

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

CERTIFICATE OF OCCUPANCY	3	STOP WORK ORDER	1
REQUEST FOR INFORMATION	7	FIRE CALLS	0
TRAILER PARK RENEWALS	0	ORDER TO REMEDY	11
BUILDING EXTENSIONS	5	COMPLAINTS	26
FIRE INSPECTIONS	14	CLOTHING BIN RENEWALS	0
TOTAL MILEAGE	811	TOTAL GAS USAGE	47

BUILDING PERMITS

ADDITION / RENOVATION	9	POOL / HOT TUB	0
BARN	1	ROOF	3
BURNING	36	SHED	1
CARPORT / GARAGE	0	SIGNS	0
DECK/STAIRS	4	SINGLE FAMILY	0
DEMOLITION	0	SOLAR PANELS	6
ELECTRICAL / HVAC	10	TANK INSTALL / REMOVAL	2
FURNACE / BOILER	2	WIRELESS COMMUNICATION	
GENERATOR	1	WOOD / PELLET STOVE	
TOTAL PERMITS	75	EST. COST OF BUILDINGS	\$922,426.00

FEES COLLECTED

CERTIFICATE OF OCCUPANCY	<u>\$525.00</u>
PERMIT EXTENSIONS	<u>\$3,274.50</u>
BUILDING PERMITS	<u>\$3,939.95</u>
REQUEST FOR INFORMATION	<u>\$1,400.00</u>
TOTAL BUILDING FEES	<u>\$9,139.45</u>
FIRE INSPECTIONS	<u>\$1,140.00</u>
TRAILER PARK RENEWALS	<u>\$0.00</u>
TOTAL FIRE FEES	<u>\$1,140.00</u>
BURNING FEES	<u>\$35.00</u>
TOTAL FEES	<u>\$10,314.45</u>

**Police Department
Town of Marlborough**

MEMORANDUM

To: Town Board of the Town of Marlborough

From: Chief Cocozza

Date: March 10, 2025

Subject: Activity Summary for the Month of February 2025



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

<u>MOTOR VEHICLE ACCIDENT</u>	February 25	Yr. Date 25	February 24	Yr. Date 24
Personal injury	4	8	2	3
Fatal	0	0	0	0
Property Damage	15	38	14	36
Total	19	46	16	39

SUMMONSES ISSUED

Vehicle and Traffic	73	119	118	269
Parking	7	27	3	6

COMPLAINT ACTIVITY

Total Blotter Entries	1314	2767	1148	2279
Total Arrests	13	29	22	22

TOTAL TELEPHONE CALLS 1262 2571 1043 2230

POLICE DEPARTMENT OVERTIME HOURS payroll 4 & 5

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	2 (\$92)	18.25	16 (\$600)	16
Part Time Dispatchers Overtime	16 (\$536)	72	8 (\$232)	32

Police Mileage 12430 25794 12471 23296

**Police Department
Town of Marlborough**



MEMORANDUM

Activity Summary for the month of February 2025

Page 2.

Police Department Payroll 4 & 5 Regular Hours

	February 25	Yr. Date		February 24	Yr. Date
Full Time Police Officer	960	1912		1120	2264.75
Part Time Police Officer	1242	2526		1220.5	2507
Full Time Dispatcher	320	640		480	968
Part Time Dispatcher	437	893		344	648
Traffic Officer	0	0		56	120

Police Department Fuel Consumption

Police	1222.559	2544.463	1231.57	2502.288
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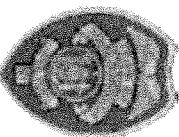
Use of Force

0 -use of force	YTD 0 - use of force	0- use of force
1- Hands	YTD 1 – hands	0- Hands
0- Taser	YTD 0- Taser	YTD 2- hands
		0Taser

