

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

CERTIFICATE OF OCCUPANCY	8	STOP WORK ORDER	0
REQUEST FOR INFORMATION	25	FIRE CALLS	1
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	16
BUILDING EXTENSIONS	2	COMPLAINTS	29
FIRE INSPECTIONS	18	CLOTHING BIN RENEWALS	0
 TOTAL MILEAGE	 1,708	 TOTAL GAS USAGE	 101 GALS

**BUILDING PERMITS**

ADDITION / RENOVATION	1	POOL / HOT TUB	0
BARN	1	ROOF	6
BURNING	4	SHED	2
CARPORT/GARAGE	0	SIGNS	0
DECK/STAIRS	2	SINGLE FAMILY	8
DEMOLITION	0	SOLAR PANELS	5
ELECTRICAL / HVAC	8	TANK INSTALL / REMOVAL	1
GENERATOR	1	WIRELESS COMMUNICATION	0
MOBILE HOME	1	WOOD / PELLET STOVE	3
 TOTAL PERMITS	 43	 EST. COST OF BUILDINGS	 \$3,192,690.00

**FEES COLLECTED**

CERTIFICATE OF OCCUPANCY	\$1,525.00
PERMIT EXTENSIONS	\$1,370.00
BUILDING PERMITS	\$13,772.07
REQUEST FOR INFORMATION	\$5,000.00
<b>TOTAL BUILDING FEES</b>	<b>\$21,667.07</b>
 FIRE INSPECTIONS	 \$1,070.00
TRAILER PARK RENEWALS	\$20.00
<b>TOTAL FIRE FEES</b>	<b>\$1,090.00</b>
 BURNING FEES	 \$0.00
 <b>TOTAL FEES</b>	 <b>\$22,757.07</b>

Police Department  
Town of Marlborough

**MEMORANDUM**

To: Town Board of the Town of Marlborough

From: Chief Cocozza

Date: November 12,2024



Subject: Activity Summary for the Month of October 2024

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

<u>MOTOR VEHICLE ACCIDENT</u>	October 24	Yr. Date 24	October 23	Yr. Date 23
Personal injury	4	40	8	44
Fatal	0	0	0	1
Property Damage	27	174	23	172
Total	31	214	37	217

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	51	1231	91	1148
Parking	3	39	2	11

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1401	12653	1095	10120
Total Arrests	18	181	24	244

<u>TOTAL TELEPHONE CALLS</u>				
	1417	12707	1199	11643

POLICE DEPARTMENT OVERTIME HOURS payroll 21 & 22

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 (\$651) 100.75	16 (\$634) 114
Part Time Dispatchers Overtime	16(\$500) 120	0 (\$0) 236.5

<u>Police Mileage</u>	12119	126,253	12549	104489
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**Police Department  
Town of Marlborough**



**MEMORANDUM**

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

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**Police Department Payroll 21 & 22 Regular Hours**

	<b>October 24</b>	<b>Yr. Date</b>	<b>October 23</b>	<b>Yr. Date</b>
Full Time Police Officer	960	10564.75	1283	10853
Part Time Police Officer	1287.5	12123.25	1271	10503
Full Time Dispatcher	320	4720	320	3786
Part Time Dispatcher	416	3800	339.25	2810.75
Traffic Officer	104	731.5	52	452.5

**Police Department Fuel Consumption**

Police	1163.869	10520.989	1060.485	8343.609
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**Use of Force**

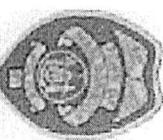
0 -use of force YTD 2 - use of force  
0- Hands YTD 2 – hands

1- use of force  
0- Hands YTD 2- hands  
2-Taser  
Civilian Complaints 0

Civilian Complaints 0

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

Line Item	Yr. to Date	Budgeted	remaining	% utilized
Admin	\$889	\$3,072	\$2,183	29%
DARE	\$1,434	\$4,431	\$2,997	32%
F/T Court	\$1,461	\$3,421	\$1,960	43%
F/T Holiday *	\$9,159	\$55,175	\$46,016	17%
F/T Investigations	\$3,644	\$8,552	\$4,908	43%
F/T Shift Cover	\$8,274	\$19,954	\$11,680	41%
F/T Training	\$511	\$14,225	\$13,714	4%
P/T Court	\$1,560	\$5,278	\$3,718	30%
P/T Holiday *	\$12,805	\$2,634	(\$10,171)	486%
P/T Investigations	\$4,581	\$7,533	\$2,952	61%
P/T Shift Cover	\$4,966	\$41,356	\$36,390	12%
P/T Training	\$224	\$6,544	\$6,320	3%
F/T Firearms training &laser	\$140	\$3,771	\$3,631	4%
P/T Firearms training &Taser	\$1,079	\$4,963	\$3,884	22%
FT Special detail	\$1,214	\$7,543	\$6,329	16%
PT Special Detail	\$394	\$8,093	\$7,699	5%
<b>Total</b>	<b>\$52,335</b>	<b>\$196,545</b>	<b>\$144,210</b>	<b>27%</b>
<b>*Holiday</b>	<b>\$21,964</b>	<b>\$57,809</b>	<b>\$35,845</b>	<b>38%</b>



