

**THOMAS CORCORAN - BUILDING INSPECTOR**  
**MONTHLY REPORT - BUILDING DEPARTMENT**  
**MONTH OF: FEBRUARY 2024**

CERTIFICATE OF OCCUPANCY	5	STOP WORK ORDER	1
REQUEST FOR INFORMATION	10	FIRE CALLS	1
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	6
BUILDING EXTENSIONS	4	COMPLAINTS	24
FIRE INSPECTIONS	12	CLOTHING BIN RENEWALS	2
 TOTAL MILEAGE	 1,044	 TOTAL GAS USAGE	 65 GALS

**BUILDING PERMITS**

ADDITION / RENOVATION	3	POOL / HOT TUB	0
BARN	0	ROOF	2
BURNING	22	SHED	2
CARPORT/GARAGE	1	SIGNS	1
CLOTHING BINS	1	SINGLE FAMILY	0
DECK/STAIRS	1	SOLAR PANELS	1
DEMOLITION	1	TANK INSTALL / REMOVAL	0
ELECTRICAL / HVAC	4	WIRELESS COMMUNICATION	0
MULTI FAMILY	1	WOOD / PELLET STOVE	0
 TOTAL PERMITS	 40	 EST. COST OF BUILDINGS	 \$778,103.00

**FEES COLLECTED**

CERTIFICATE OF OCCUPANCY	\$875.00
PERMIT EXTENSIONS	\$3,170.00
BUILDING PERMITS	\$3,399.00
REQUEST FOR INFORMATION	\$1,975.00
<b>TOTAL BUILDING FEES</b>	<b>\$9,419.00</b>
 FIRE INSPECTIONS	 \$690.00
TRAILER PARK RENEWALS	\$0.00
<b>TOTAL FIRE FEES</b>	<b>\$690.00</b>
 BURNING FEES	 \$45.00
 <b>TOTAL FEES</b>	 <b>\$10,154.00</b>

**Police Department  
Town of Marlborough**

**MEMORANDUM**

To: Town Board of the Town of Marlborough



From: Chief Cocozza

Date: March 11, 2024

Subject: Activity Summary for the Month of February 2024

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Following is a summary of the activity of the Police Department for the month of February 2024

<u>MOTOR VEHICLE ACCIDENT</u>	February 24	Yr. Date 24	February 23	Yr. Date 23
Personal injury	2	3	4	8
Fatal	0	0	0	0
Property Damage	14	36	15	27
Total	16	39	19	35

SUMMONSES ISSUED

Vehicle and Traffic	118	269	175	300
Parking	3	6	0	0

COMPLAINT ACTIVITY

Total Blotter Entries	1148	2279	1013	2096
Total Arrests	22	22	23	52

TOTAL TELEPHONE CALLS 1043 2230 876 1887

POLICE DEPARTMENT OVERTIME HOURS payroll 04 & 05

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	16 (\$600)	0 (\$)
Part Time Dispatchers Overtime	8 (\$232)	40
	32	(\$225)

Police Mileage 12471 23296 10711 10711

**Police Department  
Town of Marlborough**



**MEMORANDUM**

**Activity Summary for the month of February 2024**

**Page 2.**

**Police Department Payroll 4 & 5 Regular Hours**

	<b>February 24</b>	<b>Yr. Date</b>		<b>February 23</b>	<b>Yr. Date</b>
Full Time Police Officer	1120	2264.75		1120	2272
Part Time Police Officer	1220.5	2507		1170.5	2171
Full Time Dispatcher	480	968		480	968
Part Time Dispatcher	344	648		515.5	515.5
Traffic Officer	56	120		80	116

**Police Department Fuel Consumption**

Police	1231.57	2502.288	933.226	1931.041
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**Use of Force**

0-use of force	YTD 0	- use of force
0- Hands	YTD 2	- hands

0- use of force	
0- Hands	YTD 0- hands

Civilian Complaints	0
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Civilian Complaints	0
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**Police Officer Overtime** ( these figures are not exact and are intended for budget use and tracking)  
 Figures are up to date of last payroll

