

**THOMAS CORCORAN - BUILDING INSPECTOR**  
**MONTHLY REPORT - BUILDING DEPARTMENT**  
**MONTH OF: JANUARY 2025**

CERTIFICATE OF OCCUPANCY	<u>8</u>	STOP WORK ORDER	<u>0</u>
REQUEST FOR INFORMATION	<u>9</u>	FIRE CALLS	<u>1</u>
TRAILER PARK RENEWALS	<u>0</u>	ORDER TO REMEDY	<u>16</u>
BUILDING EXTENSIONS	<u>3</u>	COMPLAINTS	<u>28</u>
FIRE INSPECTIONS	<u>17</u>	CLOTHING BIN RENEWALS	<u>0</u>
TOTAL MILEAGE	<u>1,898</u>	TOTAL GAS USAGE	<u>119</u>

**BUILDING PERMITS**

ADDITION / RENOVATION	<u>6</u>	POOL / HOT TUB	<u>0</u>
BARN	<u>1</u>	ROOF	<u>1</u>
BURNING	<u>23</u>	SHED	<u>1</u>
CARPORT / GARAGE	<u>0</u>	SIGNS	<u>0</u>
DECK/STAIRS	<u>4</u>	SINGLE FAMILY	<u>0</u>
DEMOLITION	<u>0</u>	SOLAR PANELS	<u>3</u>
ELECTRICAL / HVAC	<u>3</u>	TANK INSTALL / REMOVAL	<u>0</u>
FURNACE / BOILER	<u>1</u>	WIRELESS COMMUNICATION	<u>0</u>
GENERATOR	<u>0</u>	WOOD / PELLET STOVE	<u>0</u>
TOTAL PERMITS	<u>43</u>	EST. COST OF BUILDINGS	<u>\$508,777.00</u>

**FEES COLLECTED**

CERTIFICATE OF OCCUPANCY	<u>\$1,400.00</u>
PERMIT EXTENSIONS	<u>\$1,033.00</u>
BUILDING PERMITS	<u>\$4,984.00</u>
REQUEST FOR INFORMATION	<u>\$1,800.00</u>
<b>TOTAL BUILDING FEES</b>	<u><b>\$9,217.00</b></u>
FIRE INSPECTIONS	<u>\$1,110.00</u>
TRAILER PARK RENEWALS	<u>\$0.00</u>
<b>TOTAL FIRE FEES</b>	<u><b>\$1,110.00</b></u>
<b>BURNING FEES</b>	<u><b>\$60.00</b></u>
<b>TOTAL FEES</b>	<u><b>\$10,387.00</b></u>

**Police Department  
Town of Marlborough**

**MEMORANDUM**

To: Town Board of the Town of Marlborough

From: Chief Cocozza

Date: February 10, 2025

Subject: Activity Summary for the Month of January 2025



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Following is a summary of the activity of the Police Department for the month of January 2025

<u>MOTOR VEHICLE ACCIDENT</u>	January 25	Yr. Date 25	January 24	Yr. Date 24
Personal injury	4	4	1	1
Fatal	0	0	0	0
Property Damage	23	23	22	22
Total	27	27	23	23

<u>SUMMONSES ISSUED</u>				
Vehicle and Traffic	46	46	151	151
Parking	20	20	3	3

<u>COMPLAINT ACTIVITY</u>				
Total Blotter Entries	1453	1453	1131	1131
Total Arrests	16	16	22	22

<u>TOTAL TELEPHONE CALLS</u>	1309	1309	1187	1187
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POLICE DEPARTMENT OVERTIME HOURS payroll 2 & 3

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	16.25 (\$720)	16.25	0 (\$0)	0
Part Time Dispatchers Overtime	56 (\$2001)	56	24 (\$482)	24
<u>Police Mileage</u>	13364	13364	10825	10825



## MEMORANDUM

Activity Summary for the month of January 2025

Page 2.