# Incident Breakdown By Month Report

Marlborough Town Police Department  
ORI Number: NY0555800

Incident Type: All

Print Date/Time: 11/06/2024 11:30  
Login ID: jvanamburgh.maripd  
Year: 2024



Incident Type	January #	January %	February #	February %	March #	March %	April #	April %	May #	May %	June #	June %	July #	July %	August #	August %	September #	September %	October #	October %	November #	November %	December #	December %	Yearly Totals
7 Digit Call	4	12.9	2	6.5	3	9.7	3	9.7	2	6.5	3	9.7	3	9.7	5	16.1	2	6.5	4	12.9	0	0.0	0	0.0	31
911 Abandoned	5	20.0	3	12.0	0	0.0	3	12.0	4	16.0	2	8.0	0	0.0	4	16.0	0	0.0	4	16.0	0	0.0	0	0.0	25
911 Mischief	1	12.5	1	12.5	0	0.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0	1	12.5	0	0.0	0	0.0	0	0.0	8
911 No Voice Call	5	20.0	1	4.2	2	8.3	3	12.5	0	0.0	1	4.2	4	16.7	0	0.0	3	12.5	5	20.8	0	0.0	0	0.0	24
911 Prank Call	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	0.0	1
Abandoned	0	0.0	2	28.6	0	0.0	1	14.3	1	14.3	0	0.0	1	14.3	0	0.0	1	14.3	1	14.3	0	0.0	0	0.0	7
Accident Personal	1	2.5	2	5.0	3	7.5	4	10.0	4	10.0	6	15.0	4	10.0	6	15.0	6	15.0	4	10.0	0	0.0	0	0.0	40
Accident Property	22	12.6	14	8.0	17	9.7	17	9.7	13	7.4	23	13.1	13	7.4	15	8.6	27	15.4	1	0.6	0	0.0	0	0.0	175
Alarm Burglary	31	14.2	13	5.9	15	6.8	12	5.5	32	14.6	19	8.7	22	10.0	33	15.1	10	4.6	29	13.2	3	1.4	0	0.0	219
Alarm Panic	2	15.4	1	7.7	0	0.0	3	23.1	2	15.4	1	7.7	0	0.0	1	7.7	2	15.4	1	7.7	0	0.0	0	0.0	13
Animal	9	7.6	5	4.2	9	7.6	10	8.5	15	12.7	26	22.0	17	14.4	8	6.8	8	6.8	11	9.3	0	0.0	0	0.0	118
Assault	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3
Assist EMS	71	10.8	47	7.1	68	10.3	55	8.3	61	9.2	49	7.4	68	10.3	82	12.4	64	9.7	82	12.4	13	2.0	0	0.0	660
Assist Fire	20	11.8	13	7.7	8	4.7	14	8.3	19	11.2	18	10.7	19	11.2	27	16.0	9	5.3	18	10.7	4	2.4	0	0.0	169
Assist Other	3	7.7	2	5.1	5	12.8	7	17.9	2	5.1	5	12.8	3	7.7	4	10.3	3	7.7	5	12.8	0	0.0	0	0.0	39
ATV Complaint	0	0.0	0	0.0	0	0.0	7	33.3	3	14.3	1	4.8	4	19.0	1	4.8	3	14.3	2	9.5	0	0.0	0	0.0	21
BOLO	0	0.0	0	0.0	1	20.0	0	0.0	0	0.0	2	40.0	0	0.0	1	20.0	1	20.0	0	0.0	0	0.0	0	0.0	5
Burglary	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	1	16.7	0	0.0	0	0.0	6
Child Abuse	0	0.0	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	4
Civil Matter	3	16.7	4	22.2	2	11.1	0	0.0	1	5.6	3	16.7	2	11.1	0	0.0	2	11.1	1	5.6	0	0.0	0	0.0	18
COPP	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	45
Counterfeiting	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	0.0	1
Criminal Contempt	0	0.0	0	0.0	0	0.0	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	3
Criminal Mischief	2	13.3	3	20.0	2	13.3	3	20.0	0	0.0	0	0.0	0	0.0	0	0.0	1	6.7	1	6.7	3	20.0	0	0.0	15
Custody Dispute	1	12.5	1	12.5	0	0.0	3	37.5	0	0.0	0	0.0	2	25.0	0	0.0	1	12.5	0	0.0	0	0.0	0	0.0	8
Disabled Vehicle	6	13.3	6	13.3	4	8.9	3	6.7	4	8.9	5	11.1	4	8.9	4	8.9	2	4.4	5	11.1	2	4.4	0	0.0	45

# Incident Breakdown By Month Report

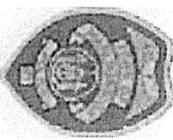


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 Login ID: jvanamburgh.maripd  
 Year: 2024

Marlborough Town Police Department  
 ORI Number: NY0555800  
 Incident Type: All



Incident Type	January #	January %	February #	February %	March #	March %	April #	April %	May #	May %	June #	June %	July #	July %	August #	August %	September #	September %	October #	October %	November #	November %	December #	December %	Yearly Totals
Disorderly	1	5.6	1	5.6	2	11.1	2	11.1	2	11.1	1	5.6	2	11.1	2	11.1	3	16.7	1	5.6	1	5.6	0	0.0	18
Dispute	3	3.2	10	10.6	10	10.6	6	6.4	5	5.3	20	21.3	10	10.6	5	5.3	11	11.7	12	12.8	2	2.1	0	0.0	94
Domestic Dispute	14	13.0	14	13.0	8	7.4	14	13.0	7	6.5	10	9.3	10	9.3	12	11.1	8	7.4	1	0.9	0	0.0	108		
Encon Violation	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
Erratic Vehicle	10	8.2	6	4.9	15	12.3	12	9.8	15	12.3	11	9.0	17	13.9	12	9.8	12	9.8	0	0.0	0	0.0	0	0.0	122
Error	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Field Interview	0	0.0	0	0.0	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	2
Fight	0	0.0	1	14.3	1	14.3	0	0.0	1	14.3	1	14.3	2	28.6	0	0.0	1	14.3	0	0.0	0	0.0	0	0.0	7
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	1	7.7	0	0.0	0	0.0	3	23.1	2	15.4	3	23.1	0	0.0	2	15.4	2	15.4	0	0.0	0	0.0	13
Follow Up	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	2
Foot Patrol	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	3
Forgery	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Fraud	1	4.0	4	16.0	2	8.0	3	12.0	6	24.0	2	8.0	4	16.0	1	4.0	0	0.0	2	8.0	0	0.0	0	0.0	25
Harassment	3	7.7	6	15.4	3	7.7	2	5.1	6	15.4	3	7.7	1	2.6	8	20.5	3	7.7	4	10.3	0	0.0	0	0.0	39
HazMat	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
Identity Theft	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	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	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Information	1	2.7	4	10.8	4	10.8	2	5.4	3	8.1	2	5.4	5	13.5	4	10.8	5	13.5	6	16.2	1	2.7	0	0.0	37
Juvenile	0	0.0	1	25.0	0	0.0	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	0	0.0	0	0.0	4
Larceny	8	22.2	5	13.9	4	11.1	2	5.6	3	8.3	4	11.1	2	5.6	4	11.1	1	2.8	3	8.3	0	0.0	0	0.0	36
Local Law	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	2
Lock Out	5	6.9	10	13.9	6	8.3	6	8.3	7	9.7	7	9.7	2	2.8	11	15.3	11	15.3	7	9.7	0	0.0	0	0.0	72
Lost or Missing	0	0.0	1	8.3	0	0.0	1	8.3	2	16.7	3	25.0	1	8.3	2	16.7	0	0.0	2	16.7	0	0.0	0	0.0	12
Mental Health Law	2	33.3	1	16.7	1	16.7	0	0.0	0	0.0	1	16.7	0	0.0	0	0.0	1	16.7	0	0.0	0	0.0	0	0.0	6
New Call	1	11.1	1	11.1	3	33.3	0	0.0	3	33.3	1	11.1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	9