Line Item	Yr. to Date	Budgeted	remaining	% utilized
Admin	\$196	\$3,072	\$2,876	6%
DARE	\$112	\$4,431	\$4,319	3%
F/T Court	\$112	\$3,421	\$3,309	3%
F/T Holiday *	\$5,406	\$55,175	\$49,769	10%
F/T Investigations	\$660	\$8,552	\$7,892	8%
F/T Shift Cover	\$2,301	\$19,954	\$17,653	12%
F/T Training	\$0	\$7,657	\$7,657	0%
P/T Court	\$122	\$5,278	\$5,156	2%
P/T Holiday *	\$6,229	\$2,634	(\$3,595)	236%
P/T Investigations	\$1,167	\$7,533	\$6,366	15%
P/T Shift Cover	\$1,011	\$47,973	\$46,962	2%
P/T Training	\$0	\$5,220	\$5,220	0%
F/T Firearms training &laser	\$0	\$3,771	\$3,771	0%
P/T Firearms training &Taser	\$0	\$4,963	\$4,963	0%
FT Special detail	\$0	\$7,543	\$7,543	0%
PT Special Detail	\$0	\$8,093	\$8,093	0%
<b>Total</b>	<b>\$17,316</b>	<b>\$195,270</b>	<b>\$177,954</b>	<b>9%</b>
<b>*Holiday</b>	<b>\$11,635</b>	<b>\$57,809</b>	<b>\$46,174</b>	<b>20%</b>

# Incident Breakdown By Month Report



Print Date/Time: 03/08/2024 11:15  
 Login ID: jvanamburgh.marlpd  
 Year: 2024

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
	#	%	#	%	#	%	#	%	#	%	#	%	#
7 Digit Call	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	0	0.0	6
911 Abandoned	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	0	0.0	8
911 Misdirial	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2
911 No Voice Call	5	71.4	1	14.3	0	0.0	0	0.0	0	0.0	0	0.0	7
Abandoned	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Accident Personal	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	0	0.0	2
Accident Property	22	52.4	14	33.3	6	14.3	0	0.0	0	0.0	0	0.0	4
Alarm Burglary	31	62.0	13	26.0	6	12.0	0	0.0	0	0.0	0	0.0	42
Alarm Panic	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	50
Animal	9	64.3	5	35.7	0	0.0	0	0.0	0	0.0	0	0.0	3
Assist EMS	71	50.4	47	33.3	23	16.3	0	0.0	0	0.0	0	0.0	141
Assist Fire	20	55.6	13	36.1	3	8.3	0	0.0	0	0.0	0	0.0	7
Assist Other	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	0	0.0	36
Burglary	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1
Civil Matter	3	33.3	4	44.4	2	22.2	0	0.0	0	0.0	0	0.0	9
COPP	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Criminal Mischief	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	0	0.0	12
Custody Dispute	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	5
Disabled Vehicle	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Disorderly	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Dispute	3	20.0	10	66.7	2	13.3	0	0.0	0	0.0	0	0.0	21
Domestic Dispute	14	46.7	14	46.7	2	6.7	0	0.0	0	0.0	0	0.0	30
Encon Violation	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Erratic Vehicle	10	47.6	6	28.6	5	23.8	0	0.0	0	0.0	0	0.0	2
Fight	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	1
Fire Investigation	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1

