public, the First Proposed Local Law was amended to allow detached ADUs as a permitted accessory use in the R Residential District on properties which are served by Town water and sewer, in addition to the R-1 and R-Ag-1 Districts; and

WHEREAS, the First Proposed Local Law was also revised to clarify the number of parking spaces required for lots containing ADUs (the revised Local Law is to be known as the “Second Proposed Local Law”); and

WHEREAS, on November 24, 2025, the Town Board reintroduced the Second Proposed Local Law, adopted an amended FEAF Part 1, re-referred the Revised Proposed Local Law to the UCPB pursuant to General Municipal Law § 239-m, re-referred it to the Town of Marlborough Planning Board pursuant to Town Code § 155-49, and scheduled another public hearing to be held on the new iteration of the Local Law; and

WHEREAS, the public hearing was noticed pursuant to the terms and provisions of the Municipal Home Rule Law of the State of New York; and

WHEREAS, the duly-noticed public hearing on the Second Proposed Local Law was held on December 8, 2025 at 7:00 p.m., prevailing time, at which all those who wished to be heard, for and against the Second Proposed Local Law, were heard; and

WHEREAS, pursuant to SEQRA, the Town Board’s consultants prepared a FEAF Part 2 and the Board reviewed and adopted the findings contained therein on December 8, 2025; and

WHEREAS, the Town Board directed its consultants to prepare a FEAF Part 3, which the Board reviewed and duly-adopted at its meeting on January 12, 2026; and

WHEREAS, the Town Board, as lead agency for the environmental review of the Action, reviewed the Action and all relevant supporting information and documentation, identified the relevant areas of environmental concern, compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR §617.7, and determined that there will be no significant adverse environmental impacts associated with the Action; and

WHEREAS, upon this determination, on January 12, 2026, the Town Board issued a Negative Declaration and Notice of Determination of Non-Significance, determined that a Draft Environmental Impact Statement (“EIS”) need not be prepared, and authorized the Clerk to file the Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations; and

WHEREAS, on November 5, 2025, the UCPB provided its responses to referral by the Planning Board under General Municipal Law section 239-m. Three (3) required modifications were recommended as follows:

1. “The UCPB recommends ADUs be permitted as of right, regardless of whether a lot requires an area variance, if adequate water and sewer are available. For exceptional circumstances in which an undersized lot has unique limiting environmental conditions, such as topography or the presence of a wetland, the Board recommends that the Town allow the zoning enforcement officer to reserve the right to refer these more complex cases to the Town Planning Board for site plan review.”
2. “The UCPB recommends that the Town not only allow detached accessory dwelling units as of right, but all types, whether they be internal to the primary structure, additions to the

existing structure, or be in a converted attic or basement of an existing structure, of ADUs as of right, unless there is a limiting factor as just discussed.”

3. “The UCPB recommends that the amendment not be limited to the R-1 and R-Ag-1 zoning districts but also include single-family residential uses in the “C” zoning district.”

The Town Board determined, at its January 12, 2026 meeting, as follows:

1. The Town Board voted to adopt the UCPB’s first recommendation and finds it to be satisfied by the text of the Second Proposed Local Law and existing Code provisions. The Second Proposed Local Law allows detached ADUs as a permitted accessory residential use without the need for a special permit and/or site plan review. Additionally, the Code Enforcement Officer has the right to refer any applicant to the Planning Board for review. Pursuant to Marlborough Town Code §67-3(a), the Code Enforcement Officer has the following powers and duties:

“(1) To receive, review and approve or disapprove applications for building permits, certificates of occupancy, certificates of compliance, temporary certificates and operating permits, and the plans, specifications and construction documents submitted with such applications;

(2) Upon approval of such applications, to issue building permits, certificates of occupancy, certificates of compliance, temporary certificates and operating permits, and to include in building permits, certificates of occupancy, certificates of compliance, temporary certificates and operating permits such terms and conditions as the Code Enforcement Officer may determine to be appropriate;

(3) To conduct construction inspections, inspections to be made prior to the issuance of certificates of occupancy, certificates of compliance, temporary certificates and operating permits, fire safety and property maintenance inspections, inspections incidental to the investigation of complaints and all other inspections required or permitted under any provision of this article.”

