

Marlborough Fire District Request for Immunity as a Government Unit

The Board of Fire Commissioners Marlborough Fire District

For Your Consideration:

Following the request of authorized representative Wendel Associates to designate the Fire District as Lead Agency, we respectfully request consideration for exemption from zoning regulations that may apply to Inter-Governmental land use. The Fire District, in its efforts to provide emergency service responses for public safety, has authorized Wendel Associates to design additional space and renovations required to upgrade the existing structure, located at 14 Grand Street in the Town of Marlboro. Our concern on behalf of the community and the Volunteer firefighters is to comply with the following Standards:

- OSHA compliance regarding exposure of Volunteer Fire fighters to various health hazards including exposure to Carcinogenic materials.
- National Fire Protection Association regulations to create a “RED ZONE” for firefighters returning from an emergency call requiring the district to have a designated “Clean room” with associated shower and laundry facilities to cleanse themselves, and their firefighting clothing, and equipment being exposed to potential carcinogenic hazards. (also meets OSHA requirements regarding Hazard exposure)
- American Disability act (ADA), as they apply to sidewalks and curb cuts, in addition to access to public meeting room located on second floor, via standard size elevator. Handicap accessible bathrooms, and egress doors are included, as well as alterations to meet all ADA compliance as designated by the Architectural designs.

Project Renovations and Additional space needed.

Fire Trucks and Apparatus have additional space requirements.

- Community Growth, Number of Response calls dramatically increased as did population, and community residential housing units.
- Proposed additional residential housing units currently under consideration
- Increase of Emergency calls in recent years, compels us to plan futuristically for additional apparatus, and type of apparatus required.
- As previously mentioned, Firefighter hazard exposure, ADA requirements, OSHA Compliance and NFPA requirements all tie into this need

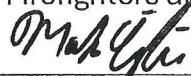
District summary of concerns:

Our community has significantly grown in population, and multiple housing units are evident of this growth. The increase in multiple dwellings and population, in effect, has resulted in the sharp rise of fire related emergency calls. Currently the district is barely meeting the space requirement for apparatus, however, as Our population increases the need for Firefighting Apparatus, will also require upgrades and space to meet current and future needs. The plans being presented to you provide for firefighters, health and safety while providing community protection and life safety. The Additional space in the apparatus bay will provide for future needs as well as ability to provide maintenance of the apparatus (Tilt Cab trucks) for many years to come. The impact for local interests, is the ability to protect our Firefighters, while responding to life saving incidents and accidents generated by an increased population.

The current location of the Fire House, and the property owned by the district can adequately meet the Codes and zoning requirements, while providing for the additional space requirements. The impact on local interests would be the ability to properly serve the community life safety needs while protecting our firefighters from imminent danger to life and health, because of carcinogenic, and other hazardous materials exposure.

The Fire District respectfully requests your consideration for immunity from the zoning requirements, to expedite the next steps of procuring public approval, and funding to meet the community needs while protecting our Firefighters and their families, from harm.

This request is respectfully submitted for your consideration and approval, on behalf of the Firefighters and the Community by the undersigned Board of Fire Commissioners



