

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

CERTIFICATE OF OCCUPANCY	<u>3</u>	STOP WORK ORDER	<u>1</u>
REQUEST FOR INFORMATION	<u>14</u>	FIRE CALLS	<u>0</u>
TRAILER PARK RENEWALS	<u>0</u>	ORDER TO REMEDY	<u>6</u>
BUILDING EXTENSIONS	<u>5</u>	COMPLAINTS	<u>23</u>
FIRE INSPECTIONS	<u>4</u>	CLOTHING BIN RENEWALS	<u>0</u>
TOTAL MILEAGE	<u>1,211</u>	TOTAL GAS USAGE	<u>75 GAL</u>

**BUILDING PERMITS**

ADDITION / RENOVATION	<u>6</u>	GENERATOR	<u>1</u>
BARN	<u>0</u>	ROOF	<u>3</u>
BURNING	<u>9</u>	SHED	<u>0</u>
CARPORT/GARAGE	<u>1</u>	SIGNS	<u>0</u>
COMMERCIAL	<u>0</u>	SINGLE FAMILY	<u>1</u>
DECK/STAIRS	<u>2</u>	SOLAR PANELS	<u>4</u>
DEMOLITION	<u>0</u>	TANK INSTALL / REMOVAL	<u>0</u>
ELECTRICAL / HVAC	<u>1</u>	WIRELESS COMMUNICATION	<u>0</u>
FURNACE / BOILER	<u>2</u>	WOOD / PELLET STOVE	<u>0</u>
TOTAL PERMITS	<u>30</u>	EST. COST OF BUILDINGS	<u>\$1,093,614.00</u>

**FEES COLLECTED**

CERTIFICATE OF OCCUPANCY	<u>\$650.00</u>
PERMIT EXTENSIONS	<u>\$1,738.50</u>
BUILDING PERMITS	<u>\$7,428.63</u>
REQUEST FOR INFORMATION	<u>\$2,400.00</u>
<b>TOTAL BUILDING FEES</b>	<u><b>\$12,217.13</b></u>
FIRE INSPECTIONS	<u>\$250.00</u>
TRAILER PARK RENEWALS	<u>\$0.00</u>
<b>TOTAL FIRE FEES</b>	<u><b>\$250.00</b></u>
<b>BURNING FEES</b>	<u><b>\$35.00</b></u>
<b>TOTAL FEES</b>	<u><b>\$12,502.13</b></u>

**Police Department  
Town of Marlborough**

**MEMORANDUM**

To: Town Board of the Town of Marlborough

From: Chief Cocozza

Date: January 13, 2025

Subject: Activity Summary for the Month of December 2024



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

<u>MOTOR VEHICLE ACCIDENT</u>	December 24	Yr. Date 24	December 23	Yr. Date 23
Personal injury	3	45	6	52
Fatal	0	0	0	1
Property Damage	28	227	9	213
Total	31	317	Total 15	266

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	71	1401	60	1258
Parking	0	40	0	12

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1370	15252	1144	12255
Total Arrests	14	216	12	281

<u>TOTAL TELEPHONE CALLS</u>	1276	15243	1087	13924
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POLICE DEPARTMENT OVERTIME HOURS payroll 25 & 26

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	11.5 (\$527) 125.25	8 (\$267)	138.5
Part Time Dispatchers Overtime	40 (\$1600) 216	24 (\$729)	300.5

<u>Police Mileage</u>	11970	150850	13863	130591
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**Police Department  
Town of Marlborough**



**MEMORANDUM**

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

**Page 2.**

**Police Department Payroll 25 & 26 Regular Hours**

	<b>December 24</b>	<b>Yr. Date</b>	<b>December 23</b>	<b>Yr. Date</b>
Full Time Police Officer	1608	13132.75	1144	132277
Part Time Police Officer	1434.5	14851.75	1281.5	14334
Full Time Dispatcher	320	5360	488	5242
Part Time Dispatcher	475	4732	300	3718.75
Traffic Officer	0	825.5	20	600.5

**Police Department Fuel Consumption**

Police	1314.071	13054.897	1218.620	11773.672
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**Use of Force**

1 -use of force YTD 3 - use of force  
3- Hands YTD 6 – hands  
0- Taser YTD 1- Taser

0- use of force  
0- Hands YTD 2- hands0  
0Taser

Civilian Complaints 0

Civilian Complaints 0



## Incident Breakdown By Month Report

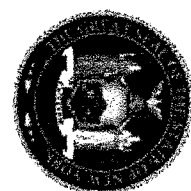
Print Date/Time: 01/09/2025 09:31  
Login ID: jvanamburgh.marlpd  
Year: 2024

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 Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
7 Digit Call	4	11.1	2	5.6	3	8.3	3	8.3	2	5.6	3	8.3	3	8.3	5	13.9	2	5.6	4	11.1	3	8.3	2	5.6	36
911 Abandoned	5	17.9	3	10.7	0	0.0	3	10.7	4	14.3	2	7.1	0	0.0	4	14.3	0	0.0	4	14.3	1	3.6	2	7.1	28
911 Misdial	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	16.1	1	3.2	2	6.5	3	9.7	0	0.0	1	3.2	4	12.9	0	0.0	3	9.7	5	16.1	3	9.7	4	12.9	31
911 Prank Call	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Abandoned	0	0.0	2	25.0	0	0.0	1	12.5	1	12.5	0	0.0	1	12.5	0	0.0	1	12.5	1	12.5	1	12.5	0	0.0	8
Accident Personal	1	2.2	2	4.4	3	6.7	4	8.9	4	8.9	6	13.3	4	8.9	6	13.3	6	13.3	4	8.9	2	4.4	3	6.7	45
Accident Property	22	9.7	14	6.2	17	7.5	17	7.5	13	5.7	23	10.1	13	5.7	13	5.7	15	6.6	27	11.9	25	11.0	28	12.3	227
Alarm Burglary	31	11.1	13	4.6	15	5.4	12	4.3	32	11.4	19	6.8	22	7.9	33	11.8	10	3.6	29	10.4	36	12.9	28	10.0	280
Alarm Panic	2	13.3	1	6.7	0	0.0	3	20.0	2	13.3	1	6.7	0	0.0	1	6.7	2	13.3	1	6.7	0	0.0	2	13.3	15
Animal	9	6.4	5	3.6	9	6.4	10	7.1	15	10.7	26	18.6	17	12.1	8	5.7	8	5.7	11	7.9	10	7.1	12	8.6	140
Assault	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0	1	25.0	4
Assist EMS	71	9.1	47	6.0	68	8.8	55	7.1	61	7.9	49	6.3	68	8.8	82	10.6	64	8.2	82	10.6	61	7.9	69	8.9	777
Assist Fire	20	9.5	13	6.2	8	3.8	14	6.7	19	9.0	18	8.6	19	9.0	27	12.9	9	4.3	18	8.6	24	11.4	21	10.0	210
Assist Other	3	6.7	2	4.4	5	11.1	7	15.6	2	4.4	5	11.1	3	6.7	4	8.9	3	6.7	5	11.1	2	4.4	4	8.9	45
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	14.3	0	0.0	0	0.0	2	28.6	0	0.0	1	14.3	1	14.3	0	0.0	2	28.6	0	0.0	7
Burglary	0	0.0	0	0.0	1	16.7	1	16.7	0	0.0	1	16.7	1	16.7	1	16.7	0	0.0	0	0.0	1	16.7	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	15.8	4	21.1	2	10.5	0	0.0	1	5.3	3	15.8	2	10.5	0	0.0	2	10.5	1	5.3	0	0.0	1	5.3	19
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	1
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	1	100.0	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	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	4
Criminal Mischief	2	10.5	3	15.8	2	10.5	3	15.8	0	0.0	0	0.0	0	0.0	1	5.3	1	5.3	3	15.8	3	15.8	1	5.3	19
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	11.1	6	11.1	4	7.4	3	5.6	4	7.4	5	9.3	4	7.4	4	7.4	2	3.7	5	9.3	3	5.6	8	14.8	54



