

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
DECEMBER 8, 2025 7:00 PM
LOCAL LAW OF THE YEAR 2025

AMENDING VARIOUS PROVISIONS OF CHAPTER 155 "ZONING" OF THE CODE OF THE TOWN OF MARLBOROUGH AS FOLLOWS: AMENDING SECTION 155-1 "TERMS DEFINED", ADDING AN ADDITIONAL PERMITTED ACCESSORY USE TO SECTION 155-12(A) "R RESIDENTIAL DISTRICT", ADDING AN ADDITIONAL PERMITTED ACCESSORY USE TO SECTION 155-12(C) "R-AG-1 RURAL AGRICULTURAL DISTRICT", AND ADDING A NEW SECTION 155-32.6 "DETACHED ACCESSORY DWELLING UNITS ON SINGLE-FAMILY PROPERTIES."

FIRST MEETING OF THE MONTH
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NY
DECEMBER 8, 2025 7:00 PM

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 November 24, 2025 Town Board Meeting

ITEM #5 Authorize payment of bills- \$143,831.03

ITEM #6 Comments on the agenda

ITEM #7 Report of Departments and Boards

ITEM #8 Presentation

ITEM #9 Old Business

ITEM #10 New Business

ITEM #11 Correspondence

ITEM #12 Public Comments

ITEM #13 Resolutions

- A). Resolution # 96 To appoint a Town Board Member
- B). Resolution # 97 To appoint a Planning Board Chairman and Deputy Chairman
- C). Resolution # 98 To appoint a part time Police Officer
- D). Resolution # 99 To re-appoint a member to the Planning Board
- E). Resolution # 100 To appoint a member to the Planning Board
- F). Resolution # 101 To re appoint members to the Ethics Board
- G). Resolution # 102 To waive conditions for final site development plan
- H). Resolution # 103 To appoint a Zoning Board Deputy Chairman
- I). Resolution # 104 To Transfer Funds

ITEM #14 Adjournment

December 8, 2025

A) Resolution #96 To appoint a Town Board Member

Supervisor Corcoran proposes the following:

WHEREAS, the unfortunate passing of Councilman Ed Molinelli, who served as diligent and loyal Town Board member for 18 years, leaves one Town Board seat vacant, which vacancy was announced at the Town Board's regular meeting on November 24, 2025; and

WHEREAS, pursuant to Town Law §64(5), the Town Board has the authority to fill vacancies in any elective town office by appointment, and such appointee shall hold office until the commencement of the calendar year next succeeding the first annual election at which the vacancy may be filled.

THEREFORE, BE IT RESOLVED that the Marlborough Town Board, after due consideration, hereby appoints Gael Appler, Jr. to serve as Town Board member.

BE IT FURTHER RESOLVED that this appointment shall be for a term beginning January 1, 2026 and ending December 31, 2026.

The foregoing resolution was duly put to a vote which resulted as follows:

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

December 8, 2025

B). Resolution # 97 To appoint a Planning Board Chairman and Deputy Chairman

Supervisor Corcoran proposes the following:

Whereas, Planning Board Chairman Chris Brand's term will conclude on December 31, 2025;
and

Whereas, Mr. Brand does not wish to be reappointed to the Planning Board; and

Whereas, the open position of Chairman needs to be filled beginning January 1, 2026.

Be it resolved, that Steve Jennison be appointed as the Planning Board Chairman, effective January 1, 2026.

Be it resolved, that the Town Board wishes to also appoint a Deputy Chairman to the Planning Board.

Be it resolved, that Fred Callo will serve as the Deputy Chairman, effective January 1, 2026.

And moves for its adoption

Councilmember Sessa	_____
Councilmember Cauchi	_____
Councilmember Zambito	_____
Supervisor Corcoran	_____

December 8, 2025

C). Resolution # 98 To appoint a part time Police Officer

Supervisor Corcoran proposes the following:

Whereas, the Town of Marlborough Police Department has a position for a part time police officer, and

Whereas, it is the recommendation of the Chief of Police to appoint Devon Breslin.

Be it resolved, that Devin Breslin be appointed effective immediately

And moves for its adoption

Councilmember Sessa	_____
Councilmember Cauchi	_____
Councilmember Zambito	_____
Supervisor Corcoran	_____

December 8, 2025

D). Resolution # 99 To re-appoint a member to the Planning Board

Supervisor Corcoran proposes the following:

Whereas, an advertisement was placed in the local newspaper for a position on the Planning Board, and

Whereas, the Planning Board Committee had interviewed for the position, and

Whereas, Joe Lofaro wishes to remain on the Board, and

Whereas, it is the recommendation of the Planning Board Committee to reappoint Joe Lofaro.