Chairman Mark Ciaglia



Assistant Chairman Peter Carofano



Board Member Kevin Casey



Board member Donald Cosman



Board member Edward Pross

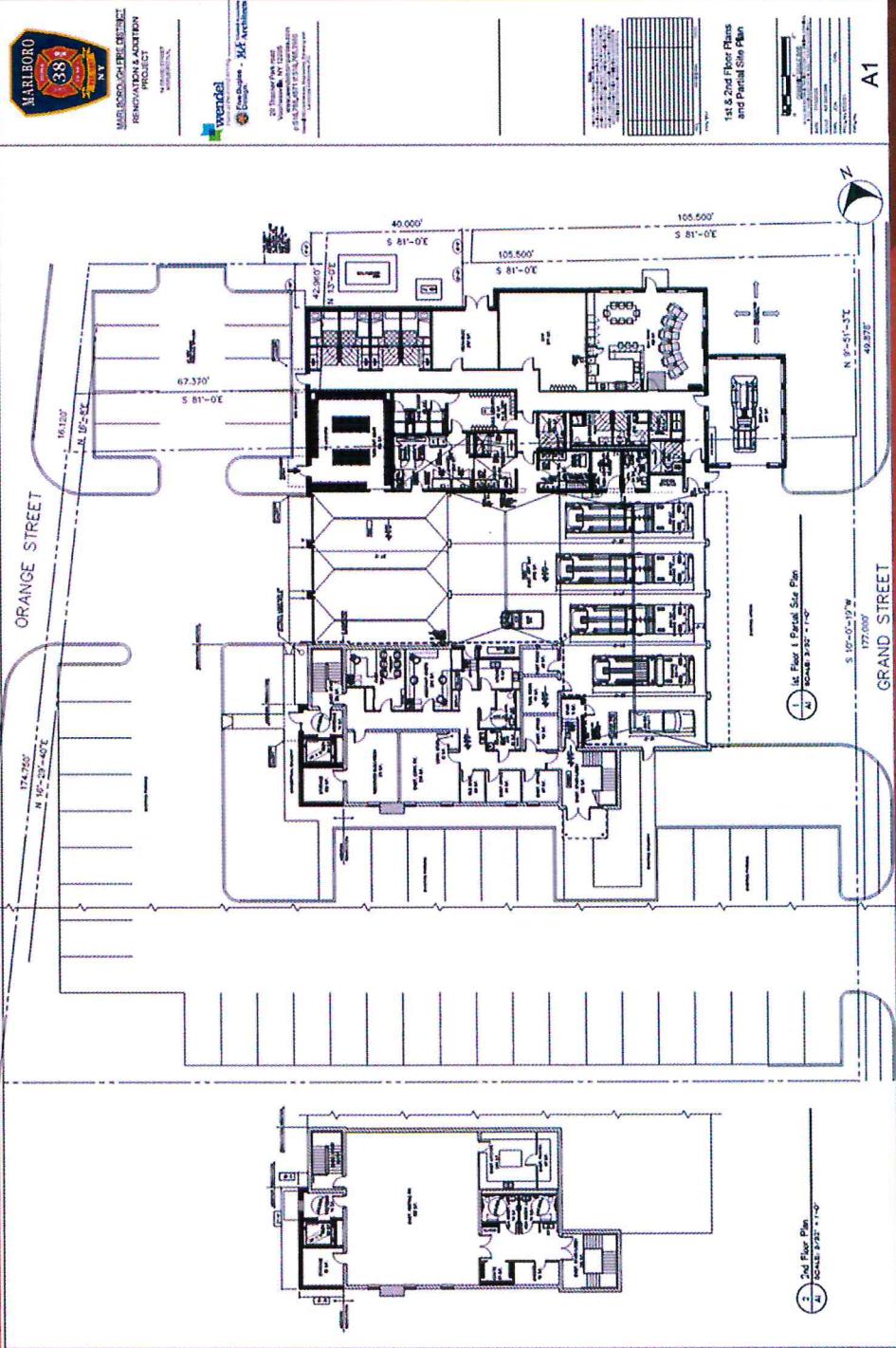


PROPOSED STATION

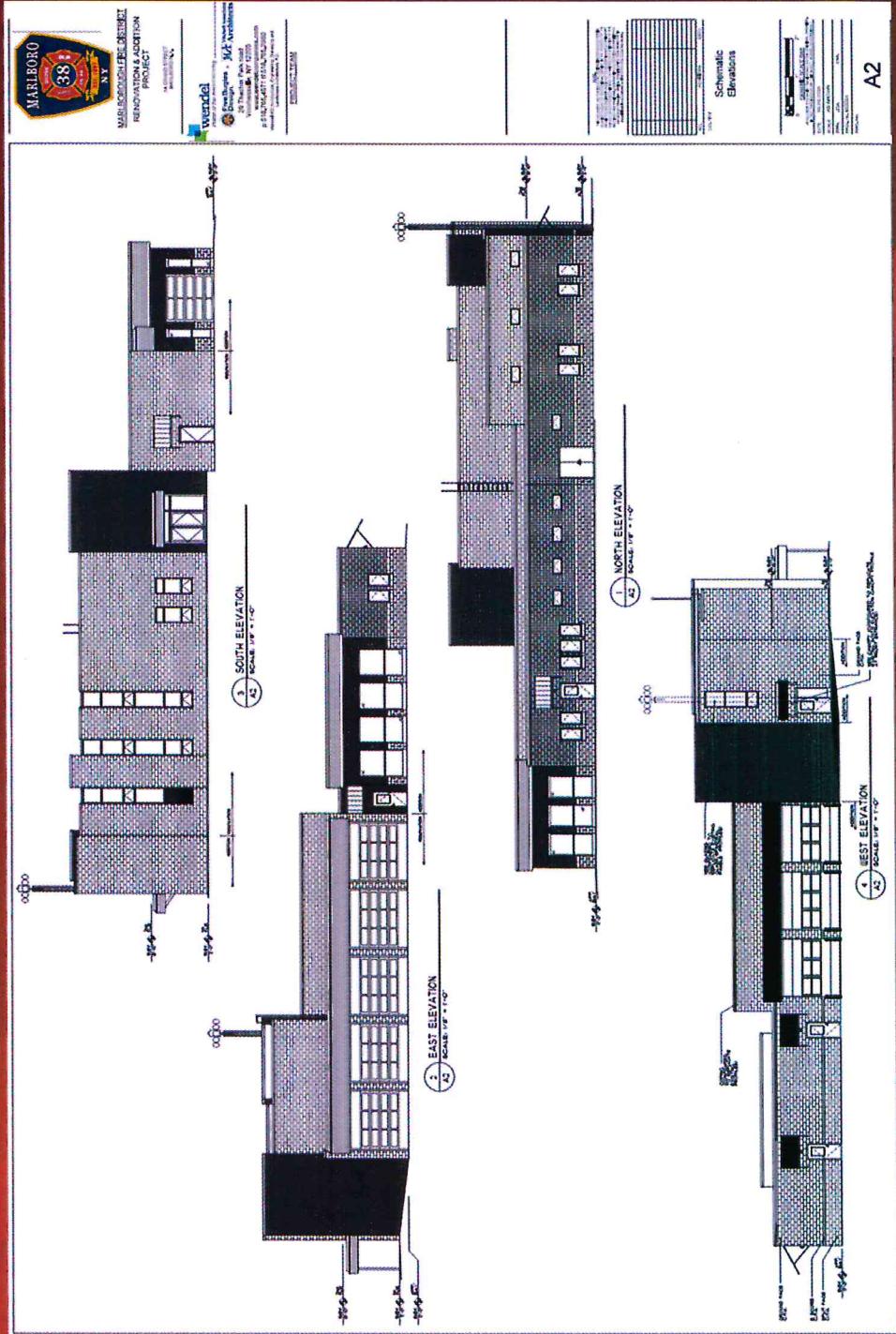


Home of the Award-Winning
Five Buggies +  Mitchell Associates
Design

PROPOSED STATION - FLOOR PLAN



PROPOSED STATION - ELEVATIONS



Architectural Services

Wendel Associates

Architects

Wendel Associates

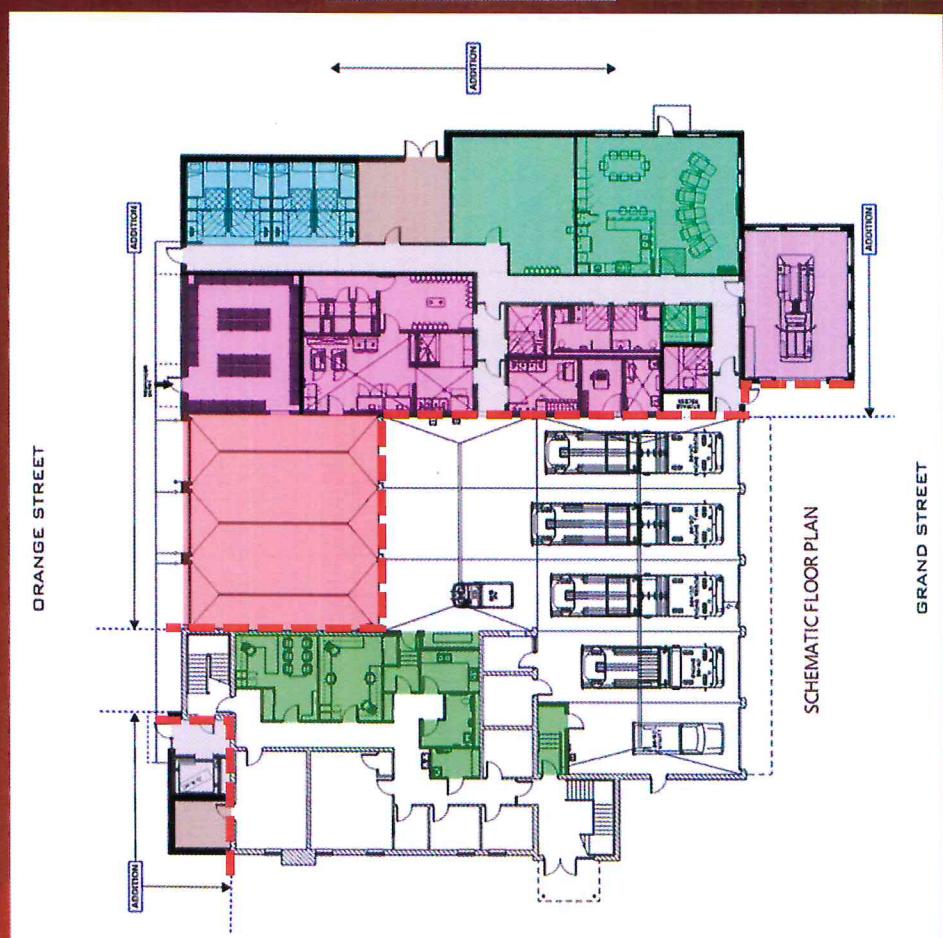
Architects

Wendel

Architects</p



PROPOSED STATION - 1st FLOOR PLAN



Home of the Award Winning

Five Bugles +

Five Design

Wendel Associates

Architects

PROPOSED STATION - RENDERING



Home of the Award-Winning

Michell Associates

MA Architects

Five Buggies +
Design



ULSTER COUNTY - STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 7329 / 108
INSTRUMENT #: 2024-2406

Receipt #: 2024016969
Clerk: CB
Rec Date: 03/07/2024 04:42:09 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: MURDOCK ABSTRACT CORPORATION

Party1: MARLBOROUGH FIRE DISTRICT
Party2: MARLBOROUGH FIRE DISTRICT
Town: MARLBOROUGH
108.12-1-18.100

