

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

CERTIFICATE OF OCCUPANCY	4	STOP WORK ORDER	1
REQUEST FOR INFORMATION	11	FIRE CALLS	1
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	12
BUILDING EXTENSIONS	8	COMPLAINTS	32
FIRE INSPECTIONS	21	CLOTHING BIN RENEWALS	0
TOTAL MILEAGE	1,416	TOTAL GAS USAGE	82 GALS

BUILDING PERMITS

ADDITION / RENOVATION	2	POOL / HOT TUB	1
BARN	0	ROOF	8
BURNING	13	SHED	1
CARPORT/GARAGE	0	SIGNS	0
COMMERCIAL	0	SINGLE FAMILY	4
DECK/STAIRS	3	SOLAR PANELS	5
DEMOLITION	1	TANK INSTALL / REMOVAL	4
ELECTRICAL / HVAC	4	WIRELESS COMMUNICATION	0
FURNACE / BOILER	1	WOOD / PELLET STOVE	0
TOTAL PERMITS	47	EST. COST OF BUILDINGS	\$2,224,068.00

FEES COLLECTED

CERTIFICATE OF OCCUPANCY	\$700.00
PERMIT EXTENSIONS	\$18,360.70
BUILDING PERMITS	\$9,206.39
REQUEST FOR INFORMATION	\$2,200.00
TOTAL BUILDING FEES	\$30,467.09
FIRE INSPECTIONS	\$3,840.00
TRAILER PARK RENEWALS	\$0.00
TOTAL FIRE FEES	\$3,840.00
BURNING FEES	\$10.00
TOTAL FEES	\$34,317.09

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 March 2024

We spent several days ditching and cutting trees at the intersection of Willow Tree Rd. and 9W and at the baseball fields on New Rd. Two days were spent with DiLorenzo Tree Care removing trees at the intersection of Bloom St. and West St., on Bingham Rd., Willow Tree Rd. and on the upper part of Old Indian Rd. Our flail, over the rail mower was out mowing throughout the month.

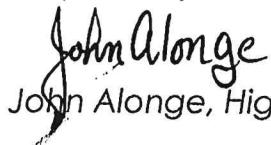
During the month we spent several days working at various Town owned sites. At the Community Center we had a crew working on the parking lot with KEM Excavation again. We installed gutter drains into existing catch basins and installed 4 new catch basins and 300' x 12" PVC pipe, unloaded block purchased for retaining wall, prepared site and poured concrete pad for a soon to be installed flagpole. On 3/6 we picked up and placed a sea box container in the Highway yard, installed shelves and lights that the Town Court needs for storage. On 3/14 the floating dock and the kayak launch were placed in the river at the Milton Train Station for the season. We also assisted Lenny from Scaturro Landscaping, with installing a new door between the Highway garages and a new one from the garage to the outside.

This month we sent men to workshops put on by the Cornell Local Roads Program. Three attended "Running your Highway Department" in Kingston and 6 attended "Roadway and Roadside Drainage" in Carmel.

On 3/25 we had a storm that started as rain and ended with a quick freeze. Our trucks were out to salt all Town roads.

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: 4/08/2024

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

RE: MONTHLY REPORT FOR MARCH

Water consumption totaled 13,076,000 gallons, which is a daily usage of 421,806. Compared to last month 13,487,000 gallons, which is a daily usage of 465,068. 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: Had to alleviate calls for high bills.

CURB BOXES: We had to repair curb boxes on Paula Dr. and also on Senica Dr.

HYDRANTS: We had to repair a hydrant on Riverview Dr. and Lattintown Rd. that were hit by cars.

METERS: We also had to replace ten meters because of battery failure.

SERVICE LINES: Repaired service line on Reservoir Rd.

SEWER: We had to repair sewer riser on Maple Ave. We worked down at Sewer Plant in Milton on trunk lines.

VALVES: We had to repair a valve in the road on Mahoney Rd. in Milton.

Cliff and I also attended classes in Wallkill and Poughkeepsie. One for DEC updates, Lab Class and The Drinking Water Protection Program.