## Incident Breakdown By Month Report



Print Date/Time: 01/09/2025 09:31  
Login ID: jvananburgh.maripd  
Year: 2024

Marlborough Town Police Department  
ORI Number: NY0555600  
Incident Type: All

Incident Type	January		February		March		April		May		June		July		August		September		October		November		December		Yearly Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#
Disorderly	1	5.3	1	5.3	2	10.5	2	10.5	2	10.5	1	5.3	2	10.5	2	10.5	3	15.8	1	5.3	1	5.3	1	5.3	19
Dispute	3	2.8	10	9.3	10	9.3	6	5.6	5	4.7	20	18.7	10	9.3	5	4.7	11	10.3	12	11.2	9	8.4	6	5.6	107
Domestic Dispute	14	10.6	14	10.6	8	6.1	14	10.6	7	5.3	10	7.6	10	7.6	10	7.6	12	9.1	8	6.1	9	6.8	16	12.1	132
Ericson 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	7.2	6	4.3	15	10.8	12	8.6	15	10.8	11	7.9	17	12.2	12	8.6	12	8.6	12	8.6	7	5.0	10	7.2	139
Error	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	0	0.0	1	50.0	0	0.0	2
Field Interview	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	0	0.0	3
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	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	66.7	0	0.0	3
Fireworks	0	0.0	1	7.1	0	0.0	0	0.0	3	21.4	2	14.3	3	21.4	0	0.0	2	14.3	2	14.3	0	0.0	0	0.0	14
Follow Up	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	0	0.0	2
Foot Patrol	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	33.3	1	16.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	6
Forgery	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Fraud	1	3.7	4	14.8	2	7.4	3	11.1	6	22.2	2	7.4	4	14.8	1	3.7	0	0.0	2	7.4	1	3.7	1	3.7	27
Harassment	3	7.0	6	14.0	3	7.0	2	4.7	6	14.0	3	7.0	1	2.3	8	18.6	3	7.0	4	9.3	3	7.0	1	2.3	43
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	33.3	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	33.3	1	33.3	0	0.0	3
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	1
Information	1	2.3	4	9.3	4	9.3	2	4.7	3	7.0	2	4.7	5	11.6	4	9.3	5	11.6	6	14.0	4	9.3	3	7.0	43
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	20.0	5	12.5	4	10.0	2	5.0	3	7.5	4	10.0	2	5.0	4	10.0	1	2.5	3	7.5	0	0.0	4	10.0	40
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	6.3	10	12.7	6	7.6	6	7.6	7	8.9	7	8.9	2	2.5	11	13.9	11	13.9	7	8.9	4	5.1	3	3.8	79
Lost or Missing	0	0.0	1	7.1	0	0.0	1	7.1	2	14.3	3	21.4	1	7.1	2	14.3	0	0.0	2	14.3	1	7.1	1	7.1	14
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	0	0.0	1	16.7	0	0.0	0	0.0	6
New Call	1	9.1	1	9.1	3	27.3	0	0.0	3	27.3	1	9.1	0	0.0	0	0.0	0	0.0	0	0.0	2	18.2	0	0.0	11



## Incident Breakdown By Month Report

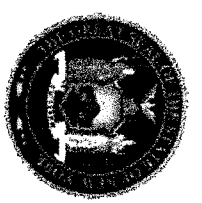
Print Date/Time: 01/09/2025 09:31  
Login ID: jvanamburgh.marlpd  
Year: 2024

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 Totals
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
Noise Complaint	2	3.8	3	5.8	1	1.9	7	13.5	2	3.8	7	13.5	2	3.8	13	25.0	8	15.4	4	7.7	2	3.8	1	1.9	52
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	6.5	7	9.1	3	3.9	3	3.9	8	10.4	10	13.0	6	7.8	10	13.0	5	6.5	9	11.7	5	6.5	6	7.8	77
Police Station	0	0.0	0	0.0	1	6.3	1	6.3	2	12.5	4	25.0	1	6.3	0	0.0	3	18.8	2	12.5	2	12.5	0	0.0	16
Property Check	538	6.4	591	7.0	597	7.1	587	7.0	817	9.7	683	8.1	824	9.8	663	7.9	732	8.7	868	10.3	665	7.9	852	10.1	8417
Property Found	0	0.0	3	18.8	3	18.8	1	6.3	1	6.3	1	6.3	1	6.3	1	6.3	0	0.0	3	18.8	1	6.3	1	6.3	16
Property Lost	5	12.8	4	10.3	1	2.6	4	10.3	2	5.1	4	10.3	5	12.8	2	5.1	2	5.1	4	10.3	4	10.3	2	5.1	39
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	2	14.3	0	0.0	0	0.0	14
Psychiatric	3	8.1	2	5.4	2	5.4	5	13.5	5	13.5	3	8.1	4	10.8	3	8.1	1	2.7	2	5.4	7	18.9	0	0.0	37
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	15.5	8	6.9	13	11.2	6	5.2	7	6.0	13	11.2	14	12.1	7	6.0	13	11.2	2	1.7	7	6.0	8	6.9	116
School Check	74	6.7	60	5.4	71	6.4	88	8.0	98	8.9	85	7.7	150	13.6	103	9.3	88	8.0	86	7.8	92	8.3	107	9.7	1102
School Incident	2	7.1	0	0.0	7	25.0	4	14.3	5	17.9	4	14.3	1	3.6	0	0.0	1	3.6	1	3.6	2	7.1	1	3.6	28
Serve Papers	1	4.3	1	4.3	3	13.0	4	17.4	0	0.0	2	8.7	1	4.3	2	8.7	6	26.1	1	4.3	2	8.7	0	0.0	23
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	1.9	5	9.6	1	1.9	4	7.7	2	3.8	4	7.7	3	5.8	3	5.8	9	17.3	8	15.4	6	11.5	6	11.5	52
Suspicious	11	4.2	20	7.6	28	10.6	23	8.7	25	9.5	25	9.5	16	6.1	21	8.0	19	7.2	18	6.8	25	9.5	33	12.5	264
Traffic Complaint/	2	2.6	6	7.7	10	12.8	5	6.4	8	10.3	11	14.1	11	14.1	5	6.4	4	5.1	8	10.3	4	5.1	4	5.1	78
Traffic Stop	204	11.0	224	12.1	178	9.6	212	11.5	243	13.1	135	7.3	103	5.6	110	5.9	114	6.2	87	4.7	147	7.9	93	5.0	1850
Transport	0	0.0	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	2
Trespass	0	0.0	2	18.2	1	9.1	1	9.1	1	9.1	1	9.1	1	9.1	0	0.0	1	9.1	1	9.1	0	0.0	2	18.2	11
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	8.3	1	8.3	2	16.7	0	0.0	1	8.3	1	8.3	1	8.3	0	0.0	1	8.3	0	0.0	2	16.7	2	16.7	12
Vehicle and Traffic	0	0.0	0	0.0	1	14.3	0	0.0	1	14.3	1	14.3	1	14.3	0	0.0	0	0.0	2	28.6	0	0.0	1	14.3	7