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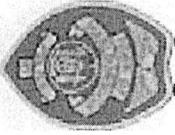
## Incident Breakdown By Month Report

Marlborough Town Police Department  
 ORI Number: NY0555800  
 Incident Type: All



Incident Type	January #	January %	February #	February %	March #	March %	April #	April %	May #	May %	June #	June %	July #	July %	August #	August %	September #	September %	October #	October %	November #	November %	December #	December %	Yearly #	Yearly %	Totals
Noise Complaint	2	3.9	3	5.9	1	2.0	7	13.7	2	3.9	7	13.7	2	3.9	13	25.5	8	15.7	4	7.8	2	3.9	0	0.0	51		
Open Door	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3		
Police Public	5	7.5	7	10.4	3	4.5	3	4.5	8	11.9	10	14.9	6	9.0	10	14.9	5	7.5	9	13.4	1	1.5	0	0.0	67		
Police Station	0	0.0	0	0.0	1	7.1	1	7.1	2	14.3	4	28.6	1	7.1	0	0.0	3	21.4	2	14.3	0	0.0	0	0.0	14		
Property Check	538	7.6	591	8.3	597	8.4	587	8.3	817	11.5	683	9.6	824	11.6	663	94	732	10.3	868	12.3	178	2.5	0	0.0	7078		
Property Found	0	0.0	3	21.4	3	21.4	1	7.1	1	7.1	1	7.1	1	7.1	0	0.0	3	21.4	0	0.0	0	0.0	0	0.0	14		
Property Lost	5	15.2	4	12.1	1	3.0	4	12.1	2	6.1	4	12.1	5	15.2	2	6.1	2	6.1	4	12.1	0	0.0	0	0.0	33		
Property Retrieval	0	0.0	1	7.1	1	7.1	3	21.4	1	7.1	0	0.0	2	14.3	2	14.3	2	14.3	0	0.0	0	0.0	0	0.0	14		
Psychiatric	3	10.0	2	6.7	2	6.7	5	16.7	5	16.7	3	10.0	4	13.3	3	10.0	1	3.3	2	6.7	0	0.0	0	0.0	30		
Public Safety	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		
Road Hazard	18	17.6	8	7.8	13	12.7	6	5.9	7	6.9	13	12.7	14	13.7	7	6.9	13	12.7	2	2.0	1	1.0	0	0.0	102		
School Check	74	8.0	60	6.5	71	7.7	88	9.6	98	10.6	85	9.2	150	16.3	103	11.2	88	9.6	86	9.3	18	2.0	0	0.0	921		
School Incident	2	7.7	0	0.0	7	26.9	4	15.4	5	19.2	4	15.4	1	3.8	0	0.0	1	3.8	1	3.8	0	0.0	0	0.0	26		
Serve Papers	1	4.8	1	4.8	3	14.3	4	19.0	0	0.0	2	9.5	1	4.8	2	9.5	6	28.6	1	4.8	0	0.0	0	0.0	21		
Sex Offense	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		
Shots Fired	0	0.0	0	0.0	0	0.0	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	0	0.0	0	0.0	0	0.0	0	0.0	6		
Sick/Unknown	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	0	0.0	0	0.0	1		
Special Detail	1	2.4	5	12.2	1	2.4	4	9.8	2	4.9	4	9.8	3	7.3	3	7.3	9	22.0	8	19.5	1	2.4	0	0.0	41		
Suspicious	11	5.2	20	9.5	28	13.3	23	10.9	25	11.8	25	11.8	16	7.6	21	10.0	19	9.0	18	8.5	5	2.4	0	0.0	211		
Traffic Complaint/	2	2.9	6	8.6	10	14.3	5	7.1	8	11.4	11	15.7	11	15.7	5	7.1	4	5.7	8	11.4	0	0.0	0	0.0	70		
Traffic Stop	204	12.5	224	13.7	178	10.9	212	13.0	243	14.9	135	8.3	103	6.3	110	6.7	114	7.0	87	5.3	25	1.5	0	0.0	1635		
Transport	0	0.0	0	0.0	1	50.0	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	2		
Trespass	0	0.0	2	22.2	1	11.1	1	11.1	1	11.1	1	11.1	1	11.1	0	0.0	1	11.1	1	11.1	0	0.0	0	0.0	9		
Unknown Police	1	11.1	1	11.1	0	0.0	0	0.0	0	0.0	1	11.1	2	22.2	2	22.2	1	11.1	1	11.1	0	0.0	0	0.0	9		
Unwanted Subject	1	11.1	1	11.1	2	22.2	0	0.0	1	11.1	1	11.1	1	11.1	0	0.0	1	11.1	0	0.0	1	11.1	0	0.0	9		
Vehicle and Traffic	0	0.0	0	0.0	1	16.7	0	0.0	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3	0	0.0	0	0.0	0	0.0	6		

# Incident Breakdown By Month Report



**Print Date/Time:** 11/06/2024 11:30  
**Login ID:** jvanamburgh.marpd  
**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 Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
Vehicle	2	14.3	0	0.0	0	0.0	4	28.6	2	14.3	2	14.3	0	0.0	1	7.1	2	14.3	1	7.1	0	0.0	0	0.0	14
Warrant Execution	1	5.0	1	5.0	2	10.0	2	10.0	4	20.0	2	10.0	1	5.0	1	5.0	4	20.0	0	0.0	0	0.0	0	0.0	20
Water Emergency	0	0.0	1	50.0	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	2
Welfare Check	21	9.1	19	8.2	25	10.8	17	7.3	20	8.6	33	14.2	23	9.9	27	11.6	22	9.5	20	8.6	5	2.2	0	0.0	232
<b>Total:</b>	<b>1132</b>	<b>8.8</b>	<b>1148</b>	<b>8.9</b>	<b>1152</b>	<b>8.9</b>	<b>1183</b>	<b>9.2</b>	<b>1489</b>	<b>11.5</b>	<b>1271</b>	<b>9.8</b>	<b>1409</b>	<b>10.9</b>	<b>1235</b>	<b>9.6</b>	<b>1234</b>	<b>9.6</b>	<b>1401</b>	<b>10.8</b>	<b>267</b>	<b>2.1</b>	<b>0</b>	<b>0.0</b>	<b>12921</b>



**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: 11/12/2024**

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

**RE: MONTHLY REPORT FOR OCTOBER**

Water consumption totaled 13,996,000 gallons, which is a daily usage of 451,502. Compared to last month 16,950,000 gallons, which is a daily usage of 565,000. Compared to a year ago water consumption was 15,583,000 gallons for the month, which is a daily usage of 502,677.