SEWER LINE INSPECTIONS: 0

SERVICE LINE INSPECTIONS: 0

CLOSINGS: 2

MARKOUTS: 50

Gallons of Gas: 200

Gallons of Diesel:

Mileage for the month: 1,700

Account Description	Fee Description	Account#	Qty	Local Share	
building Dept/ Burn permits	Burn Permits	00-2110	1	45.00	
			Sub-Total:	\$45.00	
Conservation	Conservation	A1255	2	1.66	
			Sub-Total:	\$1.66	
Dog Licensing	Female, Spayed	A2544	5	25.00	
Dog Licensing	Male, Neutered	A2544	3	15.00	
Dog Licensing	Male, Unneutered	A2544	1	10.00	
			Sub-Total:	\$50.00	
General Fund	Water Service	2144SW	1	3,000.00	
			Sub-Total:	\$3,000.00	
LANDFILL FEES	T/s Permits	00-2130	1	18.00	
LANDFILL FEES	T/s Punch Cards	00-2130	11	960.00	
			Sub-Total:	\$978.00	
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	1	17.50	
			Sub-Total:	\$17.50	
Misc Fees	Building Fees\Building Dept	00-2110	1	9,419.00	
Misc Fees	Fire Fees/Building Dept	00-2110	1	690.00	
			Sub-Total:	\$10,109.00	
MISC. FEES	Accident Reports	00-1255	3	15.00	
MISC. FEES	Bank Fees (NSF)	00-1256	1	25.00	
MISC. FEES	Certified Copies	00-1255	16	290.00	
MISC. FEES	Foi Requests	00-1255	5	14.50	
MISC. FEES	Junkyard Licenses	00-2590	1	300.00	
MISC. FEES	Park Fees	00-2001	1	450.00	
			Sub-Total:	\$1,094.50	
Permit Fees	Sewer	00-212255	1	250.00	
			Sub-Total:	\$250.00	
			Total Local Shares Remitted:	\$15,545.66	
Amount paid to:	NYS Ag. & Markets for spay/neuter program			11.00	
Amount paid to:	NYS Environmental Conservation			28.34	
Amount paid to:	State Health Dept. For Marriage Licenses			22.50	
Total State, County & Local Revenues:	\$15,607.50			Total Non-Local Revenues:	\$61.84

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

April 5, 2024

For the month of March 2024, both the Marlboro and Milton Wastewater Treatment Plants did NOT comply with all of the SPDES requirements. The following are monthly statistics for both plants;

Marlboro WWTP

- Average Daily Flow = **176,000** gallons per day.
 - (>100% of design capacity.)
- Average BOD removal = **96%**
- Average Suspended Solids removal = **92%**

Milton WWTP

- Average Daily flow = **49,000** gallons per day.
 - (About 89% of design capacity)
- Average BOD removal = **99%**
- Average Suspended Solids removal = **92%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of March without any major changes or events. Please take note that the flow to the Marlboro Facility exceeded our design capacity. We did not experience any issues with treatment during the high flows. This was due to several storm events causing excess rain water to infiltrate into the collection system. We need to seriously begin to mitigate any sources of rainwater flowing into the system. We would be happy to assist the Highway or Water department with evaluating the system and find any potential sources of inflow. This issue will only get worse and we already have limited capacity. We also received the DEC inspection reports for both Marlboro and Milton. They were both Satisfactory with no violations. 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.

March 2024

TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

March 2024 Financial Report	
Application Fees	\$0
Escrow Fees	\$3,100
Recreation Fees	\$4,000
Invoices	\$6,111.68

March 4, 2024
Regular Meeting 7:30 PM

Approval of Minutes

The minutes for the February 5, 2024, meeting were approved unanimously

Announcements

Members Garafalo, Lofaro, and Troncilito each earned one hour of training credits.

Communications

None

Public Hearings

None

Ongoing Application Review

SLUTSKY AND BOWDREN STR
79 Ridge Rd, Marlboro

23-1028
108.2-3-28.110

FINAL

MINOR SITE PLAN

Technical Comments

None

Board Actions

The Board approved the SEQRA Negative Declaration and Notice of Determination of Non-Significance unanimously. The Board also approved a Resolution of Approval unanimously.