## Incident Breakdown By Month Report



Print Date/Time: 01/09/2025 09:31  
Login ID: jvanamburgh.maripd  
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	13.3	0	0.0	0	0.0	4	26.7	2	13.3	2	13.3	0	0.0	1	6.7	2	13.3	1	6.7	0	0.0	1	6.7	15
Warrant Execution	1	4.5	1	4.5	2	9.1	2	9.1	4	18.2	2	9.1	2	9.1	1	4.5	1	4.5	4	18.2	2	9.1	0	0.0	22
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	7.7	19	7.0	25	9.2	17	6.3	20	7.4	33	12.2	23	8.5	27	10.0	22	8.1	20	7.4	31	11.4	13	4.8	271
Total:	1132	7.4	1148	7.5	1152	7.6	1183	7.8	1489	9.8	1271	8.3	1409	9.2	1235	8.1	1234	8.1	1401	9.2	1229	8.1	1370	9.0	15253

**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	\$1,868	\$3,421	\$1,753	49%
F/T Holiday *	\$13,196	\$55,175	\$41,979	24%
F/T Investigations	\$4,410	\$8,552	\$4,142	52%
F/T Shift Cover	\$9,904	\$19,954	\$10,050	50%
F/T Training	\$585	\$14,225	\$13,640	4%
P/T Court	\$1,585	\$5,278	\$3,693	30%
P/T Holiday *	\$18,462	\$2,634	(\$15,828)	701%
P/T Investigations	\$5,827	\$7,533	\$1,706	77%
P/T Shift Cover	\$10,417	\$41,356	\$30,939	25%
P/T Training	\$224	\$6,544	\$6,320	3%
F/T Firearms training & taser	\$3,870	\$3,771	(\$99)	103%
P/T Firearms training & Taser	\$3,596	\$4,963	\$1,367	72%
FT Special detail	\$3,365	\$7,543	\$4,178	45%
PT Special Detail	\$1,816	\$8,093	\$6,277	22%
<b>Total</b>	<b>\$81,248</b>	<b>\$195,545</b>	<b>\$115,297</b>	<b>41%</b>
*Holiday	\$31,658	\$57,809	\$26,151	55%

**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 December 2024**

On 12/7 we participated in the Town's 1<sup>st</sup> Christmas parade organized by the Recreation Committee. It was a very successful event.

This month we finished picking up leaves out of our ditch lines in both towns. We had crews picking up litter and doing "cold patching".

We continued working on the renovations at the Highway & Water Department's building. Several days were spent removing sheetrock and brick walls.

Our tri-axle dump truck hauled several tons of Item 4, crushed stone and rip rap to replenish the stock that was used for the renovation of the building.

We assisted the Water Department with water main breaks on Berry Rd. and 2 on Hudson Terrace.

There were 5 snow/ice events during the month where we sent our trucks to salt and plow.

**Fuel Usage:** Gas: 162.639 gal.      Diesel: 2535.744gal.

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: 1/13/2024**

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

**RE: MONTHLY REPORT FOR DECEMBER**

Water consumption totaled 13,317,000 gallons, which is a daily usage of 429,581  
Compared to last month 11,483,000 gallons, which is a daily usage of 382,776.  
Compared to a year ago water consumption was 15,186,000 gallons for the month, which  
is daily usage of 506,200.

**SUMMARY FOR THE MONTH**

CURB BOXES: We had to repair a curb box and stem valves on Plattekill Rd.  
HYDRANTS: We repaired 2 fire hydrants that were hit by cars. One on Old Indian Rd.  
and one on Cross Rd.  
METERS: We are still replacing meters, because of battery failure.  
WATER MAINS: We had to repair an 8 inch watermain on Berry Rd. and two on  
Hudson Terrace with the help of the Highway Dept.  
We had to put out winter mix cold patch over our water main break road cuts.

SEWER LINE INSPECTIONS: 0  
SERVICE LINE INSPECTIONS: 0  
CLOSINGS: 6  
MARKOUTS: 15  
Gallons of Gas: 300  
Gallons of Diesel: 100  
Mileage for the month: 2500

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

**CHARLES MUGGEO  
WATER SUPERINTENDENT**

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

**DATE: 1/13/2025**

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

**RE: Summary of 2024**

Water consumption totaled 168.3 million gallons for the year. Monthly usage of 14,030,000 gallons, and a daily usage of 461,279,000 per day. Compared to 2023, our annual usage was 197.7 million gallons for the year. Monthly usage of 16,475,000 gallons and daily usage of 541,000 per day.

**WATER MAINS:** In 2024, we had 14 major water main breaks compared to 2023 we had 8.

**HYDRANTS:** In 2024, we had to repair 14 hydrants, 8 of which were hit by a motor vehicle. Compared to 2023, there were 14 repairs, 3 of which were hit by a motor vehicle.