Be it resolved that Joe Lofaro be re-appointed to the Planning Board effective January 1, 2026 with a term ending December 31, 2030

And moves for its adoption

Councilmember Sessa	_____
Councilmember Cauchi	_____
Councilmember Zambito	_____
Supervisor Corcoran	_____

December 8, 2025

E). Resolution # 100 To appoint a member to the Planning Board

Supervisor Corcoran proposes the following:

Whereas, an advertisement was placed in the local newspaper for a position on the Planning Board, and

Whereas, the Planning Board Committee had interviewed for the position, and

Whereas it is the recommendation of the Planning Board Committee to appoint Nicholas Bozzo.

Be it resolved that Nicholas Bozzo be appointed to the Planning Board effective January 1, 2026 with a term ending December 31, 2030

And moves for its adoption

Councilmember Sessa	_____
Councilmember Cauchi	_____
Councilmember Zambito	_____
Supervisor Corcoran	_____

December 8, 2025

F). Resolution # 101 To re appoint members to the Ethics Board

Supervisor Corcoran proposes the following:

Whereas, there were two open positions on the Towns Ethics Board, and

Whereas, the Ethics Board Committee interviewed for the positions, and

Whereas it is the recommendation of the Ethics Board Committee to re appoint the following members:

James Kuha (c) term ending 12/31/2028

Ed Mackey (I) term ending 12/31/2028

Be it resolved that members James Kuha and Ed Mackey be re-appointed to the Ethics Board

And moves for its adoption

Councilmember Sessa _____

Councilmember Cauchi _____

Councilmember Zambito _____

Supervisor Corcoran _____

December 8, 2025

G). Resolution # 102 To waive conditions for final site development plan

Supervisor Corcoran proposes the following:

WHEREAS, on November 6, 2023, the Applicants 220 North Road, LLC. and Robert Pollack (the “Applicants”) submitted an application to the Town of Marlborough Planning Board (the “Planning Board”) requesting Site Plan, Special Use Permit, and Lot Line Revision approvals to expand the Buttermilk Falls Hotel and Resort; and

WHEREAS, on December 16, 2024, the Town of Marlborough Planning Board granted Conditional Final Site Plan, Special Use Permit, and Lot Line Revision approvals for the Buttermilk Falls Hotel and Resort expansion project; and

WHEREAS, as a condition of approval, the Applicants were to make an Offer of Cession to the Town of Marlborough Town Board to convey ownership of certain lands within North Road to the Town; and

WHEREAS, the Town of Marlborough does not wish to take title to the property described.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Marlborough that conditions contained at I(iv)(b) and II(A)(d)(i) in the Resolution Granting Final Site Development Plan, Special Use Permit, and Lot Line Revision Approvals for the Buttermilk Falls Hotel and Resort Expansion, dated December 16, 2024, be waived.

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Corcoran _____

Councilman Cauchi _____

Councilman Zambito _____

Councilwoman Sessa _____

DATED: Milton, New York
December 8, 2025

COLLEEN CORCORAN, TOWN CLERK

December 8, 2025

H). Resolution # 103 To appoint a Zoning Board Deputy Chairman

Supervisor Corcoran proposes the following:

Be it resolved, that the Town Board wishes to appoint a Deputy Chairman to the Zoning Board.

Be it further resolved, that Jeff Mekeel will serve as the Deputy Chairman, effective January 1, 2026.

And moves for its adoption

Councilmember Sessa	_____
Councilmember Cauchi	_____
Councilmember Zambito	_____
Supervisor Corcoran	_____

December 8, 2025

I). Resolution # 104 To Transfer Funds

Supervisor Corcoran proposes the following:

Whereas, the Town Board needs to approve the transfer of funds, and

Be it resolved, that the Town Board approves the following transfer of funds

To Transfer \$65,202.83 from Building Reserve account A.0230.002 to General Fund A.0200.000 for the added expenses to the DPW building, and

To Transfer \$18,480.61 from Park Reserve account A. 0230.001 to General Fund A.0200.000 for the bocce court and boulders for the park

And moves for its adoption

Councilmember Sessa	_____
Councilmember Cauchi	_____
Councilmember Zambito	_____
Supervisor Corcoran	_____