STRALOW FARM
551 Lattintown Road, Marlboro

23-1023
108.2-2-45

FINAL

SITE PLAN

Technical Comments

None

Board Actions

The Board approved the SEQRA Negative Declaration and Notice of Determination of Non-Significance unanimously. The Board also approved a Resolution of Approval 6-1.

DEBORAH JONES SD
98 Orange Street, Marlboro

23-1017 **PRELIMINARY** **SUBDIVISION**
108.4-4-29.110

Technical Comments

1. The applicant's representative addressed previous comments. All water and sewer has been depicted.
2. This office would recommend a Negative Declaration for this Unlisted Action.
3. The Planning Board Attorney should review the Access and Maintenance Agreement for the common driveway to evaluate if the utilities proposed to be crossing lot lines are included in that or a separate shared Utility Agreement/Easement should be provided.

Board Actions

The Board authorized their attorney to prepare a Resolution of Approval for the next meeting.

SUMMIT DRIVE PROPERTIES
Summit Drive, Marlboro

23-1004
108.2-3-2 47

SKETCH

SITE PLAN

Technical Comments

1. The applicants are requested to further evaluate the Highway Superintendent's comments regarding snow plowing issues at the cul-de-sac with the access drive location.
2. The applicants were to attend a meeting with the Water and Sewer Department on 29 February 2024. Numerous issues regarding water and sewer on the site were to be addressed. The applicant's representatives are requested to follow up with the Planning Board with the results of this meeting. Specific comments from the Water and Sewer Superintendent should be received.
3. This office has no record of circulating for Lead Agency. Lead Agency circulation should be undertaken at this time. It is noted that SHPO'S response has not been received.
4. The revised SWPPP is under review by this office. We continue to have a concern regarding the discharge location of the detention pond being located on a steep slope.
5. Initial SWPPP comment regarding the use of the level spreader identifies that "the receiving area shall have topography regular enough to prevent undo flow concentration before entering a stable water course but shall have a slope of less than 10%." Downgradient slopes from the level spreader greater than 10% and will result in concentrated flow.
6. We continue to have a concern regarding lighting at the access drive as well as landscaping to reduce impacts to adjoining residential properties.

7. The sanitary sewer system has been designed to utilize drop manholes to reduce velocity. Slopes have now been designed at a maximum of 10% utilizing drop manholes. Detail of the drop manholes should be provided in accordance with 10 States Standards.
8. The manhole located on Grand Street should have the downgradient discharge invert labeled.
9. Provisions for water metering and backflow prevention must be designed into the proposed water system. As appropriate for the sprinkler connections to the buildings should be identified. Sprinkler feed lines should be valves such that potable water to the structure is terminated when fire protection systems are terminated. Sprinkler valve must be ahead of the potable water valve. Typical detail recommended is attached.
10. The concrete washout area should be added to the plans.

Board Actions

The Board ascertained Lead Agency Circulation was completed in October, 2023. The Board discussed storm water mitigation, water meters proposed, sprinkler systems, parking signage, and the probable impacts of increased traffic the project will bring to the immediate area. The applicant's representative stated he believed the units [4 buildings with units in each] would all be rentals when questioned. The Board will require a vegetative buffer as required by local law.

VITO TRIOLO PIZZA TOWN	23-1024	SKETCH
1326 Route 9W, Marlboro	108.4-3-28	SITE PLAN

Technical Comments

1. The applicants have provided cut sheets for the slats to be provided at the dumpster enclosure.
2. Zoning Board of Appeals (ZBA) has issued necessary variances for the subject project dated 11 January 2024.
3. The Fire Department connection has been depicted.
4. The fire escape to be removed has been labeled on the plans.
5. Ulster County Planning referral is required.

Board Actions

The Board discussed parking for the project and scheduled a Public Hearing for April 15, 2024. The project will be referred to the Ulster County Planning Board's next meeting.