### Police Department Payroll 2 & 3 Regular Hours

	January 25	Yr. Date	January 24	Yr. Date
Full Time Police Officer	952	952	1144.75	1144.75
Part Time Police Officer	1284	1284	1286.5	1286.5
Full Time Dispatcher	320	320	488	488
Part Time Dispatcher	456	456	304	304
Traffic Officer	0	0	64	64

### Police Department Fuel Consumption

Police	1321.904	1321.904	1270.718	1270.718
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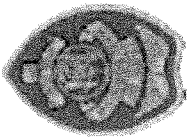
### Use of Force

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

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

Civilian Complaints 0

Civilian Complaints 0



## Incident Breakdown By Month Report



Print Date/Time: 02/06/2025 08:35  
Login ID: jvaramburgh.marlpd  
Year: 2025

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	80.0	1	20.0	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	5
911 Abandoned	2	66.7	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	0	0.0	0	0.0	3
911 Misdial	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Accident Personal	4	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	4
Accident Property	23	92.0	2	8.0	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	25
Alarm Burglary	25	83.3	5	16.7	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	30
Animal	8	80.0	2	20.0	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	10
Assist EMS	68	84.0	13	16.0	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	81
Assist Fire	13	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	13
Assist Other	2	66.7	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	0	0.0	0	0.0	3
Burglary	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
Civil Matter	2	50.0	2	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	4
Criminal Mischief	3	60.0	2	40.0	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	5
Custody Dispute	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
Disabled Vehicle	10	90.9	1	9.1	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	11
Dispute	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	7
Domestic Dispute	21	80.8	5	19.2	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	26
Erratic Vehicle	10	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	10
Fraud	5	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	5
Harassment	5	83.3	1	16.7	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	6
Information	2	66.7	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	0	0.0	0	0.0	3
Larceny	5	83.3	1	16.7	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	6
Lock Out	10	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	10
Police Public	3	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	3
Property Check	895	89.8	102	10.2	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	997
Property Lost	3	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	3



## Incident Breakdown By Month Report



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Login ID: jvanamburgh-maripd  
Year: 2025

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
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
Property Retrieval	3	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	3
Psychiatric	2	66.7	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	0	0.0	0	0.0	3
Public Service	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
Road Hazard	10	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	10
School Check	118	87.4	17	12.6	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	135
School Incident	6	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	6
Sex Offense	2	66.7	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	0	0.0	0	0.0	3
Special Detail	13	81.3	3	18.8	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	16
Suspicious	31	91.2	3	8.8	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	34
Traffic Complaint/	10	38.5	16	61.5	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	26
Traffic Stop	93	79.5	24	20.5	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	117
Unknown Police	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
Vehicle	4	80.0	1	20.0	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	5
Warrant Execution	3	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	3
Welfare Check	26	92.9	2	7.1	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	28
Total:	1453	87.3	212	12.7	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	1665

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

<b>Line Item</b>	<b>Yr. to Date</b>	<b>Budgeted</b>	<b>remaining</b>	<b>% utilized</b>
Admin	\$0	\$3,229	\$3,229	0%
DARE	\$870	\$4,656	\$3,786	19%
F/T Court	\$0	\$6,243	\$6,243	0%
F/T Holiday *	\$2,824	\$53,652	\$50,828	5%
F/T Investigations	\$171	\$9,364	\$9,193	2%
F/T Shift Cover	\$0	\$21,849	\$21,849	0%
F/T Training	\$0	\$8,419	\$8,419	0%
P/T Court	\$0	\$7,401	\$7,401	0%
P/T Holiday *	\$5,864	\$3,943	(\$1,721)	144%
P/T Investigations	\$747	\$7,915	\$7,168	9%
P/T Shift Cover	\$745	\$27,719	\$26,974	3%
P/T Training	\$0	\$8,194	\$8,194	0%
F/T Firearms training & taser	\$0	\$7,814	\$7,814	0%
P/T Firearms training & Taser	\$0	\$11,174	\$11,174	0%
FT Special detail	\$100	\$9,419	\$9,319	1%
PT Special Detail	\$0	\$6,644	\$6,644	0%
<b>Total</b>	<b>\$11,121</b>	<b>\$197,635</b>	<b>\$186,514</b>	<b>6%</b>
*Holiday	\$8,488	\$57,595	\$49,107	15%