**SERVICE LINES:** Had to repair 10 service lines in 2024. Compared to 2023, which we had repaired 16.

**VALVES:** Repaired 7 valves in 2024 and in 2023 we repaired 3.

**SEWER:** In 2024, we had 3 sewer back up calls compared to 3 for 2023.

**CURB BOX:** We had to repair 16 in 2024 compared to 30 in 2023.

**CLOSINGS:** We had 60 closings in 2024 and 45 closings in 2023.

**MARK OUTS:** We had 530 mark outs in 2024, and 590 mark outs in 2023.

**NEW TAPS:** We had 5 taps in 2024, and 8 taps in 2023.

Account Description	Fee Description	Account#	Qty	Local Share
Dog Licensing	Female, Spayed	A2544	5	25.00
Dog Licensing	Female, Unspayed	A2544	1	10.00
Dog Licensing	Male, Neutered	A2544	10	50.00
			<b>Sub-Total:</b>	<b>\$85.00</b>
General Fund	Towing Licenses	00-2590	2	600.00
			<b>Sub-Total:</b>	<b>\$600.00</b>
LANDFILL FEES	T/s Permits	00-2130	7	456.00
LANDFILL FEES	T/s Punch Cards	00-2130	23	2,214.00
			<b>Sub-Total:</b>	<b>\$2,670.00</b>
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	3	52.50
			<b>Sub-Total:</b>	<b>\$52.50</b>
Misc Fees	Building Fees\Building Dept	00-2110	1	11,899.72
Misc Fees	Fire Fees/Building Dept	00-2110	1	990.00
Misc Fees	YRP Zumba	00-2025	7	350.00
			<b>Sub-Total:</b>	<b>\$13,239.72</b>
MISC. FEES	Accident Reports	00-1255	8	40.00
MISC. FEES	Certified Copies	00-1255	6	310.00
MISC. FEES	Community Rm. w/ Kitchen	00-2001	3	1,950.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	2	1,250.00
MISC. FEES	Foi Requests	00-1255	2	7.50
MISC. FEES	One-Day Marriage Officiant License	00-1255	2	50.00
			<b>Sub-Total:</b>	<b>\$3,607.50</b>
Park and Rec Fees	Train Station Fee	2001	2	900.00
			<b>Sub-Total:</b>	<b>\$900.00</b>
			<b>Total Local Shares Remitted:</b>	<b>\$21,154.72</b>
Amount paid to: NYS Ag. & Markets for spay/neuter program				18.00
Amount paid to: State Health Dept. For Marriage Licenses				67.50
<b>Total State, County &amp; Local Revenues:</b>		<b>\$21,240.22</b>	<b>Total Non-Local Revenues:</b>	<b>\$85.50</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

January 7, 2025

For the month of December 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 = **120,000** gallons per day.
  - (69% of design capacity.)
- Average BOD removal = **94%**
- Average Suspended Solids removal = **89%**

**Milton WWTP**

- Average Daily flow = **28,000** gallons per day.
  - (About **51%** of design capacity)
- Average BOD removal = **98%**
- Average Suspended Solids removal = **90%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of December without any major changes. During the month we ordered two replacement electric heaters for the digester building at the Marlboro Facility. We are expecting to get replacements sometime this week. We are using small space heaters in the meantime. Now that 2024 is over we have an average monthly flow for both facilities. The Marlboro Facility's average was 105,000 GPD and the Milton Facility was 32,000 GPD for the year 2024. 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**

Wednesday, Monday, January 6, 2025

**December 2024 Monthly Report**

## **Monthly Report –12/1/2024 through 12/31/2024**

### Overview:

We received a total of 10 calls this month including 7 calls 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 1 stray dogs this month.

0 appearance tickets were issued this month

There were 2 dog bites reported this month

We have 1 Dangerous Dog cases under investigation

Temperatures are below freezing and expected to stay between 10 and 30° for the majority of January.

Please keep your dogs inside as much as possible as these temperatures can make it very difficult for your pets to keep warm.

End of Report

# December 2024

## TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

December 2024 Financial Report	
Application Fees	\$700
Escrow Fees	\$11,250
Recreation Fees	\$2,000
Invoices	\$9,265.65

**December 2, 2024**  
**Regular Meeting 7:00 PM**

### **Approval of Minutes**

The minutes for the October 7, 2024, and the November 4, 2024, meeting were approved unanimously after adding the complete technical comments to page 19 of the November 4, 2024, minutes.

### **Announcements**

None

### **Communications**

None

### **Public Hearings**

**Matthew Bernhardt STR**  
351 Old Post Rd, Marlboro

**24-2018**  
108.4-5-11

**PUBLIC HEARING**

**SITE PLAN**

### **Technical Comments**

1. An 8 November 2024 letter from Code Compliance addresses the use of the attic space for the short-term rental. The attic space cannot be used unless a fire sprinkler system in compliance with code is installed.
2. The Planning Board Attorney is awaiting confirmation of ownership of the adjoining lot.

3. Any substantive comments received at the Public Hearing should be addressed by the applicant.

#### **Board Actions**

The Public Hearing was opened and closed. The Board heard concerns from one neighbor who was concerned about the possibility of increased traffic. The Board approved a Resolution of Approval unanimously.

#### **Marlboro Property Management**

Burma Rd, Marlboro

**24-2012**

**PUBLIC HEARING**

**SUBDIVISION**

108.3-1-21.132

#### **Technical Comments**

1. A common driveway Access Maintenance Agreement will be required for Lots 2 and 3.
2. Building envelopes should be revised based on revised front setback line.
3. Turn arounds or turn outs in compliance with Fire Code for shared driveway should be added to the plans.
4. Conceptual approval for driveway locations by the Highway Superintendent should be received.
5. Limit of disturbance should be added to the plans confirming less than 1 acre disturbance, based on current plans. Grading plans for driveways and houses should be prepared to determine the limit of disturbance.

#### **Board Actions**

The Public Hearing was opened. The Board heard concerns from two residents. The Board moved to hold the Public Hearing open until the December 16, 20204, meeting in order for the applicant to clarify whether the proposed building will be a one or two family home.

#### **Highland Solar**

206 Milton Trnpg, Milton

**24-2010pc**

**PUBLIC HEARING**

**SITE PLAN**

95.4-3-7.11, 7.21, 7.22

#### **Technical Comments**

1. Decommissioning planning cost estimate should be submitted to the Town Board for approval of the decommissioning security. Decommissioning security should be in the form acceptable to the Town Attorney.
2. Ulster County Planning comments have been received with a no decision as no quorum was present. Comments were provided. Comments regarding visual analysis should be addressed.
3. Prime soils and soils of state wide importance are identified. Town of Marlborough Zoning Code does not have a soil siting restriction.
4. The Stormwater Pollution Prevention Plan has been revised pursuant to previous comments. Stormwater Pollution Prevention Plan reduces runoff from the site for the 1 year, 10 year and 100-year storm events.
5. The Stormwater Pollution Prevention Plan has included a series of gravel diaphragms and earthen level spreaders at intervals of 100 feet or less. These are designed to maintain sheet flow.
6. The distance between the panel rows is equal to or greater than the panel width.
7. Based on discussions with the Planning Board a dry detention basin has been included as a mitigation measure. Implementation of the level spreaders along with the dry detention basin have served to reduce post development runoff to below predevelopment rates.
8. Full soil restoration is required in heavy traffic areas.
9. Any substantive comments received at the Public Hearing should be addressed.

#### **Board Actions**

The Public Hearing was opened and closed. The Board heard concerns from two residents. No other action was taken.

**Buttermilk Falls Resort Hotel****23-1019****PUBLIC HEARING****SITE PLAN**

220 North Rd, Milton 103.1-2-12.100, 12.200

**Technical Comments**

1. The Town adopted a Detail Negative Declaration for the project under SEQRA.
2. The project is before the Board for a second Public Hearing after adoption of the Negative Declaration.
3. Previous Public Hearing comments were mostly regarding access at the Van Orden Road
4. The project is proposed to be served by on-site subsurface sanitary sewer disposal systems. Approval from Ulster County Health Department and NYSDEC for the systems is required.
5. The Traffic Report has been reviewed by the Towns Traffic Consultant, Creighton Manning Engineering.
6. The Planning Board members previously requested way finding signage be added to the plan sheets.  
A Stormwater Facility Maintenance Agreement should be executed for the operation and maintenance of all stormwater management facilities on the site.
7. A Stormwater Inspection fee should be required for periodic evaluations by the Town of Marlborough.
8. The Planning Board has reviewed visual simulations of the project from numerous vantage points including the east side of the Hudson River.
9. Any substantive comments received at the Public Hearing should be addressed by the applicant's representative.