New Application Review

FENNEY 2 LOT SD	24-2002	SKETCH
Plattekill Road, Marlboro	108.3-3-1.100	SUBDIVISION

Technical Comments

1. The subdivision Map prepared by a licensed surveyor must be submitted.
2. Subsurface sanitary sewer disposal systems must be approved by the Ulster County Health Department.
3. Both driveway accesses should be approved by the Jurisdictional agency.
4. Reference to the Code Section regarding the 75-foot agricultural buffer depicted on the southerly property line should be provided on the map.
5. Applicant's representatives were asked to evaluate the lot lines which depict access to the cul-de-sac on the westerly most portion of the site should be evaluated.
6. Topography should be provided for the areas of disturbance at a minimum. The applicant may request a waiver for topography outside areas proposed for disturbance. Two-foot topographic features are required.
7. Sight distance at driveways should be depicted.

Board Actions

The applicant clarified he was not seeking waivers for topography on the site and that the Ulster County Health Department granted approval for the proposed sewer system.

Special Topics Discussion

DOCK ROAD 103-137 Dock Road, Marlboro	24-2003	DISCUSSION	SITE PLAN
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Technical Comments

None

Board Actions

The Board reviewed the applicant's proposal for a 103 unit subdivision on 25 acres. The proposal's main access will be via Dock Road. There will be three dwelling classifications: Cottages [32], Type A Townhouses [18], and Type B Townhouses [53]. The Board discussed proposed access, existing wetlands, proximity to the sewage treatment plant, onsite sidewalks and pedestrian traffic, and the ramifications the project will have on the Falcon. The Board recommended the applicant seek a Gateway Meeting with Ulster County Planning.

ELP SOLAR TRUNCALI 335 Bingham Road, Marlboro	24-2004 108.3-3-21	DISCUSSION	SITE PLAN
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Technical Comments

The following are Preliminary Comments based on a Concept Submission made for the project.

1. Lot coverage is identified as 13.2%, while 28 acres is identified for the solar facility, which is greater than the lot coverage identified.
2. An existing structure on the site is proposed to remain. Use of this structure should be identified.
3. Two access points are depicted for the project. The reason for the two access points should be discussed with the applicant's representative and approval for any access point should be received from the Highway Superintendent.
4. Side yard setback is depicted at 35 feet, while the Zoning Bulk Table identifies it as 50 feet.
5. A full survey of the parcel must be presented, stamped by a licensed surveyor.
6. A Stormwater Pollution Prevention Plan (SWPPP) is required. SWPPP should be prepared with the site in the disturbed condition. Permanent water quantity control must be identified in the SWPPP.
7. The project is a Type I Action under SEQRA, disturbing greater than 2.5 acres in an AG District.
8. Comments from the Jurisdictional Fire Department should be received regarding access.
9. A determination from the public utility that the power can be accepted should be received. Any improvements required to the public utility should be identified.
10. Ulster County Planning comments are required.
11. The project is located on the municipal boundary line with Orange County and the Town of Newburgh.
12. The document labeled Truncali Application is a section of the Town Code for 9W Corridor Building Guidelines.
13. Planning Board should discuss whether a visual assessment is required, Photo simulations and/or line of sight drawings.
14. The EAF identifies 46.5 acres of agricultural to be changed in use.
15. Soil type percentages are inconsistent with the drainage status of the project site located in the EAF.
16. Project site is located in an area with potential historic resources. Coordination with the Office of Parks, Recreation and Historic Preservation will be required.
17. Large scale solar systems are a special use in the R-AG-1 Zone.

18. All components of Chapter 155-32.2I must be complied with.
19. The area used for large scale solar energy systems shall be a maximum of 20 acres. It appears the footprint of the solar facility is greater than 20 acres.
20. The applicant's are identifying a 7 foot high fence. The Planning Board should discuss fence height.
21. A de-commissioning Plan will be required.
22. The Planning Board should determine if security for decommissioning should be part of the Special Use Permit requirements.