**Police Officer Grant Overtime** ( these figures are not exact and are intended  
Figures are up to date of last payroll

<b>Line Item</b>	<b>Yr. to Date</b>	<b>Budgeted</b>	<b>remaining</b>	<b>% utilized</b>
Grant Funds				
BUNY (buckle up NY)	\$0	\$614	\$614	0%
DWI (driving while intoxicated)	\$471	\$7,000	\$6,529	7%
PTS (police traffic services)	\$0	\$2,948	\$2,948	0%

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# **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 January 2025**

Throughout this month we did our annual Christmas tree pick up and spent several days picking up litter along our roads in both Towns. We had a crew out cold patching both Towns.

We had our excavator out removing stone on Highland Ave. There had been an issue that created freezing road conditions when it rained during the winter months, this should eliminate that from occurring again.

We had several snow and ice storms this month. All our trucks were out salting and plowing.

In regard to the ongoing renovation, we spent several days removing existing walls and creating a better set up for the Ambulance office and the break room. Also, a new storage room was created for highway items.

We assisted the Water Department with water main breaks on Old Indian Rd., Plattekill Rd. and Prospect St. We also assisted with cold patching on Plattekill Rd. and Hudson Terrace.

**Fuel Usage:** Gas: 114.214 gal. Diesel: 1,675.169 gal.

Respectfully submitted,

John Alonge, Highway Superintendent

JA/cm



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

**CHARLES MUGGEO  
WATER SUPERINTENDENT**

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

**DATE: 2/10/2024**

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

**RE: MONTHLY REPORT FOR JANUARY**

Water consumption totaled 13,716,000 gallons, which is a daily usage of 442,451  
Compared to last month 13,317,000 gallons, which is a daily usage of 429,581.  
Compared to a year ago water consumption was 14,062,000 gallons for the month, which  
is daily usage of 453,600.

**SUMMARY FOR THE MONTH**

**BILL:** We prepared bills for billing. Read meters for Billing,

**CURB BOXES:** We had to repair a curb box and stem valves on Five Star Drive.

**HYDRANTS:** We repaired a hydrant that was hit by a car on Lattintown Rd.

**METERS:** We replaced 50 meters, because of battery failure. We also had to replace 4  
frozen meters.

**WATER MAINS:** We had to repair a 12 inch watermain and 6 inch main on Prospect St.  
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:** 20