Civilian Complaints 0

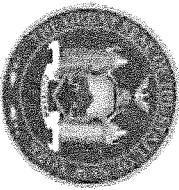
Civilian Complaints 0

Incident Breakdown By Month Report



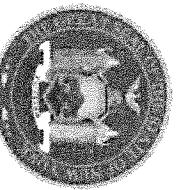
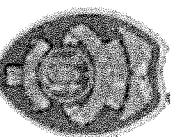
Print Date/Time: 03/07/2025 14:05
 Login ID: jvanamburgh.marpd
 Year: 2025

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



Incident Type	January #	January %	February #	February %	March #	March %	April #	April %	May #	May %	June #	June %	July #	July %	August #	August %	September #	September %	October #	October %	November #	November %	December #	December %	Yearly #	Yearly %	Totals
7 Digit Call	4	40.0	6	60.0	0	0.0	0	0.0	0	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	
911 Abandoned	2	28.6	5	71.4	0	0.0	0	0.0	0	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	
911 Misdir	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	0	2	
911 No Voice Call	0	0.0	1	33.3	2	66.7	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	3	
Accident Personal	4	40.0	4	40.0	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	10	
Accident Property	23	56.1	15	36.6	3	7.3	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	41	
Alarm Burglary	25	46.3	18	33.3	11	20.4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	54	
Alarm Panic	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	0	1	
Animal	8	32.0	16	64.0	1	4.0	0	0.0	0	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	
Assist EMS	68	45.6	68	45.6	13	8.7	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	149	
Assist Fire	13	43.3	13	43.3	4	13.3	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	30	
Assist Other	2	25.0	5	62.5	1	12.5	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	8	
ATV Complaint	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	0	1	
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	0	1	
Child Abuse	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	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	0	4	
Criminal Mischief	3	50.0	2	33.3	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	6	
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	0	1	
Disabled Vehicle	10	52.6	8	42.1	1	5.3	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	19	
Disorderly	0	0.0	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	3	
Dispute	6	42.9	7	50.0	1	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	14	
Domestic Dispute	21	53.8	15	38.5	3	7.7	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	39	
Erratic Vehicle	10	55.6	4	22.2	4	22.2	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	18	
Fraud	5	71.4	2	28.6	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	0	7	
Harassment	5	55.6	1	11.1	3	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	9	
Information	2	28.6	4	57.1	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	7	

Incident Breakdown By Month Report

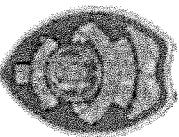


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Incident Type	January #	January %	February #	February %	March #	March %	April #	April %	May #	May %	June #	June %	July #	July %	August #	August %	September #	September %	October #	October %	November #	November %	December #	December %	Yearly #	Yearly %	Totals
Larceny	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0.0	9	
Local Law	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	0.0	1	
Lock Out	10	66.7	4	26.7	1	6.7	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	15	
Lost or Missing	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	0.0	1	
Mental Health Law	0	0.0	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	2	
New Call	0	0.0	2	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	2	
Noise Complaint	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	0.0	1	
Police Public	3	42.9	3	42.9	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	7	
Police Station	0	0.0	2	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	2	
Property Check	895	45.2	802	40.5	281	14.2	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	1978	
Property Lost	3	42.9	4	57.1	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	0.0	7	
Property Retrieval	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0.0	4	
Psychiatric	2	40.0	2	40.0	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	5	
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	0.0	1	
Road Hazard	10	45.5	5	22.7	7	31.8	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	22	
School Check	118	50.0	98	41.5	20	8.5	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	236	
School Incident	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	0.0	7	
Serve Papers	0	0.0	2	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	2	
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	0.0	3	
Shots Fired	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0.0	1	
Special Detail	13	54.2	7	29.2	4	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	24	
Suspicious	31	70.5	12	27.3	1	2.3	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	44	
Traffic Complaint/	10	22.7	30	68.2	4	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	44	
Traffic Stop	93	43.5	103	48.1	18	8.4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0.0	214	
Transport	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	0.0	1	
Trespass	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	0.0	1	