**Board Actions**

The Public Hearing was opened and closed with no input from the community. The Board agreed to circulate the Resolution of Approval to all involved parties for review before the next meeting when the Board will decide whether or not to approve.

**Summit Drive Properties****23-1004****PUBLIC HEARING****SITE PLAN**

Summit Dr, Marlboro

108.4-6-29.311

**Technical Comments**

1. Pursuant to a request by Planning Board members representatives of this office evaluated the NYS Fire Code Appendix D. Appendix D 107.1 One - two-family dwelling residential developments. Developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

**Exceptions:**

1. Construction of dwellings on premises which had had local site plan approval prior to January 1, 2011, with no modification to approved site plan.
2. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2. or 903.3.1.3. access from two directions shall not be required.
3. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus roads will connect with future development, as determined by the Fire Code Official.  
Based on review of this section of the code the Planning Board may wish to request an evaluation of the proposed site plan by the Town Code Enforcement Office regarding access.
2. Numerous commenters address the site distance issue within the nearby neighborhood. The Planning Board may request an evaluation of the site distance by the Towns Traffic Consultant, Creighton Manning Engineering.
3. The project requires approval of outside user status for provision of sanitary sewer.

4. The Planning Board may wish to request an evaluation of an alternative access point to the site from Grand Street.
5. A Stormwater Facilities Maintenance Agreement for the site in order to assure long-term operation and maintenance of the stormwater facilities.
6. NYSDEC approval for sewer main extension is required. It is unclear as to the ownership of the proposed sanitary sewer line.
7. A bioretention area and stormwater pond have been designed to serve the site. Bioretention area with underdrain meets the minimum runoff reduction volume from the site. Existing site soils prohibit the project site from meeting 100% of the runoff reduction.
8. Pretreatment prior to the bioretention facilities is provided through the use of a sediment forebay grass filter strips and vegetative channel. The project proposes to treat water quality volume through the use of the permanent pool and treatment through the bioretention facility. A minimum RRV of 434 cubic feet is treated within the bioretention facility proposed.
9. The Stormwater Pollution Prevention Plan reduces post development runoff rates from predevelopment rates for all storm events modeled.
10. The level spreaders at the discharge point have been oversized based on the discharge location and down gradient slopes.
11. A stormwater pond has been designed with a fence to central access the treatment facility.
12. Numerous comments from the Public Hearing regarding traffic were received. Parking within the neighboring subdivision appears to restrict access at times.
13. A letter dated 21 October 2024 from the jurisdictional Fire Department requested looping of the fire protection water system. It is requested the applicants address this comment regarding the ability to loop the system and receive any comments from the Water Superintendent.
14. Extension of the water system into the site with hydrants may require approval of the Ulster County Health Department.
15. Details of the proposed level spreader at the stormwater discharge should be added to the plan sheets.
16. The usable area calculations should be added to the plan sheet and incorporated into the zoning information table.
17. The project is a Special Use in R Zone. Special Use Permit in accordance with Section 155-32 is required. Zoning Section 155-32E General Consideration for Special Use Permits applies. The Planning Board should evaluate the project with regard to the special use criteria.
18. Special Use requires referral to Ulster County Planning Board. Status of Ulster County Planning review of the project should be addressed.

#### **Board Actions**

Neither the applicant or their representatives were in attendance. However, The Board re-opened the Public Hearing and heard from multiple residents who expressed their concerns over the proposed project. The Board requested the applicant evaluate alternative access points, including access from Grand Street. The Public Hearing will be held open until the January 6, 2025, meeting.

#### **New Application Review**

<b>Atkins Nicholas 2 Lot SD</b>	<b>24-2019</b>	<b>SKETCH</b>	<b>SUBDIVISION</b>
6 Cubbard Dr./33-35 Old Indian Rd, Marlboro	103.3-1-14		

#### **Technical Comments**

1. The front property line should be depicted from the road by use. In addition, a reserve area should be depicted showing a 25-foot setback from the center line. Metes and bounds description along the road by use should be provided.
2. The 2-lot subdivision proposes to separate two existing residential uses an existing single-family house and barn proposed to become a residence. Each of these structures currently access off of Cubbard Drive. Access and Maintenance Agreement will be required.
3. Section 155-16E front yard of any corner lot should be established on the wider of the two streets

abutting said lot, except where the widths of the abutting streets are equal then the front yard maybe established on either street. Width of the roadways should be depicted.

4. The zoning bulk table should depict what is provided on each of the lots, rather than just the zoning requirements. All information should be filled out for all proposed lots.

5. The project proposes shared well. Recent policy of the Planning Board is to discourage this activity. Shared well is noted on the application not on the plan.

6. Easements for utilities may be required upon subdivision.

7. Ulster County Health Department approval for the subsurface sanitary sewer disposal system on proposed Lot 2 is required. Existing water service serving proposed Lot 1 should be depicted. A 40-foot set back yard is depicted on Lot 1.

8. Topography is required on future submissions.

9. All information on the subdivision checklist must be provided on the plans. All existing houses, accessory structures, wells, and septic systems within 200 feet must be depicted.

10. Review will be undertaken upon submission of detailed plans.

#### **Board Actions**

The Board requested the applicant determine whether or not the subdivision is within the town's water district as the proposed shared well is not recommended.

#### **Laurell Diorio 2 Lot SD**

**24-2020**

**SKETCH**

**SUBDIVISION**

Hidden Acres Dr. Marlboro

108.2-2-37

#### **Technical Comments**

1. The project proposes access via a private roadway any easements or access or maintenance agreements should be submitted for the Planning Board Attorney review.

2. The project requires a variance for lot width and therefore a variance for front yard setback as the front yard setback is measured where the lot has lot width.

3. Site distance at both access points appear insufficient based on posted speed limit.

4. Access driveways to the residential structure should be depicted.

5. Areas in excess of 25% must be deducted from the usable lot area. Slope analysis should be provided depicting adequate lot size.

6. Once driveways are depicted Fire Department turn arounds and turn outs maybe required based on building code.

7. Subsurface sanitary sewer disposal systems require approval of the Ulster County Health Department.

8. Wells must be 15 feet from the property line. Dimension well on Lot 2.

9. The bulk table identifies these lots are subject to Section 155-52 Setbacks and Buffers from Active Agricultural Lands. These setbacks should be depicted on the plans, if the project abuts active agricultural land consistent with this section of the code. In addition, Section 155-52E should be addressed.

#### **Board Actions**

The Board referred this project to the ZBA for the variance for lot width and therefore a variance for front yard setback.