**Gallons of Gas:** 395

**Gallons of Diesel:** 45

**Mileage for the month:** 2,225

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	35.00
			<b>Sub-Total:</b>	<b>\$35.00</b>
Conservation	Conservation	A1255	2	3.04
			<b>Sub-Total:</b>	<b>\$3.04</b>
Dog Licensing	Female, Spayed	A2544	3	15.00
Dog Licensing	Female, Unspayed	A2544	1	10.00
Dog Licensing	Male, Neutered	A2544	9	45.00
Dog Licensing	Male, Unneutered	A2544	1	10.00
			<b>Sub-Total:</b>	<b>\$80.00</b>
General Fund	Towing Licenses	00-2590	6	1,800.00
			<b>Sub-Total:</b>	<b>\$1,800.00</b>
LANDFILL FEES	T/s Permits	00-2130	17	1,034.00
LANDFILL FEES	T/s Punch Cards	00-2130	34	2,580.00
			<b>Sub-Total:</b>	<b>\$3,614.00</b>
Misc Fees	Building Fees\Building Dept	00-2110	1	12,217.13
Misc Fees	Fire Fees/Building Dept	00-2110	1	250.00
Misc Fees	YRP Zumba	00-2025	6	450.00
			<b>Sub-Total:</b>	<b>\$12,917.13</b>
MISC. FEES	Accident Reports	00-1255	22	110.00
MISC. FEES	Bank Fees (NSF)	00-1256	2	60.00
MISC. FEES	Burgular Permits	00-2590	1	20.00
MISC. FEES	Certified Copies	00-1255	5	140.00
MISC. FEES	Clerk Fees	00-1255	1	5,500.00
MISC. FEES	Community Rm. w/ Kitchen	00-2001	2	900.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	2	1,200.00
MISC. FEES	Foi Requests	00-1255	6	98.81
MISC. FEES	Park Fees	00-2001	3	875.00
			<b>Sub-Total:</b>	<b>\$8,903.81</b>
Park and Rec Fees	Train Station Fee	2001	3	1,350.00
			<b>Sub-Total:</b>	<b>\$1,350.00</b>
			<b>Total Local Shares Remitted:</b>	<b>\$28,702.98</b>
Amount paid to: NYS Ag. & Markets for spay/neuter program				18.00
Amount paid to: NYS Environmental Conservation				51.96
<b>Total State, County &amp; Local Revenues:</b>		<b>\$28,772.94</b>	<b>Total Non-Local Revenues:</b>	<b>\$69.96</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

February 10, 2025

For the month of January 2025, 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 = **102,000** gallons per day.
  - (58% of design capacity.)
- Average BOD removal = **97%**
- 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 = **89%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of January without any major changes. Other than our routine maintenance and daily upkeep both plants had no significant events to report on. Both of the replacement heaters for the Marlboro Facility have been installed and are operating normally. We are still working with H.A Schreck on repairing a broken EQ Pump for the Milton Facility. They are waiting on the manufacturer to obtain parts and hopefully will be done sometime this month. We are currently operating normally with the one EQ Pump. 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, February 5, 2025

**January 2025 Monthly Report**

## **Monthly Report –1/1/2025through 1/31/2025**

### Overview:

We received a total of 14 calls this month including 2 calls to service from the Marlborough Police, New York State Police or Ulster County Sheriff.

Responded to 2 active complaints and/or cases which are now closed or resolved

We currently have 1 open case or complaint.

We Impounded 0 stray dogs this month.

0 appearance tickets were issued this month

There were no dog bites reported this month

We have no Dangerous Dog cases under investigation

We passed our 13<sup>th</sup> annual New York State Agriculture and Markets inspection this month.

Beginning December 2025 New York State is implementing new shelter requirements for municipalities and we are in the process of reviewing these changes and will advise the Town Board within the coming months regarding any possible impact to our 2026 budget.

End of Report

# January 2025

## TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

January 2025 Financial Report	
Application Fees	\$600
Escrow Fees	\$18,900
Recreation Fees	\$0
Invoices	\$17,547.25

**January 6, 2025**  
**Regular Meeting 7:00 PM**

### **Approval of Minutes**

The minutes for the December 16, 2024, meeting was approved.

### **Announcements**

The Chairman congratulated Board Member Cindy Lanzetta and her reappointment and welcomed new member John LaMela. The Chairman also thanked Mr. Garafalo for his years of service.

Member Lanzetta also clarified a recently published letter to the editor attributed to her as a representative of the Board. The information was sent by member Lanzetta as a clarification of a recent article and was not intended to be published as a letter to the editor, nor should it have included her official capacity as a member of the Planning Board

### **Communications**

None

### **Public Hearings**

**Summit Drive Properties**  
Summit Dr, Marlboro

**23-1004**  
108.4-6-29.311

**PUBLIC HEARING**

**SITE PLAN**

## **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 channels. 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 centrally 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 addressed 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**

The Board Opened the Public Hearing and heard from members of the community. The Public Hearing was adjourned indefinitely until the applicant provides updated materials and/or decides to provide a new application submission.