**SUMMARY FOR THE MONTH**

CURB BOXES: We had to repair a curb box and stem valves on South St.

HYDRANTS: We repaired a fire hydrant on Sands Ave. and also one on Sherman Dr.

METERS: We are still replacing meters. We also read meters for billing.

SERVICE LINES: We had to install and inspect 2 new service lines.

WATERMAINS: We repaired an 8 inch water main on Milton Turnpike.

VALVES: We had to rebuild a valve on Dock Rd.

We had to repair the partition wall in the bathroom at the park.

SEWER LINE INSPECTIONS: 0

SERVICE LINE INSPECTIONS: 2

CLOSINGS: 7

MARKOUTS: 55

Gallons of Gas: 340

Gallons of Diesel: 30

Mileage for the month: 2,800

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	55.00
			<b>Sub-Total:</b>	<b>\$55.00</b>
Conservation	Conservation	A1255	11	65.42
			<b>Sub-Total:</b>	<b>\$65.42</b>
Dog Licensing	Female, Spayed	A2544	7	35.00
Dog Licensing	Male, Neutered	A2544	14	65.00
Dog Licensing	Male, Unneutered	A2544	4	40.00
			<b>Sub-Total:</b>	<b>\$140.00</b>
General Fund	Water Service	2144SW	1	8,000.00
			<b>Sub-Total:</b>	<b>\$8,000.00</b>
LANDFILL FEES	T/s Permits	00-2130	2	70.00
LANDFILL FEES	T/s Punch Cards	00-2130	16	1,146.00
			<b>Sub-Total:</b>	<b>\$1,216.00</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	21,751.75
Misc Fees	Fire Fees/Building Dept	00-2110	1	1,960.00
			<b>Sub-Total:</b>	<b>\$23,711.75</b>
MISC. FEES	Accident Reports	00-1255	10	60.00
MISC. FEES	Burgular Permits	00-2590	1	20.00
MISC. FEES	Community Rm. w/ Kitchen	00-2001	1	650.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	1	325.00
MISC. FEES	Dog Warden	00-2611	1	135.00
MISC. FEES	Filming Permit	00-1255	1	500.00
MISC. FEES	Foi Requests	00-1255	2	1.75
MISC. FEES	One-Day Marriage Officiant License	00-1255	3	75.00
MISC. FEES	Park Fees	00-2001	2	300.00
			<b>Sub-Total:</b>	<b>\$2,066.75</b>
Permit Fees	Sewer	00-212255	1	2,000.00
			<b>Sub-Total:</b>	<b>\$2,000.00</b>

Account Description	Fee Description	Account#	Qty	Local Share
				<b>Total Local Shares Remitted: \$37,324.92</b>
Amount paid to: NYS Ag. & Markets for spay/neuter program				33.00
Amount paid to: NYS Environmental Conservation				1,120.58
Amount paid to: State Health Dept. For Marriage Licenses				90.00
<b>Total State, County &amp; Local Revenues:</b>	<b>\$38,568.50</b>			<b>Total Non-Local Revenues: \$1,243.58</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 733  
Marlboro, NY 12542

November 7, 2024

For the month of October 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 = **72,000** gallons per day.
  - (41% of design capacity.)
- Average BOD removal = **95%**
- Average Suspended Solids removal = **98%**

### **Milton WWTP**

- Average Daily flow = **28,000** gallons per day.
  - (About 51% of design capacity)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **92%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of October without any major changes or events. During the month we had unexpected DEC inspections for both facilities. They deemed both plants to be operating in a satisfactory manner and found no major deficiencies. The engineering firm has also completed the designs for the upgrades at the Marlboro Facility and have begun the bidding process. We have been meeting on site with potential contractors and are excited to see this project moving forward. 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 November 1, 2024

**October Monthly Report**

## Monthly Report -10/1/2024 through 10/31/2024

### Overview:

We received a total of 12 calls this month including 1 call to service from the Marlborough Police, New York State Police or Ulster County Sheriff.

Responded to 4 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 0 Dangerous Dog cases under investigation

We have been receiving a high volume of calls relating to wild animals. If anyone has an emergency relating to a wild animal that is a direct and imminent threat to the safety of a person you should call the police immediately.

If you have concerns relating to the presence of, or behavior of a wild animal, or the health of a wild animal, you should call the New York State Department of Environmental Conservation Regional Office located on Putt Corners Rd. in New Paltz at 845-256-3000.

Thank you and have a safe November !

# October 2024

## TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

### October 2024 Financial Report

Application Fees	\$2,958.94
Escrow Fees	\$11,475.20
Recreation Fees	\$0
Invoices	\$11,237.13

October 7, 2024  
Regular Meeting 7:00 PM

#### Approval of Minutes

The minutes for the September 16, 2024, meeting were approved unanimously.

#### Announcements

None

#### Communications

None

#### Public Hearings

None

#### Ongoing Application Review

**Schreiber 2 Lot Subdivision**      **24-2011**      **FINAL**      **SUBDIVISION**  
45 Old Indian Road, Milton

#### Technical Comments

1. Ulster County Health Department approval of the subsurface sanitary sewer disposal is outstanding.

2. A note has been placed on the plans stating proposed foundation shall be staked out prior to construction to ensure placement per current zoning requirements.
3. The map last revised 22 September 2024 has revised lot lines for each of the lots. Previously an easement for the grading activities was proposed where the driveway turns into the site on Lot 2 from the flagpole "to the flag" portion of the lot. Each lot line has been revised to allow fee ownership of the proposed grading area. The applicant's representative has identified that the lot line areas have been revised. Previous Lot 1 was identified as 2.47 +/- acres it is now depicted as 2.46 +/- acres. Previous Lot 2 was identified at 2.32 +/- acres Lot 2 currently states its 2.32 acres on the plan sheet. Confirm list of sizes.
4. Areas of disturbance have been added to the plans. Limit of disturbance identified as 0.7 acres.
5. A discussion at the previous Planning Board meeting being identified that all houses' wells and septic's within 200 feet of the application should be depicted.
6. Revisions to the EAF question No. 9 of the 16 September 2024 meeting should be addressed. Energy code answer should be checked less.