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 200.00

***** NOTICE: THIS IS NOT A BILL *****

***** Transfer Tax *****

Transfer Tax #: 3254

Transfer Tax

Consideration: 0.00

Total: 0.00

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

Nina Postupack
Nina Postupack
Ulster County Clerk

WARRANTY DEED **Consolidation of Property**

This Indenture, made the 27th day of February 2024

Between

MARLBOROUGH FIRE DISTRICT (a/k/a Marlboro Fire District and a/k/a Board of Fire Commissioners of the Marlborough Fire District), a municipal entity formed under the laws of the State of New York, with its office at 14 Grand Street, Marlboro, NY 12542,

party of the first part and

MARLBOROUGH FIRE DISTRICT, a municipal entity formed under the laws of the State of New York, with its office at 14 Grand Street, Marlboro, NY 12542,

party of the second part,

Witnesseth, that the party of the first part, in consideration of ONE and 00/100 DOLLAR (\$1.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SEE SCHEDULE 'A'

Being comprised of the properties described in the following three (3) deeds:

1. Premises conveyed to Marlboro Fire District by deed dated March 13, 1975 from Hudson River Fruit Exchange, Inc. and recorded on March 17, 1975 in the Office of the Ulster County Clerk at Deed Liber 1333 at Page 814.

2. Premises conveyed to Board of Fire Commissioners of the Marlborough Fire District by deed dated August 13, 1999 from Daniel M. Martuscello and recorded August 16, 1999 in the Office of the Ulster County Clerk at Deed Liber 2955 at Page 124.

3. Premises conveyed to Marlborough Fire District by deed dated September 5, 2023 from JOEMARDEN, LLC and recorded on September 8, 2023 in the Office of the Ulster County Clerk at Deed Liber 7267 at Page 261.

Whereas this Consolidation Deed is being recorded to combine the three (3) separate contiguous parcels into one (1) parcel and to confirm the name of the Fire District as Marlborough Fire District.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns forever.

And said party of the first part covenant as follows:

First. That the party of the second part shall quietly enjoy the said premises.

Second, That the party of the first part will forever **Warrant** the title to said premises.