#### **Bradley Rosen 2 Lot SD**

**24-2021**

**SKETCH**

**SUBDIVISION**

184 Plattekill Rd, Marlboro

108.2-9-36

#### **Technical Comments**

1. The project proposes two lot subdivision creating one new building lot of 5.89 acres and a balance parcel of 45.1 acres. The proposed lot is currently located on the opposite side of South Street and Plattekill Road from the balance parcel.

2. A slope analysis should be provided to identify the usable area of the proposed Lot 1.

3. The applicants are most likely requesting a waiver of the detailed survey on the balance parcel.

4. Site distances at the driveway appear low. Site distance of 208 feet is identified. Site distance is depicted at the existing farm lane. Site distance should be provided at the proposed driveway.
5. Confirm the site location on the USGS location map.
6. Ulster County Health Department approval for water and septic system on the lot is required.
7. Fire Department turn out or turn arounds as required should be depicted on the plans.
8. The bulk table identifies the project must comply with Section 155-52 Agricultural Buffers. Code Section E should similarly be addressed.
9. Actual setbacks on proposed Lot 1 should be depicted.

#### **Board Actions**

The Board granted the requested waiver of the detailed survey on the balance parcel. No further action was taken.

### **Ongoing Application Review**

<b>Madison Square York Markle</b>	<b>24-2016</b>	<b>FINAL</b>	<b>SITE PLAN</b>
46 Partington Ln, Marlboro	108.2-7-25.210		

#### **Technical Comments**

Comments from the 7 October 2024 Planning Board meeting should be addressed as follows:

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 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**

No action was taken.

<b>ELP Solar Truncali</b>	<b>24-2004</b>	<b>PRELIMINARY</b>	<b>SITE PLAN</b>
335 Bingham Rd, Marlboro	108.3-3-21		

#### **Technical Comments**

1. The applicants have submitted a revised Landscaping Plan addressing the mix of existing orchard vegetation and Evergreen plantings in the vicinity of the residential parcels fronting on Bingham Road. The previously proposed orchard trees to remain along the eastern property line are now proposed to be removed with notes allowing the area to naturally revegetate. Areas outside the fence will be provided with landscape screening a mixture of Evergreen trees and shrubs.
2. The applicants have addressed our previous comments regarding the Stormwater Pollution Prevention Plan. Limits of disturbance have been depicted less than 5-acres per phase. Stormwater level spreaders have been incorporated into the plan following the contour. Spacing of the solar panels are at least the width of the panel.
3. The applicants were previously requested to address comments regarding the Noise Study. A discussion regarding the Noise Study to be revised was held with members of the Planning Board.
4. The Planning Board declared its intent for Lead Agency on 19 August 2024. Notice of Intent for Lead Agency was mailed to interested involved agencies on 22 August 2024.

5. Status of Ulster County Planning review of the project should be addressed.

### **Board Actions**

At the request of the applicant, the Board postponed review until the December 16, 2024, meeting.

#### **Office Warehouse**

2021-2025 Route 9W, Milton

#### **24-2009pc**

103.1-1-2.200

#### **SKETCH**

#### **SITE PLAN**

### **Technical Comments**

1. The applicant's representative have identified that a meeting was held with the Code Enforcement Department regarding the use on the site. At this pre-application meeting it was determined by the Code Enforcement Department that the use was a permitted use in the HD Zone.
2. Health Department approval of the subsurface sanitary sewer disposal system is required. The applicant's representative have identified submission to Ulster County Health Department has been made.
3. NYSDOT approval for the access drive and utilities is required. The applicant's representative have confirmed an application to the NYSDOT permit representation has been made.
4. Emergency vehicle turn out areas have been provided. The applicant's representative have stated that emergency vehicle turn out has been approved by the jurisdictional Fire Department. A fire hydrant has been proposed in the area of the westerly most building.
5. A Stormwater Pollution Prevention Plan must be submitted. A field review of the site was undertaken 13 November 2024, to discuss existing conditions and the discharge point.
6. A project phasing plan has been provided. Three phases are proposed with the access drive and the westerly most structure being the first phase, the central building and access road will be in the second phase and the final phase being the westerly most structure on the site. Planning Board approval of the phasing plan will allow the Code Enforcement office to issue each building independently.
7. The applicant's representative have identified that blasting is not proposed on the site. Mechanical rock removal will be utilized where necessary.
8. It is recommended that the watermain plans be submitted to the Water Department for review.
9. The watermain bedding detail for rock proposes gravel or crushed stone under the watermain to the spring line. Placement of gravel or crushed stone in this nature may create a conduit path for ground water to be conveyed down the slope to the vicinity of Route 9W. It is requested the applicant representative evaluate utilizing a material such as Item 4, which is less conducive to providing a pathway for ground water.
10. A profile of the access road has been provided identifying the maximum slope of 8%.
11. The Planning Board declared its Intent for Lead Agency on 4 November 2024. Notice of Intent for lead agencies were mailed 7 November 2024.
12. The project requires submission to Ulster County Planning Department. Upon receipt of SWPPP the Planning Board would be in a position to forward the project to the County Planning Board.

### **Board Actions**

No action was taken.

#### **Marlborough Resort Lattintown**

626 Lattintown Rd, Marlboro

#### **24-2001pc**

102.4-3-8.320, 102.4-2-12, 13, 29

#### **PRELIMINARY**

#### **SITE PLAN**

### **Technical Comments**

1. This office and the Town's Attorney office have reviewed a Part 2 of the Full Environmental Assessment Form. This office provided a markup to the applicants who have incorporated the requested changes to the document. The Planning Board should review the Part 2 Full Environmental Assessment Form to determine the potential impacts of the project prior to making any SEQRA determination.
2. The Planning Board has received numerous comments from residents of Ridge Road regarding

impacts of Ridge Road access including, increase in traffic, potential noise, visual impacts and impacts to the general community character. Item 18 of the Full EAF addresses community character.

3. Numerous outside agency permits are required for the project including, but not limited to Ulster County Planning, Ulster County Health Department for water, NYS Department of Environmental Conservation Article 24 for wetland permit, sanitary sewer treatment and construction stormwater SPDES permit, increase in Town of Marlborough's water taking permit for water district extension. Ulster County Health Department for waterline design, sanitary sewer discharge Town of Marlborough board water district extension. New York State Department of Coastal Resources consistent review.
4. Revise plans addressing this office's previous comments must be submitted.
5. A revised SWPPP and response to this office's comments are required. Detail design of the proposed swale along Ridge Road must be provided. Roadway boundary and property surveys will be required to determine if easements for construction of the swale are required. Calculations for culvert capacity at the roadway crossing must be provided.
6. Additional detail on the access road from Lattintown Road should be incorporated into the plans.
7. The Planning Board should evaluate the landscaping plan in the vicinity of Ridge Road access.
8. Additional infiltration testing is required for design of the SWPPP.
9. Status of the water systems design and review by the Towns Water and Sewer Engineer Larios should be addressed.
10. County Planning comments should be addressed.
11. Any information submitted to outside agencies for permits and approvals should be submitted to the Planning Board as Lead Agency for complete files.
12. Comments from the jurisdictional Fire Department should be received regarding water supply, hydrant locations and FD sprinkler connections.