Board Actions

The Board reviewed the above comments for the proposed 5 megawatt project and discussed the placement of the proposed storage batteries, lot coverage, fencing, slopes, and fire access. The project will require a Public Hearing at a date TBD.

Adjournment

NEXT SCHEDULED MEETING: Monday, March 18, 2024

March 18, 2024

Regular Meeting 7:30 PM

Approval of Minutes

None

Announcements

None

Communications

None

Public Hearings

None

Ongoing Application Review

DEBORAH JONES SD
98 Orange Street, Marlboro

23-1017 FINAL SUBDIVISION
108.4-4-29.110

Technical Comments

None

Board Actions

The Board approved a SEQRA Negative Declaration and Notice of Determination of Nonsignificance as well as a Resolution of Approval unanimously. The Board also approved \$4,000 in Recreation Fee Findings unanimously.

Frances Fremgen
Clarks Lane, Milton

23-1031 FINAL LOT LINE
102.2-3-13.100, 102.2-3-12

Technical Comments

1. Revised page 1 of the application has been submitted.
2. Status of any Zoning Variances should be identified. Zoning Variances should be labeled on the proposed plan sheet.
3. The location of the existing subsurface sanitary sewer disposal system should be depicted on Tax Lot 12.
4. After confirmation of the required Zoning Variances being granted, the project qualifies for a streamlined lot line change approval.
5. Lot line changes are a Type II Action under SEQRA requiring no further action.

Board Actions

The Board authorized their attorney to draft a Resolution of Approval for the next meeting.

LYNNDAVID PROPERTIES
397-407 Willow Tree, Milton

23-10125 SKETCH
102.2-5-23, 26

Technical Comments

1. Status of the ZBA approvals should be identified. All Zoning Variances granted should be identified on the plan.
2. The recently submitted map does not address previous comments issued by this office dated 15 November for the 20 November Planning Board meeting. Property lines continue to be depicted to the center line of the roadway, a 25 foot strip of property should be dedicated to the Town per policy. A Road Dedication Map should be provided.
3. Well and septic locations must be approved by the Ulster County Health Department.
4. Highway Superintendents comments regarding the location of driveways should be received. Consideration for combining driveways should be evaluated.
5. A revised application was requested identifying the four-lot subdivision and lot line change.
6. Future comments will be provided upon submission of a compliant map addressing these and previous comments. Evaluation of any approval by the Zoning Board of Appeals granted should be undertaken.

Board Actions

The applicant was advised to clarify the determination requested and made by the ZBA in addition to addressing outstanding technical comments.

FENNEY 2 LOT SD
Plattekill Road, Marlboro

24-2002 SKETCH
108.3-3-1.100

Technical Comments

1. The Subdivision Plan has been revised to depict the ownership to the cul-de-sac. This 50 foot strip is not proposed for access to the subdivision.
2. Topography has been added to the entire site, including surrounding areas.
3. Sight distance has been added to the plans. It is noted the driveways have been reviewed and approved conceptually by the county as noted in an email dated 18 January 2024 to the applicant.
4. The subsurface sanitary sewer disposal systems have been approved with permits dated 27 February 2024. Permits have been submitted with the application.
5. The agricultural setback note has been added to the Bulk Table.
6. The approved Septic Plan should be made part of the plan set, along with appropriate detail sheet with the well, septic, soil erosion and sediment control.

7. Limits of disturbance should be depicted on the plans to determine if greater than one acre disturbance is proposed for development of the two lots. If greater than one acre is proposed to be disturbed coverage under the NYSDEC Stormwater SPDES Permit will be required.
8. Project requires a Public Hearing.

Board Actions

A Public Hearing was scheduled for April 15, 2024. The Board authorized their attorney to draft a Resolution of Approval for the next meeting should the Public Hearing raise no significant concerns.

New Application Review

None

Special Topics Discussion

None

Adjournment

NEXT SCHEDULED MEETING: Monday, April 1, 2024. Meeting will be held upstairs

Respectfully Submitted,

Chris Brand, Chairman, Town of Marlborough Planning Board