Third, That, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

MARLBOROUGH FIRE DISTRICT aka
Marlboro Fire District aka Board of Fire
Commissioners of the Marlborough Fire District
Peter Carofano
PETER CAROFANO, Vice-Chairman

State of New York)
) ss:
County of Ulster)

On the 27th day of February in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **PETER CAROFANO**, Vice-Chairman of the Marlborough Fire District, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

Timothy C. Hannigan
Notary Public, State of New York
Qual. in Albany Co. No. 02HA6270969
Commission Expires October 29, 2024

Record & Return To:
Hannigan Law Firm PLLC
388 Kenwood Avenue
Delmar, NY 12054

SCHEDULE 'A'

CONSOLIDATION DESCRIPTION
OF LANDS OF
MARLBOROUGH FIRE DISTRICT

ALL THAT PARCEL OF LAND situate in the Town of Marlborough, County of Ulster and State of New York being a consolidation of the parcels of land conveyed to the Marlborough Fire District (aka Marlboro Fire District) as recorded in Deed Liber 1333 at page 814, Deed Liber 2955 at page 124, and Deed Liber 7267 at page 261, said consolidated parcel being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Orange Street at the northwest corner of the herein described parcel of land, said point being South 60°37'00" West 2.85 feet from a fire hydrant and being the northwest corner of Parcel "A" as designated on Map 23-75 on file with the office of the Ulster County Clerk and conveyed to the Marlborough Fire District as recorded in Deed Liber 7267 at page 261, and running thence along the division line with lands of Joemarden, LLC and designated as Lot 1 on said filed map #23-75, South 81°00'00" East 65.49 feet to a rebar found set on the division line with lands conveyed to the Board of Fire Commissioners of the Marlborough Fire District as recorded in Deed Liber 2955 at page 124, thence along said division line and continuing along the division line with said lands of Joemarden, LLC, South 81°00'00" East 40.00 feet to a rebar found set on the division line with lands conveyed to Chastity M. and Bruce Laboy as recorded in Deed Liber 6807 at page 033, thence along the division line with said lands of Laboy and along the westerly bounds of a nine foot wide right of way South 13°00'00" West 9.00 feet to a metal pipe found set at the southwest corner of said right of way, thence continuing along the division line with lands of Laboy and along the southerly bounds of the nine foot wide right of way, South 81°00'00" East 105.50 feet to a rebar found set on the westerly side of Grand Street, thence along the westerly side of Grand Street South 09°50'35" West 49.88 feet to the northeast corner of land conveyed to the Marlboro Fire District as recorded in Deed Liber 1333 at page 814, thence continuing along the westerly side of Grand Street, South 09°30'00" West 177.00 feet to the intersection with the northerly side of Church Street, thence along the northerly side of Church Street North 81°00'00" West 236.00 feet to a point on the easterly side of aforementioned Orange Street, thence along said easterly side of Orange Street, North 15°46'44" East 178.24 feet to a point, thence North 16°08'02" East 16.12 feet to a railroad spike found set in blacktop, and thence North 15°29'28" East 43.13 feet to the place of beginning.

Containing 1.19 Acres

ITEM #9 Old Business

Councilwoman Sessa reported that the first Concert in the Park had a great turnout. She let the public know that in response to comments from citizens about ADA parking, the Highway Department, Recreation Committee and Police Department will be updating the ADA-accessible parking.

Appreciation was given to the Recreation Committee for organizing such successful events.

ITEM #10 New Business

No new business.

ITEM #11 Correspondence

Deputy Supervisor Appler read the following correspondence:

A letter from Dare Thompson representing the League of Women Voters requesting use of the Train Station on September 9, 2025 and waive the fee for usage.

Councilman Molinelli made a motion to allow the League of Women Voters use of the Train Station on September 9, 2025 and waive the usage fee. Motion seconded by Councilwoman Sessa.

Yea: 4 Nays: 0 Carried

A resignation letter from Police Dispatcher Jenna Galasso which will be effective August 1, 2025.

A letter from the Marlborough Fire District requesting a fee waiver for Planning Board application fees for an addition and renovation project.

Councilwoman Sessa made a motion to waive the Planning Board application fees for an addition and renovation project for the Marlborough Fire District. Motion seconded by Councilman Molinelli.

Yea: 4 Nays: 0 Carried

A letter from the Marlboro Free Library requesting use of the Train Station free of charge on September 29, 2025 to host an adult education program.

Councilman Zambito made a motion to allow the Marlboro Free Library use of the Train Station free of charge on September 29, 2025 to host an adult education program. Motion seconded by Councilwoman Sessa.

Yea: 4 Nays: 0 Carried

ITEM #12 Public Comments

There was a very brief discussion about correspondence with the NYSDOT after the fatal car accident on Route 9W by New Rd.