Incident Breakdown By Month Report

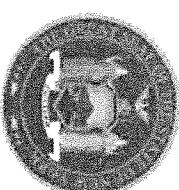


Marlborough Town Police Department
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Unknown Police	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1
Unwanted Subject	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2
Vehicle	4	66.7	2	33.3	0	0.0	0	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	6
Warrant Execution	3	60.0	1	20.0	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	5
Welfare Check	26	55.3	16	34.0	5	10.6	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	47
Total:	1453	45.9	1314	41.5	398	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	3165



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	\$0	\$3,229	\$3,229	0%
DARE	\$1,118	\$4,656	\$3,538	24%
F/T Court	\$0	\$6,243	\$6,243	0%
F/T Holiday *	\$4,847	\$53,652	\$48,805	9%
F/T Investigations	\$597	\$9,364	\$8,767	6%
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 *	\$7,965	\$3,943	(\$3,922)	199%
P/T Investigations	\$1,042	\$7,915	\$6,873	13%
P/T Shift Cover	\$2,072	\$27,719	\$25,647	7%
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	\$6,844	\$6,844	0%
Total	\$17,641	\$197,636	\$179,994	9%
*Holiday	\$12,712	\$57,595	\$44,883	22%

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

Line Item	Yr. to Date	Budgeted	remaining	% utilized
Grant Funds				
BUNY (buckle up NY)	\$0	\$614	\$614	0%
DWI (driving while intoxicated)	\$626	\$7,000	\$6,374	9%
PTS (police traffic services)	\$332	\$2,948	\$2,616	11%

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 February 2025

This month we continued to work on our garage renovations which included installing a new propane gas line to supply the new heating system.

We started work on the Dog Park building on Sands Ave. in Milton.

We had a crew out trimming brush along the roads that are proposed to be paved in this year's summer paving project. The scheduled roads are Barbara Jean Dr., Lauria Dr., Little Brook Rd., Ivy Ln., Beth Dr., Hillside Dr., Kris Korner, Hudson Bluff Circle, Hudson Bluff Dr., Riverwood Dr., Sandra Dr., McLaughlin Dr., Pleasant View Dr., Mt. Rose Rd., James St. and Warren St., all along Route 9W in Marlboro.

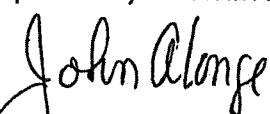
We had snow/ice events 2/3, 2/6, 2/8 and 2/15. Several days we had trucks out addressing water run offs that created ice spots.

We assisted the Water Department with water main breaks at 168 Milton Turnpike and at 1989 Rt. 9W.

On 2/7 our department attended the annual mandatory course on Sexual Harassment.

Fuel Usage: Gas: 77.153 gal. Diesel: 2402.386 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: 3/10/2025

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

RE: MONTHLY REPORT FOR FEBUARY

Water consumption totaled 11,672,000 gallons, which is a daily usage of 416,857. Compared to last month 13,716,000 gallons, which is a daily usage of 442,451. Compared to a year ago water consumption was 13,487,000 gallons for the month, which is daily usage of 465,068.

SUMMARY FOR THE MONTH

BILLING: We mailed out bills. Had to alleviate problems with a numerous amount of bills. Also, we had to go to customers houses to help them find leaks. If there are any problems with bills feel free to contact us.

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

METERS: We replaced 15 meters, because of battery failure.

VALVE BOXES: Valve boxes had to be repaired on Birdsall Ave and on Plattekill Rd.