#### **Board Actions**

The Board approved both a SEQR Negative Declaration and Notice of Determination of Nonsignificance and Resolution of approval for the subdivision. The Board also approved \$2,000 in Recreation Fee Findings for the subdivision.

<b>Lynn David Properties</b>	<b>23-1026</b>	<b>FINAL</b>
397-407 Willow Tree, Milton	102.2-5-23,25,26	<b>SUBDIVISION</b>

#### **Technical Comments**

1. The project received variances from the Zoning Board of Appeals. A 15 March 2024 variance letter identifies the variances received.
2. 14 August 2024 letter from the Highway Superintendent has been received regarding driveway access. The Highway Superintendent states "he has reviewed the proposed driveway cuts for the project as finds it safe, suitable site distances. Each driveway will need a 15 inch by 25-foot ADS plastic pipe with no shared driveways". Plans are to be revised to depict the requested culverts.
3. EAF was proposed to be revised regarding energy code compliance answer.

#### **Board Actions**

The Board approved both a SEQR Negative Declaration and Notice of Determination of Nonsignificance and Resolution of approval for the subdivision. The Board also approved \$6,000 in Recreation Fee Findings for the subdivision.

<b>Wilklow 2 Lot Subdivision</b>	<b>24-2008</b>	<b>FINAL</b>
37-43 Baileys Gap Rd., Marlboro	95.4-1.15	<b>SUBDIVISION</b>

#### **Technical Comments**

1. The Planning Board had an extensive discussion regarding the shared well issue. Any approvals should address the shared well to the satisfaction to the Planning Board members and Planning Board Attorney.
2. The Zoning Board of Appeals granted a reduction in the agricultural buffer required under Section 155-52C of the Town Code.

#### **Board Actions**

The Board approved both a SEQR Negative Declaration and Notice of Determination of Nonsignificance and Resolution of approval for the subdivision. The Board also approved \$2,000 in Recreation Fee Findings for the subdivision.

**ELP SOLAR TRUNCALI**  
335 Bingham Road, Marlboro

**24-2004**  
108.3-3-21

**SKETCH**

**SITE PLAN**

**Technical Comments**

1. Additional coordination with the Fire Department should be undertaken. The Fire Department has requested a dry hydrant be incorporated at the project site. The location of the dry hydrant should be resolved during the planning process such that it can be depicted on the plan sheets.
2. The applicant's representative is requested to address the 18 August 2024 letter submitted on behalf of the residents at 324 Bingham Road. The Planning Board should evaluate the view shed analysis. Line-of-sight drawings are provided.
3. The applicants' representatives have provided flow path analysis for solar array areas with steep slopes. The velocity analysis provided is for vegetative channels. Vegetative channels do not exist within the solar farm area. Specific vegetation are included in the velocity design charts. This analysis is not applicable to the solar project.
4. The planting list on the landscaping plan show the number of each species to be planted.
5. The landscape plan has a note that states "allows buffer to naturally revegetate no mowing". The orchard trees to remain in the buffer zone will become unsightly without proper agricultural management of the orchard trees. In addition, orchard trees to remain without agricultural management practices can be host for pests and diseases associated with orchard crops.
6. Dimension the distance between the proposed solar rows.
7. The majority of the solar arrays on slopes that range between 5 and 10 %. There are areas within the solar arrays is greater than 10%. Compliance with the guidelines of the State of Maryland Environmental Stormwater Design Guidance for Solar Installations must be documented. Level spreaders and another stormwater management practices spaced appropriately within the solar arrays should be incorporated into the plans.
8. Areas where slopes are greater than 10% and where panels are not parallel to the contours should be treated as impervious areas in the model. Provide water quality volumes and runoff reduction volumes for these areas considered impervious.
9. The applicants have identified that noise will be generated by inverters transformers and BESS units. The amount of noise generated should be identified from the source and at the adjoining properties. Noise levels at the nearest residential property line should be identified for the Planning Board to evaluate issues regarding impacts with noise.

**Board Actions**

No Board action was taken.

**MARLBORO PROPERTY MANAGEMENT**  
Burma Road, Marlboro

**24-2012**  
108.3-1-21.132

**SKETCH**

**SITE PLAN**

**Technical Comments**

1. The Planning Board application requires all houses, wells and septic's to be depicted within 200 feet of the property.
2. The common driveway access and Maintenance Agreement will be required between proposed Lots 2 and 3.
3. Lot lines run to the center of the road. Roadway by use line should be determined utilizing metes and bounds along property frontage which front on Idlewild and Burma Road.
4. Septic system permits for Lots 2 & 3 have been submitted. Lot 2 is missing from the application in this office.
5. The Short Form EAF submitted should be signed by the appropriate individual.

6. Highway Superintendent's comments regarding driveway location should be received.
7. Two-foot contour intervals are required.
8. Sight distance at each driveway location should be depicted.
9. Roadways widths were requested to be labeled along the property frontage to determine front yard in accordance with code.
10. Bulk table setbacks for front yards on the lots should be taken from the boundary roadway by use.

### **Board Actions**

No Board action was taken.