# Incident Breakdown By Month Report

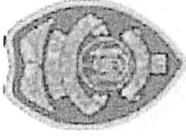


Print Date/Time: 03/08/2024 11:15  
 Login ID: jyanamburgh.marlpol  
 Year: 2024

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
	#	%	#	%	#	%	#	%	#	%	#	%	Total
Fireworks	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Fraud	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	0	0.0	5
Harassment	3	30.0	6	60.0	1	10.0	0	0.0	0	0.0	0	0.0	10
HazMat	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Identity Theft	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Indecent Exposure	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Information	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	0	0.0	1
Juvenile	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7
Larceny	8	57.1	5	35.7	1	7.1	0	0.0	0	0.0	0	0.0	1
Lock Out	5	31.3	10	62.5	1	6.3	0	0.0	0	0.0	0	0.0	14
Lost or Missing	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16
Mental Health Law	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	0	0.0	1
New Call	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	0	0.0	4
Noise Complaint	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	0	0.0	3
Open Door	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	5
Police Public	5	33.3	7	46.7	3	20.0	0	0.0	0	0.0	0	0.0	1
Property Check	538	41.9	591	46.0	155	12.1	0	0.0	0	0.0	0	0.0	1284
Property Found	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4
Property Lost	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	0	0.0	15
Property Retrieval	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Psychiatric	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	0	0.0	6
Road Hazard	18	60.0	8	26.7	4	13.3	0	0.0	0	0.0	0	0.0	30
School Check	74	49.0	60	39.7	17	11.3	0	0.0	0	0.0	0	0.0	151
School Incident	2	33.3	0	0.0	4	66.7	0	0.0	0	0.0	0	0.0	2
Serve Papers	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Sex Offense	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1

# Incident Breakdown By Month Report



Print Date/Time: 03/08/2024 11:15  
 Login ID: jvanamburgh.marlpol  
 Year: 2024

Marlborough Town Police Department  
 ORI Number: NY05553800  
 Incident Type: All

Incident Type	January	February	March	April	May	June	July	August	September	October	November	December	Yearly
	#	%	#	%	#	%	#	%	#	#	%	#	% Totals
Special Detail	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	0	0.0	6
Suspicious	11	33.3	20	60.6	2	6.1	0	0.0	0	0.0	0	0.0	0
Traffic Complaint	2	18.2	6	54.5	3	27.3	0	0.0	0	0.0	0	0.0	33
Traffic Stop	204	44.8	224	49.2	27	5.9	0	0.0	0	0.0	0	0.0	0
Trespass	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	455
Unknown Police	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Unwanted Subject	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Vehicle	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Warrant Execution	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Water Emergency	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Welfare Check	21	44.7	19	40.4	7	14.9	0	0.0	0	0.0	0	0.0	1
<b>Total:</b>	<b>1132</b>	<b>44.1</b>	<b>1148</b>	<b>44.7</b>	<b>288</b>	<b>11.2</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>47</b>
													<b>2568</b>

**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 x 6  
**Fax:** 845-795-6037  
**Cell:** 845-849-5549

Supervisor Corcoran  
Town Clerk Colleen Corcoran  
Town Board Members

**Monthly Report for February 2024**

We had our over the rail mower out cutting all brush along our roads and guard rails. Several days were spent cutting brush and small trees on Willow Tree Rd. at the intersections of 9W and at South Rd.

We put riprap along Mahoney Rd. to repair the shoulders that were washed out from all the rain we have had. Our excavators have been out ditching several roads which included Bingham Rd., South Rd. and Willow Tree Rd. Several days were spent removing garbage along some of our roads.

On 2/9 our department attended the mandatory Workplace Violence and Sexual Harassment seminars at the Town Hall.

On 2/13 we were plowing and sanding all our roads and Town properties due to another snowstorm.

During the month we spent several days working at various Town owned sites. We had a crew demoing the inside of the garage building at the Dog Park. We had a crew working with KEM Excavation at the new Town Community Center in preparation for enlarging the parking lot.

**Fuel Usage:** Gas: NA gal. Diesel: NA gal.

Respectfully submitted,

  
John Alonge, Highway Superintendent

JA/cm

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

**CHARLES MUGGEO  
WATER SUPERINTENDENT**

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

**DATE: 2/12/2024**

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

**RE: MONTHLY REPORT FOR FEBUARY**

Water consumption totaled 13,487,000 gallons, which is a daily usage of 465,068. Compared to last month 14,062,000 gallons, which is a daily usage of 453,612. Compared to a year ago water consumption was 15,666,000 gallons for the month, which is a daily usage of 505,354.