WATER MAINS: We had to repair a 6 inch main on Milton Turnpike and also an 8 inch main in Milton on 9W 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: 2

MARKOUTS: 20

Gallons of Gas: 380

Gallons of Diesel: 60

Mileage for the month: 2,100

Account Description	Fee Description	Account#	Qty	Local Share
building Dept/ Burn permits	Burn Permits	00-2110	1	60.00
			Sub-Total:	\$60.00
Conservation	Conservation	A1255	1	1.38
			Sub-Total:	\$1.38
Dog Licensing	Female, Spayed	A2544	15	75.00
Dog Licensing	Male, Neutered	A2544	3	15.00
Dog Licensing	Male, Unneutered	A2544	3	30.00
			Sub-Total:	\$120.00
LANDFILL FEES	T/s Permits	00-2130	1	88.00
LANDFILL FEES	T/s Punch Cards	00-2130	9	510.00
			Sub-Total:	\$598.00
Marriage Lic.	MARRIAGE LICENSE FEE	00-1255	4	70.00
			Sub-Total:	\$70.00
Misc Fees	Building Fees\Building Dept	00-2110	1	9,217.00
Misc Fees	Fire Fees/Building Dept	00-2110	1	1,110.00
Misc Fees	YRP Zumba	00-2025	1	100.00
			Sub-Total:	\$10,427.00
MISC. FEES	Accident Reports	00-1255	12	60.00
MISC. FEES	Bank Fees (NSF)	00-1256	2	70.00
MISC. FEES	Certified Copies	00-1255	6	320.00
MISC. FEES	Community Rm. w/ Kitchen	00-2001	3	1,800.00
MISC. FEES	Community Rm. w/o Kitchen	00-2001	2	900.00
MISC. FEES	Foi Requests	00-1255	1	27.00
MISC. FEES	Hometown Hero	00-1255	1	8,090.00
MISC. FEES	Park Fees	00-2001	1	650.00
			Sub-Total:	\$11,917.00
				Total Local Shares Remitted: \$23,193.38
Amount paid to: NYS Ag. & Markets for spay/neuter program				27.00
Amount paid to: NYS Environmental Conservation				23.62
Amount paid to: State Health Dept. For Marriage Licenses				90.00
Total State, County & Local Revenues:	\$23,334.00			Total Non-Local Revenues: \$140.62

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

March 6, 2025

For the month of February 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 = **117,000** gallons per day.
 - (67% of design capacity.)
- Average BOD removal = **99%**
- Average Suspended Solids removal = **99%**

Milton WWTP

- Average Daily flow = **26,000** gallons per day.
 - (About 51% of design capacity)
- Average BOD removal = **99%**
- Average Suspended Solids removal = **94%**

Both the Marlboro and Milton Treatment Plants operated normally during the month of February without any major changes or events. Other than our routine maintenance and daily upkeep both plants had no significant events to report on. We are still waiting for H.A Schreck to repair the broken EQ Pump for the Milton Facility. We are currently operating with one pump without any issues. 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.

February 2025

TOWN OF MARLBOROUGH PLANNING BOARD REVIEW

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

February 2025 Financial Report

Application Fees	\$0
Escrow Fees	\$5,000
Recreation Fees	\$0
Invoices	\$10,328.21

February 3, 2025

Regular Meeting 7:00 PM

Approval of Minutes

The minutes for the January 3, 2025, and January 2025, meetings were approved.

Announcements

New Planning Board application fees were announced as follows:

Application Fees:

Residential Subdivision	\$1,000.00, plus \$150.00 per Lot or Unit
<i>Single Family or Town House</i>	
Residential Site Plan	\$1,000.00, plus \$100.00 per Unit
<i>Multi Family Apartments or Condos</i>	
Commercial Subdivision	\$1,000.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$2,000.00, plus \$10.00 per 1,000 SF
Minor Site Plan	\$500.00
<i>STR, Home Occupation, B&B</i>	
All Other Site Plans Reviews	\$1,000.00
Simple 2 Lot Line Revision	\$1,000.00
Recreation Fees	\$2,000.00 per Lot or Unit
<i>Residential Subdivision & Site Plans (excludes parent parcel)</i>	
Recreation Fees Adult Multiple Dwelling Affordable Housing	\$ 500.00 per Unit

Escrow Deposit: To be replenished to 75% of the original escrow when level drops to 25% remaining in account.