**Ongoing Application Review**

<b>Marlboro Property Management</b>	<b>24-2012</b>	<b>FINAL</b>	<b>SUBDIVISION</b>
Burma Rd, Marlboro	108.3-1-21.132		

**Technical Comments**

1. The area of disturbance has been added to the plans pursuant to this office's previous comments. The area of disturbance on the site is identified as 1.28 acres. Coverage under the NYSDEC Construction Stormwater Permit is required. Residential projects between 1 and 5 acres an Erosion and Sediment Control Plan is required. Any approvals should be conditioned on receipt of coverage under the NYSDEC Stormwater Program.
2. Fire Department turn outs have been added to the plans.
3. The plans have been revised to provide individual driveways for each of the lots. Former common driveways have been removed from the site.
4. A 10-foot-wide utility easement has been depicted on the plans. Filing of the utility easement should be a condition of any approvals.
5. An email to the Code Enforcement Officer from the Ulster County Health Department has been received dated 19 December 2024. The email addresses the separation distance between the septic system on proposed Lot 2 and adjoining well. The email states "this department has confirmed that their previous permit issued for the subsurface sanitary sewer disposal system remains valid".
6. A note has been added to the bulk table identifying that Lot 1 contains a proposed 2-family house. Lot 1 requires a 2 acre minimum for the 2-family house. The 2.51-acre parcel meets the minimum lot size. Lots 2 and 3 do not have sufficient lot areas to be considered for a 2-family residential use.

Chris Kresser <ckre@co.ulster.ny.us>  
To: Tom Corcoran <tcorcoran@marlboroughny.us>

Thu, Dec 19, 2024 at 8:30 AM

Tommy:

As per our field meeting on Burma Rd for lot 2 in the subdivision, the neighboring existing well is not in the direct line of drainage from the proposed septic drain field. The topography isn't direct and there is a swale on the neighboring property in between the existing well and proposed septic. This means that there needs to be at least 100 feet of separation and not 200 feet. There is 100+ feet so the permit is valid. If you have any other questions/concerns please let me know.

Christopher A. Kresser  
Senior Public Health Sanitarian  
Ulster County Department of Health  
Environmental Health Services Division  
Golden Hill Office Building  
239 Golden Hill Lane  
Kingston, NY 12401  
Phone: (845)340-3016  
Fax: (845)340-3045  
Email: ckre@co.ulster.ny.us

#### **Board Actions**

The Board approved the Short Environmental Assessment Form, a SEQR Negative Declaration and Notice of Determination of Nonsignificance, and Resolution of Approval for this subdivision. The Board also approved \$6,000 in Recreation fees, which was later amended to \$4,000.

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**Highland Solar**  
206 Milton Trnpg, Milton

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

**FINAL**

**SITE PLAN**

#### **Technical Comments**

1. Attached under cover of this letter there is a Draft Part II EAF for the Boards use. After consideration of the Part II the Board would be in a position to make an SEQRA determination and issue a possible conditional final approval resolution. Draft Negative Declaration and approval resolutions have been prepared by the Planning Board Attorney's office. This office has reviewed the conditions of approval in the draft resolution. The draft resolution contains all required conditions to be met prior to stamping of the plans.

#### **Board Actions**

The Board reviewed and approved the Full Environmental Assessment Form. A SEQR Negative Declaration and Notice of Determination of Nonsignificance, and Resolution of Approval for this site plan was also approved.

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**Atkins Nicholas 2 Lot SD**  
6 Cubbard D,/33-35 Old Indian Rd, Marlboro