**SUMMARY FOR THE MONTH**

**BILLING:** Mailed bills and had to alleviate calls for high bills.

**HYDRANTS:** We had to repair a hydrant on Plattekill Rd. that was hit by a car.

**METERS:** We also had to replace two frozen meters.

**SERVICE LINES:** Repaired service line on Mohawk Dr.

**SEWER:** We had to repair sewer riser on Western Ave.

**VALVES:** We had to repair a valve in the road on North Rd. and Van Orden in Milton.

**SEWER LINE INSPECTIONS: 0**

**SERVICE LINE INSPECTIONS: 0**

**CLOSINGS: 1**

**MARKOUTS: 30**

**Gallons of Gas: 200**

**Gallons of Diesel:**

**Mileage for the month: 1,450**

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	75.00
			<b>Sub-Total:</b>	<b>\$75.00</b>
Dog Licensing	Female, Spayed	A2544	14	70.00
Dog Licensing	Female, Unspayed	A2544	2	20.00
Dog Licensing	Male, Neutered	A2544	9	45.00
Dog Licensing	Male, Unneutered	A2544	3	30.00
			<b>Sub-Total:</b>	<b>\$165.00</b>
General Fund	Towing Licenses	00-2590	1	300.00
General Fund	Water Service	2144SW	1	900.00
			<b>Sub-Total:</b>	<b>\$1,200.00</b>
LANDFILL FEES	T/s Permits	00-2130	7	434.00
LANDFILL FEES	T/s Punch Cards	00-2130	16	942.00
			<b>Sub-Total:</b>	<b>\$1,376.00</b>
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	4	70.00
			<b>Sub-Total:</b>	<b>\$70.00</b>
Misc Fees	Building Fees\Building Dept	00-2110	1	9,908.60
Misc Fees	Fire Fees/Building Dept	00-2110	1	1,180.00
			<b>Sub-Total:</b>	<b>\$11,088.60</b>
MISC. FEES	Accident Reports	00-1255	6	30.00
MISC. FEES	Bank Fees (NSF)	00-1256	2	50.00
MISC. FEES	Burgular Permits	00-2590	1	100.00
MISC. FEES	Certified Copies	00-1255	5	160.00
MISC. FEES	Foi Requests	00-1255	1	6.25
MISC. FEES	Hometown Hero	00-1255	1	15,250.00
MISC. FEES	One-Day Marriage Officiant License	00-1255	2	50.00
			<b>Sub-Total:</b>	<b>\$15,646.25</b>
Park and Rec Fees	Train Station Fee	2001	1	450.00
			<b>Sub-Total:</b>	<b>\$450.00</b>
Permit Fees	Sewer	00-212255	1	250.00
			<b>Sub-Total:</b>	<b>\$250.00</b>
			<b>Total Local Shares Remitted:</b>	<b>\$30,320.85</b>
Amount paid to: NYS Ag. & Markets for spay/neuter program				38.00
Amount paid to: State Health Dept. For Marriage Licenses				90.00
<b>Total State, County &amp; Local Revenues:</b>	<b>\$30,448.85</b>			<b>Total Non-Local Revenues:</b> <b>\$128.00</b>

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Colleen Corcoran Town Clerk, Town of Marlborough during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date

Water Quality Management, Inc.  
P.O. Box 655  
Marlboro, NY 12542

March 7, 2024

For the month of February 2024, 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 = **108,000** gallons per day.
  - (62% of design capacity.)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **98%**

### **Milton WWTP**

- Average Daily flow = **29,000** gallons per day.
  - (About 53% of design capacity)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **91%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of February without any major changes or events. The flows for both plants have gotten back within our normal ranges. Peak Power was able to fix the issue with the Marlboro backup generator. They performed all the necessary yearly services and deemed the generator in good working order. During the month of February the DEC conducted their yearly inspection for both the Marlboro and Milton facilities. During the inspections they did not convey any issues or concerns, but we will not know until we receive their final reports. Overall, both wastewater treatment plants are in good working order but are getting older. If you need any additional information, please do not hesitate to contact me.

Thank you,  
Julian Falco  
Water Quality Management, Inc.

21 Milton Turnpike  
Marlborough, New York, 12547

# Town of Marlborough Dog Control

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

**Friday, March 1, 2024**

**February 2024 Monthly Report**

## **Monthly Report -2/1/2024 through 2/29/2024**

### **Overview:**

We received a total of 13 calls this month including 4 calls to service from the Marlborough Police, New York State Police or Ulster County Sheriff.

Responded to 2 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 were no dog bites reported this month

We have 1 Dangerous Dog case under investigation

We would like to remind residents that all dogs over four months of age are required to be licensed in New York State regardless of their size. This applies to service dogs also. Please contact our town clerk to get your dog license, it is quick and easy, all you need is a current rabies vaccination certificate for your dog valid from at least 30 days from the licensing date, thank you

End of report.