Residential Subdivision	\$2,500.00, plus \$150.00 per Lot or Unit
<i>Single Family or Town House</i>	
Residential Site Plan	\$2,500.00, plus \$100.00 per Unit
<i>Multi Family Apartments or Condos</i>	
Commercial Subdivision	\$2,500.00 per lot (up to 4 lots)
Commercial Site Plan	\$200.00 Per Lot Thereafter
Minor Site Plan	\$3,000.00 Minimum
<i>STR, Home Occupation, B&B</i>	\$1,500.00 Minimum
All Other Site Plans Reviews	\$2,000.00 Minimum
Simple 2 Lot Line Revision	\$2,000.00 Minimum
Preliminary Conceptual Site Plan	\$500.00

Engineer Inspection Fees: All Town Roads Installation Inspections

Improvements as approved by Town Engineer	5% of the Estimated Cost to Construct
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Communications

None

Public Hearings

Nathason BnB 798 Lattintown Rd, Milton	25-1000 102.2-2-24	PUBLIC HEARING	SITE PLAN
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Technical Comments

None

Board Actions

The Public Hearing was opened and closed with no input from the community. The Board authorized their attorney to draft a Resolution of Approval for the next scheduled meeting.

Ongoing Application Review

Bradley Rosen 2 Lot SD 184 Plattekill Rd, Marlboro	24-2021 108.2-9-36	SKETCH	SUBDIVISION
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Technical Comments

1. Ulster County Health Department approval remains outstanding.
2. The response letter identifies that a turn around has been provided on the driveways. Turn around could not be located.
3. The response letter identifies a slope analysis has been provided. Slope analysis could not be located.
4. Driveway location should be reviewed by the Highway Superintendent.
5. At previous Planning Board meeting, Planning Board member requested the EAF Item No. 17 be revised as appropriate, street width be depicted on the plans, driveway grade be depicted on the plan and speed limit on Plattekill Turnpike be noted.

Board Actions

A Public Hearing for this applicant was scheduled for March 3, 2025.

Technical Comments

1. The project proposes addition of two storage units on the existing storage unit facility site. Two units will be located south of the existing units on the site. The plan previously had approval in January of 2002. At the time it was identified that the plan would be a phased plan. The project is back before the Board for the re-approval of the two proposed storage units for a total of four consistent with the plan reviewed in 2002. It is noted, at the 2002 meeting a Full Environmental Assessment Form was reviewed and a Negative Declaration was issued for the entire project.
2. The project complies with all bulk table requirements for the HD Zoning District.
3. The Soil Erosion Sediment Control Plan contains hay bale sediment barriers. This is not an accepted practice and should be removed from the plans.
4. The detail sheet contains grass paver detail which is proposed between the back of the paved shoulder and highway boundary.
5. Sheet 3 shows an entrance plan and detail proposed entrance or is the entrance proposed to be modified or is this a detail from the original plan.
6. NYSDOT approval for modifications to the emergency access and proposed pavers along the property frontage is required.
7. Planning Board should declare its intent for Lead Agency for review on the project. NYSDOT would be an involved agency.
8. The EAF submitted identifies 1.25 acres of physical disturbance. Greater than 1 acre is proposed to be disturbed in this phase, in this final phase a Stormwater Pollution Prevention Plan must be prepared. Limits of disturbance calculations should be identified on the plans.
9. Additional information should be submitted on the wall mounted lighting. Dark sky compliant lighting should be provided.
10. The discharge location for the new stormwater systems should be evaluated. Based on topography where the additional flow will discharge to Tax Lot 1.32.
11. The plans show existing landscaping which was installed for the 2002 site plan. Mature landscaping now exists along the property frontage.
12. Comments from the jurisdictional Fire services should be received.
13. Nineteen proposed parking spaces are proposed along the northern portion of the site. The applicants are requested to discuss the use of the nineteen spaces or is outdoor storage proposed in these spaces.
14. Plans should indicate whether the facility is proposed to be fenced for security.
15. All symbols should be incorporated into the legend.
16. Submission to County Planning is required as this project is located on a State Highway.