It is the role of the Code Enforcement Officer to review an application for a permit, and decide whether the application should be granted, denied, or referred to the Planning Board or Zoning Board of Appeals for any required approvals. Therefore, the Town Board finds that this first recommendation is satisfied.

2. The Town Board determined by a vote of a majority plus one of all the members to act in contravention with the UCPB's second recommendation, pursuant to General Municipal Law §239-m(5), for the following reasons: the Town Board will allow only detached ADUs as a permitted accessory use. The Board determined that ADUs which exist internally to a principal existing structure will not be suitable because the arrangement would create questions of when and whether the structure becomes a 2-family dwelling. The Town Board found that the potential for resulting administrative and enforcement challenges is not beneficial to consistent and uniform implementation.
3. The Town Board determined by a vote of a majority plus one of all the members to act in contravention with the UCPB's third recommendation, pursuant to General Municipal Law §239-m(5), for the following reasons: the Town Board agreed that ADUs should be allowed as a permitted accessory use in the "R Residential Zone" on properties served by Town water and sewer, in addition to the "R-1" and "R-Ag-1" zones. The Town Board wishes to reserve the C-1 Commercial District for businesses and public facilities, such as retail stores, offices, and restaurants. The purpose defined for the "C-1 Commercial District," pursuant to Marlborough Town Code §155-12-(D) is "to provide reasonable standards for the orderly expansion of general retail and commercial uses in conformity with the objectives of the Town of Marlborough Comprehensive Plan." Similarly, the purpose for the C-2 Commercial District, pursuant to Code §155-12(G), is "to provide reasonable standards for the orderly expansion of general retail and commercial uses in conformity with the objectives of the Town of Marlborough Comprehensive." Therefore, the Town Board determines that it is beneficial for the community to limit residential uses in the C Commercial Districts.

WHEREAS, the Town Board received comments from the UCPB dated December 3, 2025 with a finding of “No Decision” as to the Revised Proposed Local Law; and

WHEREAS, the Town Board has appropriately considered and addressed comments on the Second Proposed Local Law from the public, the Town of Marlborough Planning Board, and the UCPB; and

WHEREAS, said local law has been on the desks of the members of the Town Board of the Town of Marlborough for at least seven (7) days, exclusive of Sunday.

NOW, THEREFORE, BE IT RESOLVED that the following Local Law is hereby enacted:

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(A) “R Residential District” of the Code is amended to add an additional permitted accessory use as follows [deletions are stricken and additions are underscored]: (3) Permitted accessory uses shall be: (f) ~~Other accessory uses and structures customarily appurtenant to a principal permitted use.~~ Detached Accessory Dwelling Unit (refer to §155-32.6(B) for specific restrictions in the R Residential District).

Section 3. Section 155-12(A) “R Residential District” of the Code is amended as follows [deletions are stricken and additions are underscored]: (3)(g) Other accessory uses and structures customarily appurtenant to a principal permitted use.

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 the R-1 and R-Ag-1 Districts within the Town. A detached ADU shall also be permitted as an accessory use to a single-family dwelling in the R District on properties served by Town water and sewer. 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, 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 and sleeping facilities 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.
- 7) Parking. Lots containing an ADU must have two off-street parking spaces in addition to the number of spaces otherwise required for a single-family residential use. No on-street parking shall be permitted.

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

- 1) No detached ADU is permitted on parcels containing two-family or multi-family dwelling units.
- 2) No detached ADU is permitted on parcels being utilized for commercial or industrial purposes.
- 3) No detached ADU is permitted on vacant property or property which does not contain a principal residential unit.
- 4) 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.
- 5) 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.

BE IT FURTHER RESOLVED that the Town Clerk shall file a certified original of this local law in the office of the Town Clerk and one (1) certified copy in the Office of the Secretary

of State, State of New York, such certified copy to have attached thereto a certificate that it contains the correct text of the enactment of this local law.

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

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

DATED: Milton, New York
January 12, 2026

DANIELLE CHERUBINI, TOWN CLERK