# February 2024

## TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

**CHAIR:** Chris Brand, **MEMBERS:** Fred Callo, James Garofalo, Steve Jennison, Cindy Lanzetta, Joe Lofaro, Bob Troncillito,

<b>February 2024 Financial Report</b>	
<b>Application Fees</b>	\$0
<b>Escrow Fees</b>	\$3,750
<b>Recreation Fees</b>	\$2,000
<b>Invoices</b>	\$4,636.19

**February 5, 2024**  
**Regular Meeting 7:30 PM**

### **Approval of Minutes**

The minutes for the December 18, 2023, and January 2, 2024, meeting were approved unanimously

### **Announcements**

Member Fred Callo announced he earned three hours of training credits.

Member Steve Jennison announced he earned four hours of training credits.

Planning Board Secretary Jen Flynn reminded the Board and those in attendance the next scheduled meeting for the Planning Board would be March 4, 2024.

### **Communications**

None

### **Public Hearings**

**SLUTSKY AND BOWDREN STR**  
79 Ridge Rd, Marlboro

**23-1028 PH MINOR SITE PLAN**  
108.2-3-28.110

### **Technical Comments**

1. Previous comments from the 4 December 2023 Planning Board meeting should be addressed. Please review the minutes from the Planning Board meeting which has numerous Planning Board member comments.

2. Any substantive comments from the Public Hearing should be addressed by the applicant.

### **Board Actions**

The Board opened and closed the Public Hearing with no input. The Board approved a motion to authorize their attorney to draft a Resolution of Approval for the March 4, 2024, meeting.

### **Ongoing Application Review**

<b>BUSH AND WATSON</b> 548 & 500 Lattintown Road, Marlboro	<b>23-1015</b> 108.2-3-2 47	<b>FINAL</b>	<b>LOT LINE</b>
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### **Technical Comments**

1. A Zoning Bulk Table has been added pursuant to our 20 November 2023 comments. The Zoning Bulk Table identifies several existing non-conforming bulk requirements on each of the lots.

- Watson lot: minimum lot width required 150 feet, provided is 85 feet.
- Watson lot: side yard 35 feet required, 14.2 provided. Bulk Table should be provided to identify each side yard and the total side yard in the RHE-1 Zone is 35 feet, with both totaling 80 feet.
- Bush lot: side yard 35 required, 12.8 provided.

Based on the policy of the Town of Marlborough Planning Board pre-existing non-conformities must receive Zoning Board approval prior to any Planning Board approvals.

2. A dedication parcel should be discussed with the Ulster County Department of Public Works.

Currently the lot lines are depicted to the center line of Lattintown Road.

3. Due to the length to width ratio of the Watson lot significantly increasing, we would recommend a note stating "No further subdivision" of the Watson lot be provided.

4. The location of water and sewer service for each of the lots has been depicted on the plans.1.

### **Board Actions**

The Board approved a motion to send the applicant to the ZBA for several existing non-conforming bulk requirements on each of the lots.

<b>STRALOW FARM</b> 551 Lattintown Road, Marlboro	<b>23-1023</b> 108.2-2-45	<b>PRELIMINARY</b>	<b>SITE PLAN</b>
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### **Technical Comments**

1. The "tiny house" has been identified on the revised plan as being the short-term rental.

2. A letter from the Town of Marlborough Code Enforcement/Building Inspector has been received identifying the uses on the site including the existing home, trailer and tiny house. In addition the letter identifies a conversation with Ulster County Board of Health, that they have no issue with the current proposed sanitary systems at the tiny house involving the removal of sanitary waste via a bagged system.

3. A proposed gravel FD turnaround has been identified pursuant to a request by the jurisdictional Fire Department. NYS Fire Code Appendix. D 103.1 identifies acceptable alternative to 120 foot hammerhead is a "T" type turnaround being 20x70 foot total. The turnaround depicted is 20x60. Once revised a sign-off from the Fire Department should be received.

