

February 27, 2017

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NEW YORK
FEBRUARY 27, 2017 7:00 PM
MINUTES OF MEETING

Present: Deputy Supervisor DeMarco
Councilman Molinelli
Councilman Corcoran
Councilman Baker
Councilman Koenig

Danielle Cherubini, Deputy Town Clerk

Absent: Supervisor Lanzetta

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

Councilman Corcoran made a motion to add A) Sign Law to Item #8 New Business on the agenda. Motion seconded by Councilman Baker.

Yeas: 4 Nays: 0 Carried

Councilman Koenig made a motion to approve the agenda. Motion seconded by Councilman Molinelli.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the February 13, 2017 Town Board Meeting
Danielle Cherubini mentioned to the Board that she will need to add the legal notice of estoppel and affidavit of publication of the estoppel from the Southern Ulster Times regarding the bond Resolution #39 for the pay loader that was passed at the February 13, 2017 meeting.

Councilman Corcoran made a motion to approve the minutes from the February 13, 2017 Town Board Meeting to include the pending legal notice of estoppel and affidavit of publication for Resolution #39. Motion seconded by Councilman Koenig.

Yeas: 4 Nays: 0 Carried

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ITEM #5 Authorize payments of bills

Councilman Baker made a motion to authorize payment of the abstract in the amount of \$131,774.83. Motion seconded by Councilman Molinelli.

Yeas: 4

Nays: 0

Carried

ITEM #6 Presentations

No presentations

ITEM #7 Comments on the agenda

No comments on the agenda

ITEM # 8 New Business

A) Sign Law

Councilman Corcoran stated that the Board has been working on revising the sign law (Section 155-28 of the Town Code) which hasn't been updated since 1972. They are looking to implement the law moving forward and whatever signs were approved in the past they will leave as is. The goal is to help business's promote their business and also make the 9W corridor look nicer. One item they changed in the sign law is that they are going to regulate billboards. The billboard company would need to register their billboard with the Town. The Board and Tom Corcoran discussed square footage of signs. Landscaping around a sign is also required in the revised law. There was also a discussion and disagreement regarding how many signs should be permitted for the proposed Chestnut Petroleum project and how many signs there should be per business for one building. It was questioned why the code would allow large signs with a specified maximum square footage. Tom Corcoran explained that the code should outline the maximum size sign. The Planning Board can determine the size of the sign based on the site plan and Ulster County's comments regarding site distance. Then the applicant wouldn't need to go through the Zoning Board for a variance for a larger sign which saves time and money.

Councilman Corcoran stated that he measured different types of signs along 9W to give the Board an idea of what they're looking at. The Board and Tom Corcoran talked about some of the different types of signs around Town. They also talked about the definition of ladder signs, monument signs, and pole signs. Mr. Corcoran gave his opinion on what he thinks the Board should include in the table (which outlines sign type, maximum area, maximum height, minimum setback from property, and other requirements) he also gave examples of what certain signs would look like. Councilman Corcoran questioned some items in the revised law; sign area, community directory signs, table numbers referenced under schedule of sign regulations, common signs and business signs under the master sign plan for shopping centers, business centers and office buildings, and fees for billboards. The Board agreed to add a fee for billboards.

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Tom Corcoran stated that in the current code, signs are considered an accessory structure; he suggested making signs exempt from being an accessory structure under the definition of a sign.

Councilman Corcoran stated that he will work on the items they discussed, condense the code and the tables and get it back to the Board for review.

ITEM #9 Workshop topics

ITEM #10 Correspondence

Deputy Supervisor DeMarco read a letter from the Juvenile Diabetes Research Foundation asking to waive the fee to use the pavilion at Cluett Schantz Park on May 6, 2017.

Councilman Molinelli made a motion to waive the fee for the Juvenile Diabetes Research Foundation to use the pavilion on May 6, 2017. Motion seconded by Councilman Corcoran.

Yeas: 4

Nays: 0

Carried

ITEM #11 Public Comment

James Garofalo stated that the draft of the sign law is on the website. He suggested that the changes be put on the website so the public can see them before the public hearing.

ITEM #12 Resolutions

A). Resolution #40 To introduce a Local Law of the year 2017 amending sections 134-2 and 134-9 of the Subdivisions regulations within the chapter 134 of the Town Code.