<b>BUTTERMILK FALLS RESORT</b>	<b>23-1019</b>	<b>SKETCH</b>
220 North Rd, Milton	103.1-2-12.100, 12.200	<b>SITE PLAN</b>

### **Technical Comments**

1. The site discharge is directly to the Hudson River. The projects eastern property boundary is coterminous with the Hudson River. The Hudson River is the fourth order stream or greater negating the requirements for overbank flood protection and extreme storm protection. Overall, the site meets the requirements for overbank and flood protection and extreme storm protection for the overall site discharges.
2. The total stormwater discharge is reduced from the pre versus post development site runoff has been reduced for each of the 1, 10 and 100-year storm event.
3. The required water quality volume treatment has been calculated. 31,098 Cubic feet is required while 97,053 cubic feet is provided. A runoff reduction volume has been calculated utilizing NYSDEC worksheet forms to be 4,963 cubic feet required while 13,809 cubic feet are provided through the stormwater practices.
4. Fourteen bioretention areas are proposed on the site to treat runoff from proposed parking areas and proposed buildings. Six of the bioretention areas are identified as infiltration bioretention areas. Pretreatment of the bioretention areas is provided via gravel diaphragm and grass filter strips.
5. Provide spot elevations at the outlet control structures for Bioretention areas 7 and 8. Confirm invert at overflow.
6. Label all inverts, pipe sizes and slopes on all proposed pipe runs.
7. Label pipe size of existing pipe crossing at North Road from stormwater basin located at the northwest quadrant of the Mahoney Road north road intersection.
8. Show soil testing performed for each of the infiltration bioretention areas.
9. Address run off from the easterly portions of the banquet hall / hotel facility roofs.
10. Roof leaders should address the discharge to the steep slopes to the east. Stormwater practices that return the flow sheet to the sheet flow prior to discharging down the steep slope should be addressed.
11. A Stormwater Facilities Maintenance Agreement with the Town of Marlborough will be required for long term operation and maintenance of the stormwater facilities.
12. A 20 foot of 12-inch HDPE is identified at the north side of the easterly portion of Mahoney Road. This pipe should be depicted as to be eliminated.
13. The SWPPP should be updated with all information from the Office of Parks Recreation and Historic Preservation.
14. The plans contain a detail for a green parking area with subsurface detention. Areas for pervious parking should be depicted on the plans.
15. The emergency access road off of Van Orden is identified with a stabilized construction entrance. This area was identified to be emergency access only.
16. The drywell detail is identified on the plans for cottages. The location of these dry wells should be depicted on the plan sheets.
17. A phasing plan should be provided listing disturbance to five areas at any time.

## Board Actions

The Board authorized a SEQR Negative Declaration and Notice of Determination of Nonsignificance to be drafted for the next meeting.

## New Application Review

<b>KRISTIN POLONCO BnB</b> 16 Wygan Rd, Marlboro	<b>24-2015</b> 108.2-9-22.113	<b>SKETCH</b>	<b>SITE PLAN</b>
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### Technical Comments

1. The application identifies the proposed use of 2 of 3 bedrooms as bed and breakfast rentals under Code Section 15532.4. Bed and breakfast under the Code Section must be owner occupied which is the case here.
2. A parking plan identifying 4 parking spaces for the bed and breakfast should be submitted. Bed and breakfast parking requirements is 2, + 1 for each bedroom available for rental.
3. Notes on the plans should identify that max 2 guests per bedroom are permitted. Children 12 and under should not be counted as guests.
4. A plan showing the minor plan requirements for bed and breakfast identified in Item 14 thru 22 of the checklist.
5. Project is a special use in the zone where a public hearing is required.

## Board Actions

The Board scheduled a Public Hearing to be held on November 4, 2024.

<b>MADISON SQUARE YORK MARKLE</b> 46 Partington Ln, Marlboro	<b>24-2016</b> 108.2-7-25.210	<b>SKETCH</b>	<b>SITE PLAN</b>
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### Technical Comments

1. The application is for a short-term rental. Short term rentals are permitted under 15532.3 of the Town Code.
2. The definition of short-term rental identifies "fee title to which is owned by the person who i) owns the fee title ii) owns a dwelling unit is next door or directly across the street from short term rental unit as her/her primary residence". Request that the location of the second dwelling unit which documents compliance with this definition be identified in the application.
3. This office did not receive a plot plan sketch plan or other mapping with the application.
4. Occupancy is limited to 2 guests per bedroom. The number of occupants should be clearly depicted on the plot plans submitted.
5. A parking plan must be submitted to identify adequate parking for the use.
6. The access to the site appears to be a private road. Planning Board attorney comments regarding access via a private road should be discussed.

## Board Actions

The Board scheduled a Public Hearing to be held on November 4, 2024.

<b>JEFF ALDRICH 6 LOT SD</b> Milton Turnpike, Milton	<b>24-2017</b> 103.1-1-33.210	<b>SKETCH</b>	<b>SUBDIVISION</b>
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### Technical Comments

1. The project proposed 6 lot subdivision of an 86 +/- acre parcel of property with frontage on New Road Milton Turnpike. Proposed subdivision lots will access from New Road. Project also involves a lot line change transferring 1.1 acres of property.

2. The owner of the baseball field parcel (Town ?) should be a party to the application.
3. The project contains NYSDEC regulated wetlands. NYSDEC will be included in any Lead Agency circulation.
4. In accordance with Town Code 130-14.16 owner of any lot or parcel that abuts an approved private road shall be the fee owner to the center lot of the private road along the full width of the lot or parcel. A private road access maintenance agreement / easements must be approved by the Planning Board Attorney.
5. In all cases of private roads, dimensions used to determine compliance with zoning bulk, frontage and set back regulations shall be measured from or along the right of way lines indicated for private road.
6. Dead end private road shall end in a cul de sac.
7. Site distance at the private road and driveway access at new road should be depicted with appropriate site line measurements identified. Speed limit on New Road should be identified, a required and proposed site distance sheet should be provided.
8. Health Department approval for subsurface sanitary sewer disposal will be required.
9. A Stormwater Pollution Prevention Plan must be submitted.
10. The lot lines are depicted to be centerline of New Road this is a road by use. Metes and bounds of the road by use should be provided along the property frontage. Setback lines should be taken from the roadway by use lines.
11. The area of the solar farm should be addressed. Solar farm lease appears to encroach on proposed Lots 1 and 2.
12. EAF Item 10 should be checked with the answer being individual wells will be drilled. Same comment for EAF No. 11.

#### **Board Actions**

No Board action was taken.

#### **Special Topics Discussion**

Regulating the Development of Warehousing

#### **Board Actions**

The Board discussed the implication of large scale warehousing may have on the community.

#### **Adjournment**

**NEXT SCHEDULED MEETING: Monday, October 21, 2024.**

**October 21, 2024**  
**Regular Meeting 7:00 PM**

**Approval of Minutes**

The approval for the October 7, 2024, meeting was tabled until the next regular meeting.