#### **Board Actions**

The Board reviewed and approved the Full EAF Part 2. The Board also issued a Negative Declaration for the project and authorized their attorney to prepare a Resolution of Approval, with all of the necessary conditions listed, for the December 16, 2024, meeting.

#### **Someplace Upstate**

20 Mt Rose, Marlboro

**23-1008**

109.1-4-57, 58, 71

**SKETCH**

**SITE PLAN**

#### **Technical Comments**

1. The project is a proposed special use in the zone. Code Section 155-32 E should be addressed by the Planning Board. Items 1 through 9 as well as Special Uses E through O should be specifically addressed by the applicant and the Planning Board should review each of these items with regard to special use permit.
2. The Code Enforcement Officer opined that the lots must be consolidated in order to meet the acreage requirement for the proposed use. Ten acre minimum for the use as required in the zone.
3. A Traffic Report has been prepared for the project. The Planning Board may wish to have the Towns Traffic Consultant, Creighton Manning Engineers, Ken Wersted, PE evaluate the Traffic Report and the assumptions that the Traffic Report identifies.
4. Ken Wersted' office should evaluate bus turning movements provided. The bus turning movement appears to create numerous conflicts with opposing traffic. Grade of the roadways should be taken into consideration regarding the bus turning movements.
5. Bus access through the parking areas and the site should be identified.
6. Narrative report identifies that 30-40 full venue gatherings will be hosted each year. It appears that the proposed parking for these events will be in an existing lawn area. Based on the intensity of use proposed, it is recommended that conventional parking be provided on the site for the venue. Parking calculations should be provided on the plan.
7. A Sound Study has been provided. The Sound Study bases analysis on the event location within a

closed structure, the barn. Several other venues are proposed on the site plan which have not been analyzed in the Sound Study.

8. Hours of operations should be identified on the plans to correlate to sound levels in the study.

9. The Sound Study should address the hours of operation in regards to the 55-decibel measurement at the property line.

10. Alternative location plan identifies a 60 dba contour. The Town Code has a 55 dba for certain hours.

11. Other facilities which have been located in residential zoned areas have provided additional sound mitigation including sound monitoring devices located near the property lines in order to monitor impacts associated with noise.

12. The study identifies an event in the barn area. It appears unclear if additional sound amplification of other uses of the facility would impact sound level readings. Different performers may have a higher sound level emanating from the venue. Planning Board may wish to obtain the services of a noise evaluation expert to evaluate the sound reports provided.

13. The Sound Study should take into account ambient noise levels and various times in order to apply the increase in noise levels at sensitive receptors in the vicinity. The report notes that the human ear results in perceived doubling of loudness with every 10 dba increase whereas a 5 dba increase is a noticeable change.

14. The facility proposes to utilize temporary portable toilet facilities for events. It appears based on the intensity of use, permanent restroom facilities should be required. Health Department review of the project should be undertaken with regard for the need to provide permanent facilities. Location of portable toilet facilities should be addressed. Narrative report should identify the operation and maintenance of the portable facilities and the duration of time which they will be utilized if permanent restrooms are not provided.

15. The Narrative Report identifies the existing facility has been undergoing renovations for the past year and half, and all the guest rooms will be contained in existing structures.

16. The Planning Board may wish to have the applicants evaluate existing subsurface sanitary sewer disposal system serving the site.

17. The narrative identifies the "Casas" 3 separate attached apartment with up to 5 bedrooms it is unclear if each apartment has 5 bedrooms or it is cumulative between the 3 apartments.

18. The definition of Resort Hotel states an area of land located in a hotel or ground of buildings containing living and sleeping accommodations for 20 or more persons hired out for compensation, which has a public lobby serving guests and contains 1 or more dining rooms and recreational facilities. The applicant's representative are requested to address the narrative.

19. The EAF identifies the project site or portion of it is located or adjacent to an area designated that is sensitive for archeological site. Coordination with the Office of Parks Recreation and Historical Preservation should be undertaken.

20. The Planning Board may wish to declare its intent for Lead Agency for the review of the project.

21. The EAF identifies .7 acres of disturbance. Limits of disturbance should be identified on the plans for review.

### **Board Actions**

The Board approved having the Town's Traffic Consultant, Creighton Manning Engineers, Ken Wersted, PE evaluate the Traffic Report provided by the applicant. The Board approved having an independent Sound Analysis completed and to review the Sound Study provided by the applicant. The Board requested the applicant evaluate the existing subsurface sanitary sewer disposal system serving the site to ensure its suitability for the proposed expansion on the site. The Board requested the applicant clarify their Narrative Report which states the existing facility has been undergoing renovations for the past year and half, and all the guest rooms will be contained in existing structures, including a barn. The Board declared its intent for Lead Agency for further review of the project.

### **Special Topics Discussion**

**Senior Citizen Housing Code**

The Board discussed the proposed changes to the town's Senior Housing Code. Any concerns from the Board will be sent directly to the Town Board members for consideration.

**Adjournment**

**NEXT SCHEDULED MEETING: Monday, December 16, 2024.**

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**December 16, 2024**  
**Regular Meeting 7:00 PM**

**Approval of Minutes**

The approval of the December 2, 2024, meeting minutes was tabled.

**Announcements**

The Board thanked Mr. Garolfalo for his service.

**Communications**

None

**Public Hearings**

<b>Marlboro Property Management</b> Burma Rd, Marlboro	<b>24-2012</b> 108.3-1-21.132	<b>PUBLIC HEARING</b>	<b>SUBDIVISION</b>
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**Technical Comments**

None

**Board Actions**

The Public Hearing was opened and closed with limited input from adjacent property owners. No further action was taken.

**Ongoing Application Review**

<b>Dock Road</b> 103-137 Dock Rd, Marlboro	<b>24-2003</b> 109.1-3-13,14.2,15/108.4-3-29.1	<b>SKETCH</b>	<b>SITE PLAN</b>
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**Technical Comments**

1. Comments from the November 2024 Planning Board Meeting remain outstanding.
2. Attached under cover of this memo are comments regarding the SWPPP.
3. As identified in previous comments several of the structures are proposed to be located in close proximity to the Towns existing wastewater treatment facility. Comment was also raised by the Town Sewer Engineer, Brinnier & Larios regarding proximity to the Town sewer plant.
4. Ten states standards for Sewer Section 11.28D Site Evaluations.
  - A. Compatibility of the treatment process with the present and future land use, including noise, potential odors, air quality and anticipated sludge processing and disposal techniques shall be considered. Wastewater treatment facilities should be separate from habitation or any area likely to be built-up within a reasonable future period shall be separated in accordance

with state and local requirements.

5. Status of the NYSDOT review of the access drive and Traffic Report should be provided to the Planning Board. All information submitted to outside agencies should be submitted to the Planning Board as Lead Agency to complete their files.