B). Resolution #41 To change a name of a road in the Town of Marlborough

ITEM #13 Adjournment

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A). Resolution #40 To introduce a Local Law of the year 2017 amending sections 134-2 and 134-9 of the Subdivisions regulations within the chapter 134 of the Town Code

A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING SECTIONS 134-2 AND 134-9 OF THE SUBDIVISION REGULATIONS WITHIN CHAPTER 134 OF THE TOWN CODE TO ADDRESS LOT CONSOLIDATIONS AND LOT LINE REALIGNMENTS FOR NO MORE THAN TWO LOTS IN R, R-1, AND R-Ag-1 ZONING DISTRICTS.

BE IT ENACTED by the Town Board of the Town of Marlborough that the Town Code is amended as follows:

Section 1. The definition “Subdivision” within Section 134-2 is modified to read as follows [deletions are stricken and additions are underscored]:

SUBDIVISION – The division of any parcel of land into a number of lots, blocks or sites as specified in this chapter, with or without streets or highways, for the purpose of sale, transfer of ownership or development. The term “subdivision” shall include any alteration of lot lines or the dimensions of any lots, however the public hearing requirements of Section 134-9(C) of this Chapter shall not apply to the consolidation of lots or to lot line realignments affecting no more than two (2) lots in the R, R-1, and R-Ag-1 zoning districts, and the Planning Board shall be empowered to issue one unified approval in such circumstances as opposed to preliminary approval followed by final approval. ~~The term “subdivision” may include any alternation of lot lines or dimensions of any lots or sites shown on a plat previously approved and filed in the office of the County Clerk or register of the county in which such plat is located.~~ Subdivisions may be defined and delineated by local regulation as either “major” or “minor”, with the review procedures and criteria for each set forth in this chapter.

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Section 2. Section 134-9(D) is amended to add a new last sentence reading as follows:

Preliminary approvals, followed by final approval, shall not be required for the consolidation of lots or for lot line realignments affecting no more than two (2) lots in the R, R-1, and R-Ag-1 zoning districts. Instead the Planning Board may issue one unified approval.

Section 3. Pursuant to Municipal Home Rule Law, this local law shall supersede any inconsistent provisions found within Sections 276 and 277 of this state's Town Law.

Section 4. If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

Section 5. This local law shall take effect immediately upon filing with this state's Secretary of State.

RESOLVED, that a public hearing be held in relation to the proposed changes as set forth in the form of notice, hereinafter provided, at which hearing parties of interest and citizens shall have an opportunity to be heard, to be held at the Town Hall, 21 Milton Turnpike, Milton, New York, on March 13, 2017, at 7:00 o'clock p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Marlborough, by the Town Clerk, at least five (5) days before such hearing and that notice shall be in the following form:

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NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the Town Board of the Town of Marlborough will hold a public hearing at the Town Hall, 21 Milton Turnpike, Milton, New York on March 13, 2017 at 7:00 o'clock, p.m., on Local Law No. ___ of the Year 2017, on a proposed Local Law of the Town of Marlborough, Ulster County, New York, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING SECTIONS 134-2 AND 134-9 OF THE SUBDIVISION REGULATIONS WITHIN CHAPTER 134 OF THE TOWN CODE TO ADDRESS LOT CONSOLIDATIONS AND LOT LINE REALIGNMENTS FOR NO MORE THAN TWO LOTS IN R, R-1, AND R-Ag-1 ZONING DISTRICTS.

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the office of the Clerk of the Town of Marlborough, at the Town Hall, 21 Milton Turnpike, Milton, New York, between the hours 8:00 a.m. to 4:00 p.m. on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: Milton, New York
 February 27, 2017

COLLEEN CORCORAN, TOWN CLERK

February 27, 2017

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

Supervisor Lanzetta	Absent
Councilman Molinelli	Yes
Councilman Corcoran	Yes
Councilman Baker	Yes
Councilman Koenig	Yes

DATED: Milton, New York
February 27, 2017

COLLEEN CORCORAN, TOWN CLERK

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B). Resolution #41 To change a name of a road in the Town of Marlborough

Supervisor Lanzetta proposes the following:

Whereas, the Town Board of the Town of Marlborough accepted dedication of a road named Hampton Hills Road in 2007, and

Whereas, the Town of Highway Superintendent, Gael Appler has consented to change the name of the road to Hampton Hills Drive, at the request of private parties.

Be it resolved, that Hampton Hills Road is changed in name to Hampton Hills Drive, effective as of the initial road dedication.

And it moves for adoption

Councilman Corcoran	Yes
Councilman Molinelli	Yes
Councilman Koenig	Yes
Councilman Baker	Yes
Supervisor Lanzetta	Absent

Councilman Koenig made a motion to adjourn the meeting at 8:34 PM. Motion seconded by Councilman Molinelli.

Yeas: 4 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*