**Announcements**

None

**Communications**

None

**Public Hearings**

<b>SUMMIT DRIVE PROPERTIES</b>	<b>23-1004</b>	<b>PUBLIC HEARING</b>	<b>SITE PLAN</b>
Summit Dr, Marlboro	108.4-6-29.311		

**Technical Comments**

1. The project proposes to construct four, 6 unit multi-family dwellings (24 units) on the 7.32 acre parcel of property in the R Zone.
2. Section 155-30 Multiple Dwellings A(1)(e) maximum density shall be 6 dwelling units per acre. The definition sections of the Zoning Code contains a definition of Net Buildable Area "the gross acreage of a proposed development site less the acreage of lands rated as wetlands, slopes in excess of 25%, floodplains, water bodies and lands that are otherwise restricted from development such as by a utility easement". Net Density is defined as "a measure of the number of allowed dwelling units per acre of area. It shall be expressed in dwelling units per acre. The measure is arrived by dividing the number of allowed dwelling units by the Net Buildable Area". The project site contains slopes in some portions of the property that are in excess of 25%. These areas must be deleted from the Net Buildable Area. The applicant's representatives have provided a slope analysis map depicting areas on the site greater than 25%. The Slope Analysis identifies that 1.146 acres of the 7.32 acre parcel contains slopes greater than 25%. 6.7 acres of the site contain slopes less than 25%. This 6.7 acre area is the Net Buildable Area. This Net Buildable Area allows a total of 37 units under the R Zoning. The project is proposing 24 units, which equates to 3.9 units per acre of Net Buildable Area. It is requested that the Net Buildable Area calculations and units per acre be added to the plan sheet.
3. Project is proposing a sewer district extension to serve the development. Approval of the sewer district extension by the Town of Marlborough Town Board is required.
4. A Stormwater Facilities Maintenance Agreement will be required to be executed prior to final approval for operation and maintenance of any stormwater facilities.
5. The revised plans should be submitted to the jurisdictional Fire Department for review. Comments from the Fire Department should be received regarding hydrant locations, access and the turn around.
6. Plans should be reviewed by water and sewer department with regard to compliance with required standards.
7. Based on previous comments from the Planning Board, 8 grass paver parking spots have been added to the plan. Total of 44 parking spaces are proposed. Code requires 1.5 space per dwelling unit, or 36 spaces.
8. Two EV charging stations are proposed which will serve four of the parking locations.
9. NYSDEC approval for sewer main extension is required. A 30-foot-wide joint utility easement is identified on the plans. It is unclear as to the ownership of the proposed sanitary sewer line from the site. Discussions with the Town Board should confirm whether the on-site sanitary sewer is a lateral serving the project or a sewer main extension, owned and operated by the Town of

Marlborough. The site is in common ownership, and we recommend that the sanitary sewer serving the site be treated as a private lateral until the connection point to the Town's Sanitary Sewer System.

10. Details of the site lighting have been provided which identify it as Dark Sky compliant. An additional street light has been added at the project entrance drive per comments from the Planning Board.

### **Board Actions**

The Board opened the Public Hearing and from many residents who voiced their concerns about the proposed Site Plan. The Board voted to keep the Public Hearing Open until the December 2, 2024, meeting.

<b>MARLBOROUGH RESORT LATTINTOWN</b> 626 Lattintown Rd, Marlboro	<b>24-2001pc PUBLIC HEARING</b> 102.4-3-8.320, 102.4-2-12, 13, 29	<b>SITE PLAN</b>
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### **Technical Comments**

1. The applicant's have addressed previous SWPPP comments in a narrative response. A revised SWPPP addressing the comments must be submitted for further review.
2. Detailed plans showing all revisions must be provided.
3. The project access road has been revised to provide for turn outs/ passing lanes. This should be reviewed by the Towns Traffic Consultant with regard to single lane access to the site. Creighton Mannings traffic comments in general should also be received by the Board.
4. The proposed distillery use previously identified in the vicinity of Ridge Road has been relocated on the site to the vicinity of the proposed water tank. It is noted, that Ulster County Planning Department concerns regarding use and traffic to the previous distillery location were received.
5. Status of the water system design including the size of the proposed water tank should be addressed. Outside agency approvals for the water district extension may be required including, but not limiting the potential Town of Newburgh and NYCDEP. Water Taking/Water Conservation Program approval through NYSDEC is also required for water district extensions. Water main extension plans require Department of Health approval.
6. The project is proposed to be served by an on-site packaged sewer treatment plant. This facility will require approval from the New York State Department of Environmental Conservation and the New York State Health Department.
7. Ulster County Planning identify the requirement for additional detail plan for site lighting. Lighting plan in compliance with the Ulster County Planning comments should be provided.
8. Limits of disturbance should be added to the plans.
9. 8 one-bedroom cabins associated infrastructure have been removed and replaced by 2 four-bedroom guest cabins. The relocated cabins are grouped in an area with other cabins proposed.
10. The applicant's representative should review with the Planning Board the changes to the project since the previous appearance.
11. NYSDEC wetland permits are required for activities on the site which impact the wetlands and associated buffers. Status of any outside agency approvals should be addressed with the Board.

### **Board Actions**

The Board opened the Public Hearing and heard from several residents who voiced their concerns about the proposed Site Plan and several who spoke in favor of the project. The Board closed the Public Hearing and voted to authorize a SEQR Negative Declaration and Notice of Determination of Nonsignificance to be drafted for the next meeting.

## Ongoing Application Review

**BUTTERMILK FALLS RESORT HOTEL**  
220 North Rd, Milton

**23-1019 SKETCH**  
103.1-2-12.100, 12.200

**SITE PLAN**

### Technical Comments

1. The Town of Marlborough Planning Board as Lead Agency for the project reviewed Part II EAF for the subject project. The subject project is a Type I Action under SEQRA requiring full coordinated review. Based on the answers provided in Part II EAF the applicant's representatives have prepared a Draft Negative Declaration for the Planning Board use. The Draft Negative Declaration has been reviewed by this office. Comments on the Draft Negative Declaration were provided to the applicant's representatives. The project is before the Board for consideration of adoption of the Negative Declaration.

### Board Actions

The Board approved a SEQR Negative Declaration and Notice of Determination of Nonsignificance for the proposed Site Plan.