### **SWPPP REVIEW COMMENTS**

1. Revise the TC path calculation so that the maximum sheet flow is 300 ft. for existing conditions and a maximum of 100 ft. for proposed conditions.
2. All infiltration tests must be performed in accordance with the NYSDEC Stormwater Design Manual and must be witnessed by a representative of the Town.
3. Revise the SWPPP so all proposed pipe outlets leaving the site are design points showing existing and proposed conditions.
4. Given that the proposed pipe outlet for area SPC is across the road, this must be a design point for existing and proposed conditions to show that the project is not increasing the flow onto neighboring properties.
5. There appears to be a high point in the road from Dock Road that should be the drainage divide for proposed area B. Applicant's engineer to discuss.
6. Proposed areas C, D and B all drain to different locations which then drain directly to an existing road. Those locations should be design points for existing and proposed conditions to show that the road and neighboring properties are not being negatively affected by the project.
7. Revise the HydroCAD model so the minimum TC path is 6 minutes not 10. Any TC path over 6 minutes must be shown on the plan and the calculation for the TC path shown within the HydroCAD model.
8. Revise the curve number calculations to use all cover types in good condition or provide evidence to show why they should be in fair condition.
9. The woods/grass curve number is only applicable for tree farms, which do not appear to be present on the site. Revise the curve number calculations to show the areas of woods and grass separately.
10. The double trap stormwater systems appear to only have a few openings for infiltration, therefore, the entire surface area should not be used for the exfiltration rate.
11. The available volume calculations for the storm traps do not appear to be correct. Without any openings on the side of the stormwater system, stone located along the side of the structure cannot be considered as available storage. Applicant's engineer to discuss the 6.66' border around the storm traps?
12. Show a manhole structure for A9 and A10 (area drains) as there is a change in direction of the drainage pipes in that location.
13. The plans show Storm Trap A1 flowing into Storm Trap A2, yet the model only shows one Storm Trap with two different volumes. Revise the model to show the drainage area to each Storm Trap. Show within the HydroCAD model that Storm Trap A1 flows into Storm Trap A2.
14. Revise the SWPPP so all proposed pipe outlets leaving the site are design points showing existing and proposed conditions.
15. Show how the proposed stormwater basins meet the NYSDEC's pretreatment requirements.
16. Provide level spreaders at the proposed pipe outlets that meet the NYS Standards and Specifications for Erosion and Sediment Control.
17. Call out the total amount of disturbance on the plans.
18. Show the limit of disturbance on the plans and call out the total amount of proposed disturbance. If the proposed disturbance is greater than 5 acres, provide a phasing plan showing the amount of area to be disturbed is less than 5 acres at any one time.
19. Once the SWPPP has been revised further comments may be required.

### **Board Actions**

No action was taken.

<b>ELP Solar Truncali</b> 335 Bingham Rd, Marlboro	<b>24-2004</b> 108.3-3-21	<b>PRELIMINARY</b>	<b>SITE PLAN</b>
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**Technical Comments**

1. The project is before the Board for adoption of a Negative Declaration and consider a Resolution for conditional final approval. This office has reviewed the Draft Negative Declaration along with Parts 2 and 3 of the EAF. No additional comments on the EAF are provided.
2. The Resolution drafted by Planning Board Attorney captures the conditions of approval which need to be addressed prior to final stamping of the plans.

**Board Actions**

The Board approved both the SEQRA Negative Declaration and Notice of Determination of Non-Significance as well as the Resolution of Approval for the Special Use Permit and Site Plan.

<b>Buttermilk Falls Resort Hotel</b> 220 North Rd, Milton 103.1-2-12.100, 12.200	<b>23-1019</b>	<b>FINAL</b>	<b>SITE PLAN</b>
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**Technical Comments**

1. The applicant is before the Board for consideration of a Conditional Approval Resolution. This office has submitted final mark-ups of the proposed resolution language.
2. The Planning Boards attention is called to the second to last paragraph of Chapter 11, which extends the approvals for the project in the content of the maximum allowable approvals under Zoning Section 155-31 (K) and (L).

**Board Actions**

The Board approved a Conditional Approval Resolution.

<b>Marlborough Resort Lattintown</b> 626 Lattintown Rd, Marlboro	<b>24-2001pc</b> 102.4-3-8.320, 102.4-2-12, 13, 29	<b>PRELIMINARY</b>	<b>SITE PLAN</b>
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**Technical Comments**

1. All previous comments by this office must be addressed.
2. This office provided a mark-up of the proposed preliminary approval resolution. The resolution should be updated and reviewed by the Planning Board prior to any approval.
3. Certain design elements remain outstanding. Sign-off by all Town Consultants including but not limited to MHE, Brinnier & Larios, Creighton Manning Engineering, Van DeWater Law are required.
4. Numerous outside agencies' approvals are required. These outside agencies approvals have been incorporated into the proposed resolution.

**Board Actions**

The Board approved a Conditional Approval Resolution.

<b>Highland Solar</b> 206 Milton Trnpg, Milton	<b>24-2010pc</b> 95.4-3-7.11, 7.21, 7.22	<b>PRELIMINARY</b>	<b>SITE PLAN</b>
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**Technical Comments**

1. A decommissioning plan and cost estimate should be submitted to the Town Board for approval. Decommissioning security must be in a form acceptable to the Town Attorney.
2. Ulster County Planning comments have been received with a no decision as no quorum was present.  
Status of any updated reviews by Ulster County Planning should be addressed.
3. A Stormwater Facilities Maintenance Agreement must be executed for long term operation of the stormwater management on the site.

4. Security for stormwater improvements and inspection fee in compliance with Code Section 135-11 and 135-12.
5. Changes were requested and proposed to the landscaping plan based on input from an adjoining property owner during the Public Hearing. Status of the landscape changes discussed at the Public Hearing should be addressed.
6. The project is before the Board for authorization for the attorney to prepare a Draft Negative Declaration approval Resolution for the Boards consideration at a future meeting.

#### **Board Actions**

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

#### **New Application Review**

<b>Hill Top Farms BnB Linda Caradonna</b>	<b>24-2022</b>	<b>SKETCH</b>	<b>SITE PLAN</b>
798 Lattintown Rd, Milton (32) 102.2-2-24			

#### **Technical Comments**

1. Proposed application is for a bed and breakfast under Section 55-32.4 of the Town Code. Plans with each section of the reference code are required. Bed and breakfast must be owner occupied. Application states the owner will reside in the residence and rent out a maximum of 3 bedrooms. Six guests are permitted.
2. A total of five parking spaces is required to be depicted on the plans. One for each rental bedroom and 2 for the residential use. Section 155-27, Table 1 identifies parking requirements.

#### **Board Actions**

A Public Hearing was scheduled for the January 21, 2025, meeting of the Board. The Board authorized their attorney to prepare a Resolution of Approval for that meeting for consideration barring any significant input at the Public Hearing.

#### **Special Topics Discussion**

None

#### **Adjournment**

**NEXT SCHEDULED MEETING: Monday, January 6, 2025.**

***Respectfully Submitted,***

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