**24-2019**  
103.3-1-14

**SKETCH**

**SUBDIVISION**



### **Technical Comments**

1. The plans have been revised to show the front yard setback from the road by use. Twenty-five-foot reserve area from the center line has been depicted on Old Indian Road. It is noted, that Old Indian Road has a width of 25.5 feet which is greater than Cubbard Drive making Old Indian Road the front yard setback.
2. Lot 1 is now proposed to have a new well installed providing an individual well for each lot. The previously shared well is no longer provided.
3. Health Department approval for the subsurface sanitary sewer disposal system for Lot 2 is required.
4. A variance for Lot 2 rear yard setback is required where 75 foot is required 48.8 feet is provided.
5. Appropriate easements must be provided for access across Lot 2 for Lot 1. Easements must be reviewed by the Planning Board Attorney.
6. The applicant's representative requested to discuss with the Code Enforcement Officer whether the garage an accessory structure requires a side yard setback 28 feet where 35 feet is required for one side yard and 80 feet for both side yards.
7. The applicant has submitted an email dated 19 December 2024, identifying a conversation with the Water Department Superintendent stating that he is okay with the new well as long as it meets DOH approval. If this is the policy of the Town of Marlborough this will be acceptable however, Section 149-31.1 Connection to Public Water System Required states the owner of all houses, buildings, or properties used for human occupation, employment, recreation or other purposes situated within the District and abutting on any street, ally or right-of-way in which there is now located or may in the future be located a public water system of the District, is hereby required, at his expense to install suitable plumbing facilities therein and to connect such facilities directly to the proper water system, in accordance with the provisions of this chapter, within 90 days after the date of official notices to do so, providing that said public water system is within 100 feet of the owners property line.
8. Upon return from the Zoning Board of Appeals the application will require a Public Hearing at the Planning Board.
9. County Planning Board review of the subdivision is required as this project is located within 500 feet of NYS Route 9W.

### **Board Actions**

The Board referred the application to the ZBA for review and determination.

### **New Application Review**

**Nathason BnB**  
69 Bingham Rd Marlboro

**25-1000**  
108.4-8-36

**SKETCH      SITE PLAN**

### **Technical Comments**

1. Bed and breakfast as a special use under the Town Code. Property contains adequate parking area for the single-family home use with the bed and breakfast use. A photograph of the designated parking is provided. Bed and breakfast are regulated under Code Section 155-32.4.
2. The single bedroom use permits a maximum of 2 guests. Children 12 and under are not considered as guests.
3. The project is a special use in the zone and a Public Hearing is required.

### **Board Actions**

A Public Hearing was scheduled for this application to be held on February 3, 2025.

## **Special Topics Discussion**

None

## **Adjournment**

**NEXT SCHEDULED MEETING: Tuesday, January 21, 2025**

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**January 21, 2025**

**Regular Meeting 7:00 PM**

## **Approval of Minutes**

None

## **Announcements**

None

## **Communications**

None

## **Public Hearings**

**Hill Top Farms BnB Linda Caradonna**  
798 Lattintown Rd, Milton

**24-2022**  
102.2-2-24

**SKETCH      SITE PLAN**

## **Technical Comments**

1. The Planning Board requested resubmission of the floor plans, which were difficult to read.
2. The green houses on the site were requested to be depicted on the plans.
3. The applicant was requested to clearly delineate the property lines.
4. A discussion was held regarding the use of the pool and if Health Department approval is required for commercial use of the pool.

## **Board Actions**

Due to the applicant's absence, no additional review was taken. The Public Hearing was opened and adjourned until March 3, 2025.

## **Ongoing Application Review**

**Michael DiViesti**  
**6-8 DiViesti Dr, Marlboro 108.4-7-14**

**23-1026**

**FINAL**

**SUBDIVISION**

## **Board Actions**

At the request of the applicant, the board will continue review of this application on February 3, 2025.

## **New Application Review**

None

### **Special Topics Discussion**

Due to the increased number of multi-family housing developments currently under review, or which will be reviewed in the upcoming year, the Board discussed their concerns regarding the current parking regulations currently employed for these applications. The current regulations require a minimum of 1.5 spots per unit, which the board felt could be inadequate. The Board discussed requiring a minimum of requiring 2 spots for units with 2-3 bedrooms and/or requiring 1 parking spot per bedroom. The Planning Board requests the Town Board review these regulations.

### **Adjournment**

**NEXT SCHEDULED MEETING: Monday, February 3, 2025.**

***Respectfully Submitted,***

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