4. The plans should clearly define the note which states "creative existing drive to be modified per Fire Department requirements". It is unclear what work would be accomplished to meet the request of the jurisdictional Fire Department.

### **Board Actions**

The Board approved a motion to authorize their attorney to draft a Resolution of Approval for the March 4, 2024, meeting.

DIVESTI MICHAEL & JENNIFER  
551 Lattintown Road, Marlboro

23-1026 PRELIMINARY SUBDIVISION  
108.2-2-45

#### **Technical Comments**

1. The Bulk Table is not present on the plans received. Previously, plans contained a Bulk Table which we commented on. Applicants are requested to update the most recently submitted plans to show the Bulk Table and any required variances. Upon receipt of the completed Bulk Table the Planning Board would be in a position to refer the variances to the Zoning Board of Appeals.
2. The applicant's representative have requested a waiver of topography as no improvements are proposed.
3. Easements and deeds have been submitted to the Planning Board Attorney's office for review.
4. Review of the plans identifies the following bulk deficiencies:

Parcel A:

- Front yard setback: 35 feet is required where 21.6 feet is provided.
- Above ground pool: Accessory Use in front yard.

Parcel B:

- Front yard setback: 35 feet required where 30 feet is provided.
- Side yard setback: 35 feet required where 34.6 feet is provided.

#### **Board Actions**

After discussion, the Board approved a motion to send the applicant to the ZBA for several existing non-conforming bulk requirements on each of the lots.

#### **New Application Review**

None

#### **Special Topics Discussion**

MARLBOROUGH RESORT LATTINTOWN  
625 Lattintown Road, Marlboro

24-2001pc SKETCH PRELIMINARY  
108.2-2-45

#### **Technical Comments**

1. The plan proposes a resort hotel in the RAG-1 Zone.
2. A Long Form EAF should be submitted in Draft form to assist the Planning Board in its review.
3. All tax lots must be combined into a single tax lot for the project as proposed.
4. Without benefit of the Environmental Assessment form the following is a list of studies and reports which would be required:
  - Traffic Study for both entrance drives
  - Stormwater Pollution Prevention Plan
  - Water system analysis
  - Sanitary sewer system analysis
  - Wetland delineations
5. Several of the uses do not appear as allowable uses in the RAG-1 Zone. The applicant's representative are requested to evaluate each of the uses with regard to permitted uses based on the underlying zoning. An example being the grocery store use identified on the plans.
6. An evaluation of the dead-end roadways proposed, with regard to Fire Code should be undertaken.
7. An analysis of adequate access to all structures should be provided based on Fire Code. Height of each of the buildings should be identified with regard to the need to provide aerial access. It appears based on the Phasing Plan that the secondary access point would only be constructed in Phase 3. This may be required to be provided based on the use.
8. A Concept Plan contains a water storage tank which is located in a required setback area.
9. Several existing bulk deficiencies are identified. Zoning Board of Appeals approval for existing bulk

separation issues will be required.

10. A Flood Study is identified as being performed. This should be submitted to the Planning Board for review.

11. Sight distance at each access road should be identified.

12. Is the project located in the water district?

13. It appears that multiple sewer alternatives are proposed, including packaged treatment plant, extension of sewer lines to Ridge Road, or subsurface sanitary sewer disposal systems. The applicant should identify an actual method of sanitary sewer treatment moving forward.

14. The applicants are requested to identify all required outside agency permits and approvals.

15. The applicant should discuss alternative access plans provided.

16. Section 155-18B should be evaluated with regard to the site.

17. Section 155-18A should be evaluated for the uses on the site.

#### **Board Actions**

The Board reviewed the applicant's comprehensive proposal to construct a +/- 130 room resort on the 152 acre parcel. The Board suggested the applicant schedule a Gateway Meeting with the Ulster County Planning Board to receive input from additional stakeholders and involved agencies.

#### **SUBDIVISION / LOT LINE APPLICATION REVISIONS**

The Board suggested additional edits be made in order to circulate a more finalized version for the attorney for review. Additional discussion will follow.

#### **Adjournment**

**NEXT SCHEDULED MEETING: Monday, March 4, 2024**

***Respectfully Submitted,***

***Chris Brand, Chairman, Town of Marlborough Planning Board***