Board Actions

The Board declared its intent for Lead Agency for review on the project. The Board also requested DOT to provide review and feasibility for sidewalks along Route 9W. The Board also requested the applicant show existing and/or proposed landscaping, particularly on the west side adjacent to 9W.

Technical Comments

1. Notice of Intent for Lead Agency was circulated for the project on 20 January 2025.
2. Status of the Town's Traffic Consultant review of the Traffic Study including access via of buses

based on road geometry and grades should be received.

3. NYSDOT has requested the Traffic Study be submitted to them for review.

4. This office solicited proposals on behalf of the Planning Board for review of the Noise Study provided. Copy of the proposal was transmitted to the Planning Board and Attorney on 24 January 2025.

5. The response identifies that buses will unload guests up along Mount Rose Road. Loading unloading of buses within the Town roadway should be addressed by the Planning Board, Traffic Consultant and Town Highway Superintendent.

6. The response identifies that a revised Sound Study is being prepared. The Sound/Noise Study once received should be transmitted to the Town's Noise Consultant identified above.

7. This office recommends that the Planning Board solicit comments from the Ulster County Health Department, regarding the use of temporary restroom facilities based on the intensity of use identified. Additional information pertaining to the use of portable facilities, if approved by the Health Department should be provided including length of stay, maintenance, ADA accessibility and proposed location on the site. Number of temporary restrooms should also be identified based on the number of proposed guests at events.

8. The Office of Parks, Recreation and Historical Preservation was included in the Lead Agency circulation based on the archeological sensitivity of the area noted in the EAF. Response from OPRPH is outstanding.

9. The proposed use is a special use in the zone. A Public Hearing will be required at a future date.

10. Narrative states entrances to the parking facility will be clearly designated. A method of designating these parking areas should be depicted on the plans.

11. Lighting for all parking areas should be addressed on the plans.

12. The Planning Board is requested to review the project narrative with compliance with special use criteria.

13. Jurisdictional Emergency services review should be undertaken.

14. Item 8 of the Special Use Criteria states "in or adjacent to a Residential District. In addition to the above criteria in the case of any use located in or directly adjacent to a Residential District; (a) the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, the size of the site in relation to its use, its site layout and its relation to existing and future access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to or to incongruence which said Residential District or conflict with normal traffic of the neighborhood". This should be specifically reviewed by members of the Planning Board.

Board Actions

At the recommendation of the engineer, the Board agreed to solicit comments from the Ulster County Health Department, regarding the use of temporary restroom facilities based on the intensity of use identified. The Board also requested the applicant provide Ulster Counter Health Department review of the septic permits currently in use on the site and review the use of the public pool and hot tub. The Board also read emails from the Town Code Enforcement Office and Attorney Kyle Barnett as follows:

From: Tom Corcoran <corcoran@marlboroughny.us>
Date: Wed, Jan 15, 2025 at 4:01 PM
Subject: Re: Someplace Upstate
To: Marlborough Planning <marlboroughplanning@marlboroughny.us>, Kyle Barnett <KBarnett@vandewaterlaw.com>, Supervisor Scott Corcoran <supervisor@marlboroughny.us>

The very first requirement for this application is.... it is a special use required in Section 155-12 (B)(k) Use Regulations / Special Use / Resort Hotel

There is a 10 acre minimum requirement for this to even start the process

The attached map shows (3) three parcels that equal 14 acres and not (1) one individual parcel that equals 10 acres by itself

As the Zoning officer, and sole interpreter of the code, a single parcel of 10 acres will be required to move forward with this application -as written - not (3) lots that may or may not be combined in future

If the application showed ownership and a lot line revision as part of its application, bringing a single parcel to 10 acres or more, I would interpret that to being allowed to move forward