**HIGHLAND SOLAR Solar**  
206 Milton Turnpike, Milton

**24-2010pc SKETCH**  
95.4-3-7.11, 7.21, 7.22

**SITE PLAN**

### Technical Comments

1. The applicants have identified that the lithium-ion battery storage component has been removed from the project.
2. This office circulated Notice of Intent for Lead Agency on 19 September 2024.
3. Visual simulations have been provided from Milton Turnpike, and South Road at Locust Grove Estates. The Milton Turnpike visuals depict the project with the landscaping at 5 years. Applicants have identified that the project is screened by intervening topography and vegetation from the Locust Grove facility. For reference, the Milton Sports Dome is depicted west of the project area. It is noted that the simulations were performed during leaf-on conditions.
4. The Wetland / Threatened and Endangered Species Report provided for the site identified three Army Corps Jurisdictional Wetlands, one non-jurisdictional wetlands, an intermittent stream and the open water farm pond on the site. No NYSDEC regulated wetlands were identified on the site and the stream was identified as a DEC Class C Stream. NYSDEC wetlands Regulations are proposed to change with revisions to the wetland regulations coming into effect on 1 January 2025. Applicant's environmental consultant is requested to evaluate whether these potential changes will impact wetlands regulated on the site by the NYSDEC.
5. The applicant's representatives have provided a habitat evaluation for threatened or endangered species including the Indiana and Northern Long-eared Bats, Bog Turtles and Monarch Butterflies. The report concludes that Monarch Butterfly is currently a candidate species not regulated. Impact analysis for Bog Turtles did not identify any Bog Turtle habitat on the site. The report identified a clearing restriction for trees to protect Bat Species between 1 October and 31 March of each year.
6. A Glare Study has been submitted which identifies no impacts regarding glare from the facility. A detailed report on the glare analysis as well as the report identifies no glare issues at any of the points analyzed.
7. A Decommissioning Plan and cost estimate has been prepared for the project. The Decommissioning Plan totals are based on guidance from NYSERDA and estimates from the Massachusetts Solar Market. These costs are identified to remove a 2 Megawatt solar system, while this is a 4.1 megawatt system. Cost estimate is multiplied by 2.05. approval of the Decommissioning Cost Estimate by the Town Board is required. Planning Board Attorney's comments regarding the initial posting security in the amount of \$141,366.00 with a five year review be received.

8. A Type III Rainfall distribution has been utilized to evaluate the project. This office concurs with use of the Type III rainfall in the Town of Marlborough.
9. The project has limited disturbance of any area one time to 5 acres or less. Project Phasing Plan has been incorporated into the plan set identifying the limits of disturbance. All areas at final grade shall be seeded and mulched within 14 days after reaching final grade.
10. Full soil restoration is proposed utilizing decompaction techniques. Decompaction is required for all areas impacted by construction vehicles during the construction process.
11. The proposed solar arrays are identified in many areas being perpendicular to steep slopes on the site. Areas where slopes are greater than 10% and solar arrays are not parallel to the slopes should be treated as impervious surface in the SWPPP. NYSDEC requires compliance with the State of Maryland Department of Environment, Stormwater Design Guidance, Solar Panel Installations.
12. The pre-development conditions identify significant volumes of run-off from the site through the existing pipe network from the wetland areas identified on the northeasterly corner of the property. The outlet control for this wetland area should be identified on the plans and modeled.
13. Additional details of the level spreaders proposed should be incorporated into the plan sheets. The detail depicts flat grade on either side of the level spreader. Steep slopes exist on site which should be addressed in the details.
14. Detail of the outlet control structure for Pond P1, the dry detention basin, should be provided.
15. The inverts and rims for the dry pond outlet control Device 1, 2 & 3 are all the same. The 48 inch by 30 inch horizontal grate would have to be higher than primary and Device #2.
16. Erosion control fiber rolls are identified as space 50 feet typical. Distance between fiber rolls is significantly greater than that in numerous locations on the plans. Plan Sheet 100 typical chart based on slopes should be provided for distance between level spreaders.
17. Proposed level spreaders depicted on Plan Sheets CG-102 and CG-101 are closer than 100 feet in most instances. In several locations they are greater than 100 feet.
18. The erosion and sediment control for the lay-down area should be addressed on the Erosion and Sediment Control Plans.

### **Board Actions**

The Board scheduled a Public Hearing to be held at the December 2, 2024, meeting.

<b>MARLBORO PROPERTY MANAGEMENT</b>	<b>24-2012</b>	<b>SKETCH</b>	<b>SUBDIVISION</b>
Burma Rd, Marlboro		108.3-1-21.132	

### **Technical Comments**

1. Adjoining houses, wells and septic's have been depicted on the plans.
2. The common driveway serving proposed Lots #2 and #3 has been relocated in a generally southerly direction to provide 199.9 feet of sight line distance to the north.
3. A Common Driveway Access & Maintenance Agreement will be required for lots 2 & 3.
4. It is recommended that the engineered septic plans be submitted to the Town to complete the file. Septic System Permits have been issued by Ulster County Health Department, referencing plans prepared by David Feeney, P.E. A lot #2 septic systems permit is missing from this offices file.
5. The front lot line has been calculated from 16.5 feet from the center line of the roadway.
6. The building envelope depicted on the plans should be revised based on the revised roadway boundaries depicted. Setbacks should be from the revised property line. Lot #1 setback line should be revised .
7. Turn-arounds or turn-outs in compliance with the fire code for the shared driveway should be added to the plans.
8. Conceptual approval of the driveway locations by the Highway Superintendent should be received. Driveway permits will be required to be secured prior to construction.
9. Limits of disturbance should be depicted on the plan to confirm less than 1 acre disturbance. If greater than 1 acre disturbance an SWPPP must be prepared. Grading Plans for the driveways and

houses should be prepared to determine limits of disturbance. Finish floor elevations for the structure should be identified on the plans.

10. The plus or minus symbols should be removed from lot areas.

11. A utility line is depicted crossing Lot #3. Any existing easements for this utility line should be depicted on the plans.

### **Board Actions**

The Board scheduled a Public Hearing to be held at the December 2, 2024, meeting.

### **New Application Review**

### **Special Topics Discussion**

#### **SOLAR DISCUSSION**

##### **Board Actions**

The Board tabled the discussion until the next regular meeting.

### **Adjournment**

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

*Respectfully Submitted,*

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