

THE MEETING TONIGHT IS FOR THE CONDUCT OF TOWN BUSINESS BY THE TOWN BOARD. THE PUBLIC IS INVITED TO PARTICIPATE AT THE ITEMS MARKED ON THE AGENDA "PUBLIC COMMENT." DURING THAT SEGMENT OF THE MEETING, IF YOU HAVE A QUESTION OR COMMENT FOR THE SUPERVISOR, PLEASE RAISE YOUR HAND AND WAIT TO BE ACKNOWLEDGED. PLEASE STATE YOUR FULL NAME AND LIMIT YOUR REMARKS TO THREE MINUTES. THANK YOU FOR YOUR ANTICIPATED COOPERATION.

PUBLIC HEARING
JANUARY 27, 2025 7:00 PM
21 MILTON TURNPIKE, MILTON NY 12547

A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, AMENDING VARIOUS PROVISIONS OF CHAPTER 155 "ZONING" OF THE MARLBOROUGH TOWN CODE AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED", ADDING AN ADDITIONAL SPECIAL USE TO SECTION 155-12(E) "HD HIGHWAY DEVELOPMENT DISTRICT", AMENDING SECTION 155-12.1 "MIXED USES", AMENDING SECTION 155-12.2 "ADDITIONAL RESTRICTIONS ON USES", AND ADDING A NEW SECTION 155-29.3 "SENIOR CITIZEN HOUSING

AGENDA
WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
JANUARY 27, 2025 7:00PM

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

ITEM #4 Motion to approve minutes from January 13, 2025 Town Board Meeting

ITEM #5 Authorize payments of bills

ITEM #6 Supervisor Updates

ITEM #7 Presentations

ITEM #8 Comments on the agenda

ITEM #9 Reports of Committees

ITEM #10 New Business

- A). 284 Agreement-motion to sign
- B). Clothing Bin container approval
- C). Advertise for Ethic Board opening-R/D

ITEM #11 Workshop topics

- A). Open Board discussion

ITEM #12 Correspondence

ITEM #13 Public Comment

ITEM #14 Resolutions

- A). Resolution #30 To authorize a stormwater control facility maintenance agreement and easement and fixing amount of performance bond
- B). Resolution #31 To schedule a public hearing on the water district extension for Marlborough Resort.

ITEM # 15 Adjournment

January 27, 2025

A). Resolution #30 To authorize a stormwater control facility maintenance agreement and easement and fixing amount of performance bond

Supervisor Corcoran proposes the following:

Councilman _____ offered the following resolution, which was seconded by _____, who moved its adoption:

WHEREAS, the Town of Marlborough Planning Board granted to HAM, LLC special permit and site plan re-approvals for 36 condominium units located at Hudson Circle, Town of Marlborough, New York, (Tax Parcel No. 108.12, Block 8, Lot 23) (the “Project”) and, in connection therewith, has completed review of the Project under SEQRA; and

WHEREAS, as a condition of the special permit and site plan re-approvals (collectively, the “Approvals), the Planning Board requires the execution and recording of a Stormwater Control Facilities Maintenance Agreement and Easement (the “Agreement”); and

WHEREAS, Marlboro on Hudson Condominium HOA, Inc. is the owner and operator of the stormwater management and control measures and facilities (collectively, the “Facility”) shown on the plans approved by the Planning Board, has executed the Agreement and has submitted the Agreement to the Town Board;

WHEREAS, the form of Agreement submitted has been reviewed and approved by the attorney to the Town; and

WHEREAS, as further conditions of the Approvals, the applicant is required to deliver performance security securing the completion of the Facility as mandated by Section 135-11 of the Town Code; and

WHEREAS, an estimate of \$49,902.31 to complete the remaining portion of the Facility has been provided by the applicant’s engineer and approved by the Town Engineer;

NOW, THEREFORE IT IS RESOLVED, that the Town Supervisor is hereby authorized to execute the Agreement on behalf of the Town; and it is further

RESOLVED, that the amount of performance security for the completion the Facility is hereby set at \$49,902.31; and it is further

RESOLVED, that the applicant be required to file with Town Clerk performance security in the form described in Section 135-11(B)(1) of the Town Code and approved by the attorney to the Town as to form, sufficiency and manner of execution.

The foregoing resolutions were duly put to a vote which resulted as follows:

Councilman Molinelli	_____
Councilman Cauchi	_____
Councilwoman Sessa	_____
Councilman Zambito	_____
Supervisor Corcoran	_____

Dated: Milton, New York
January 27, 2025

Colleen Corcoran, Town Clerk

January 27, 2025

B). Resolution # 31 To schedule a public hearing on the water district extension for Marlborough Resort.

Supervisor Corcoran proposes the following:

WHEREAS, the Town Board of the Town of Marlborough has heretofore established the Town of Marlborough Water District in the Town of Marlborough (the “Water District”); and

WHEREAS, a petition dated January 22, 2025 has been presented to the Town Board BY Marlborough Resort LLC requesting that the Water District be extended to include the parcels of real property owned by the petitioner and identified as Tax Parcels 102.4-3-8.320, 102.4-2-12, 102.4-2-13, and 102.4-2-29 on the Tax Map of the Town of Marlborough (the “Property”),

WHEREAS, the petition includes a Map, Plan and Report prepared by Passero Engineering Architecture dated September 16, 2024 and last revised on January 9, 2025, as required by law; and

WHEREAS, the maximum amount to be expended by the Water District for the construction and acquisition of improvements is \$0.00, because the cost of the improvements shall be borne by the petitioner and such improvements are to be dedicated to the Water District, as extended;

WHEREAS, the total estimated annual charge against the Property for usage is \$263,632.20 as specified in the Map, Plan and Report; it is hereby

ORDERED, that the Town Board of the Town of Marlborough shall meet at the Town Hall, 21 Milton Turnpike, Milton, New York 12547, on the 10th day of February 2025, at 7:00 o'clock p.m., Prevailing Time, for the purpose of conducting a public hearing on the proposal to extend the boundaries of the Water District, at which time and place all persons interested in the subject thereof may be heard concerning the same, and it is further

ORDERED, that the Town Clerk of the Town of Marlborough, is hereby authorized and directed to publish a copy of this order in the official newspaper of the Town and post a copy of the same on the bulletin board in the office of the Town Clerk, in the time and manner required by law, not less than ten (10) nor more than twenty (20) days before the day set for the hearing as aforesaid.

This order shall take effect immediately.

The question of the adoption of the foregoing order was duly put to a vote on roll call, which resulted as follows:

Supervisor Corcoran	_____
Councilperson Molinelli	_____
Councilperson Cauchi	_____
Councilperson Sessa	_____
Councilperson Zambito	_____

DATED: Milton, New York
January 27, 2025

Colleen Corcoran, Town Clerk