Any questions or concern please do not hesitate to contact me

Tom Corcoran

Zoning Officer

From: Kyle Barnett <KBarnett@vandewaterlaw.com>

Date: Thu, Jan 30, 2025 at 11:28 AM

Subject: RE: Someplace Upstate

To: Joe Lofaro <lofaro@marlboroughny.us>, Chris Brand <cbrand@marlboroughny.us>, John LaMela <john.lamelaii1@gmail.com>, Fred Callo <fcallo@marlboroughny.us>, Cindy Lanzetta <clanzetta@marlboroughny.us>, Bob Troncillo <troncill38@gmail.com>, Steve Jennison <SJennison@marlboroughny.us>, Marlborough Planning <marlboroughplanning@marlboroughny.us>, Tom Corcoran <corcoran@marlboroughny.us>, Supervisor Scott Corcoran <supervisor@marlboroughny.us>, mcauchi@marlboroughny.us>, mcauchi@marlboroughny.us>, David Zambito <dzambito@marlboroughny.us>, matthew <mkneeter@live.com>, Cathy McCredie <highway@marlboroughny.us>, Steve Rivieccio Milton Fire Chief <miltonfdchief139@gmail.com>, Gary Lazaroff <glazaroff@marlboroughny.us>, Pat Hines <phines@mhepc.com>, John Alonge <alonge@marlboroughny.us>, Mike Fire Dept Troncillo <chief@marlboroughfd.org>, Chris Wilklow <cwilklow@marlboroughny.us>, Ed Molinelli <emolinelli@marlboroughny.us>, Sherida Sessa <ssessa@marlboroughny.us>, Steve Kneeter/Milton Fire Department <miltonfd21@aol.com>, Marlboro Fire Department Asst Chief <assitchief1@marlboroughfd.org>, Charlie Muggeo <cmuggeo@marlboroughny.us>, Gael Appler <gaelappler@gmail.com>, Gerard Comatos <GComatos@vandewaterlaw.com>

Cc: Theresa Gallo <tgallo@vandewaterlaw.com>, Brianna N. Kinzel <bkinzel@vandewaterlaw.com>, Jennifer Osterhoudt <JOsterhoudt@vandewaterlaw.com>

The Planning Board cannot refuse to hear the application because the subject property fails to comply with the 10-acre minimum requirement. Instead, the planning board has three options.

1. It can afford the applicant an opportunity to amend the application to include a lot line revision.
2. It can deny the application, after a complete review, based upon the failure to satisfy the minimum acreage requirements after completing its full review. (There is case law that does say a planning board application cannot be denied due to a lack of zoning, but those cases deal with whether the underlying use is permitted in that zone).
3. It can issue an approval conditioned upon compliance with the 10-acre requirement.

Regarding 155-32J; we are in the process of litigating past violations in Supreme Court. It is quite contentious. At the last conference, the judge has made it clear that he does not want the past violations to hinder the prosecution of the Planning Board application. My goal in the litigation is to achieve the best possible outcome for the town which includes a sanction for the past violation. Refusal to hear the application based upon the past violations of commercial activity will undermine that effort. In the event, the applicant resumes the unlawful commercial activity during review, then pausing the review process can certainly be revisited at that time.

The Board informed the applicant, based on the aforementioned communications, they could not move forward in the review process without amending their Site Plan Application to include a lot line revision to ensure a single parcel of 10 acres exists in order to comply with current regulations.

New Application Review

None

Special Topics Discussion

Senior Housing

The Board reviewed the proposed changes offered by the Town Board amending various provisions of Chapter 155-1, 155-12(E), 155-12.1, 155-12.2 and 155-29.3. The Board took no issues or objections to the proposed changes as presented and authorized their attorney to draft an official memo to the Town Board to provide their opinion.

Adjournment

NEXT SCHEDULED MEETING: Tuesday, February 18, 2025

**February 18, 2025
Regular Meeting 7:00 PM**

*****Meeting Canceled*****

NEXT SCHEDULED MEETING: Monday, March 3, 2025.

Respectfully Submitted,

Chris Brand

Chairman Town of Marlborough Planning Board