

April 27, 2015

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NEW YORK
APRIL 27, 2015
MINUTES OF MEETING

Present: Supervisor Osborn
Councilman Molinelli (Arrived At 7:15pm)
Councilman Corcoran
Councilman Baker
Councilman Koenig

Colleen Corcoran, Town Clerk

Also Present: Chuck Voss, Town Engineer
Don Fletcher, Town Engineer
Michelle Doran, EDC
John Demarco, EDC

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

A moment of silence was observed for Rolande Benedict and Francis LaFort.

ITEM #3 Motion to approve agenda

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

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the April 13, 2015 meeting (*Motions made at 7:18PM*)

Councilman Corcoran made a motion to approve minutes from the April 13, 2015. Motion seconded by Councilman Koenig.

Yeas: 5 Nays: 0 Carried

ITEM #5 Authorize payment of bills

Councilman Koenig made a motion to pay the abstract in the amount of \$123,891.79. Motion seconded by Councilman Baker.

Yeas: 4 Nays: 0 Carried

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ITEM #6 Presentation

A). Barton And Loguidice-Marlboro Hamlet Enhancements Design Report EDC
Supervisor Osborn welcomed Michelle Doran and John DeMarco of the EDC and also Chuck Voss and Don Fletcher of Barton and Loguidice.

Michelle Doran said that Barton and Loguidice prepared a Marlboro Hamlet Enhancement Design Report which outlines all the deliverables in great detail. The EDC is a diverse group of individuals who are highly skilled and come from professional and entrepreneurial backgrounds. They work diligently on the Hamlet project and she thanked everyone for their contributions. The focus of the committee is to execute initiatives that will improve the economic vitality of the Hamlet. The Hamlet needs a facelift, improved foot traffic, and they want to attract new business. The committee is focusing on the communities strengths which are agriculture and the Hudson River. They would like to have businesses that will create jobs and also attract more traffic through our Town.

Ms. Doran said that the committee started with five people in July of 2012, they grew larger and were sanctioned by the Town Board as an official committee in February of 2014. The EDC had funds approved to work with Barton & Loguidice. They are working with Central Hudson to get natural gas and underground utilities. Phase 1 of the locust tree planting is completed. Ms. Doran added that they have a School Board member on the committee. They worked with the school board to get a tax incentive approved for new businesses. A new business would save 50% on their first year of school taxes and continue to have tax incentives for 10 years. The EDC, along with Barton & Loguidice obtained a grant for \$80,800.00 to conduct further studies along 9W corridor. They have been discussing trails and waterfront development with Scenic Hudson and Tilcon.

John Demarco said there are many great ideas that the committee members have had but they have narrowed them down to about five or six. They have been advised by the state to focus farther in order to participate in the grant process. There are grant opportunities available now that they would like to pursue, therefore they need a well thought out plan and need to be ready to execute the plan. The state doesn't want to give out money if the entity is not ready to spend it. The committee is ready to focus on the Hamlet beautification and a lot of the details have been defined and they can apply for a grant to facilitate execution. They want to begin the grant process so they can get the most money the can. The EDC has determined that waterfront development plan has enormous potential but they are not ready to execute that plan. Their goal is to execute that plan next year. They need funding though to do studies and planning and there is funding available. Mr. Demarco added that the EDC has so much support including the support of Steve Osborn and Howard Baker. B & L is going to help them through the grant process and the plan that B & L has is designed so they can cut and paste information into the applications. The committee will also work on the bid process and anything that will need to be done to execute the plan.

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Supervisor Osborn said it is a pleasure to be a part of the group. He feels that when they do the Local Waterfront Revitalization Program (LWRP) for trails and waterfront development they should include Milton because they are looking to do the same thing.

Councilman Koenig said it is good to see how they are going to implement the plan, which is what the Board was looking for.

There was a brief discussion on how much time and commitment that has gone into this.

Councilman Corcoran said that people don't realize how many hours go into something like this. He thanked Ms. Doran and Mr. Demarco for all of their hard work. The Board can provide funding but what they do is priceless.

Councilman Molinelli arrived.

Chuck Voss of Barton and Loguidice introduced himself and also the Vice President of B & L, Don Fletcher. He said this is a great project and they have really enjoyed working with the community members involved. This project started about a year and a half ago almost as a parking study. After working with the group, they realized what the Hamlet should be like. This design report digs into previous studies to provide the information for the grant process. The project is built on three prior plans: the comprehensive plan, the corridor study, and the transportation plan. In order to write successful grant applications, you need to have a solid engineering report and you also need to know how much money is needed. The plan looks at the physical components of the Hamlet and how it can be enhanced. They looked at items zoning issues and how zoning affects the area. There are suggestions in the report. The plan also includes the zoning overlay and the different uses in a small area. They looked at how to create gateways with signage, trees, and landscaping. The plan gives an inventory of design elements, ideas for parking, and aesthetic ideas such as what to do with the flagpole which is a major focal point. They looked at how to preserve the historic character, ideas for road cross sections, lighting, and curbing. Also, how to fill the gaps between the buildings and how to build off the design elements and capture the beauty of mixed use buildings. The plan includes access management, how to move pedestrians and vehicles through the Hamlet and they looked at sidewalks, curb cuts, ADA accessibility, crosswalks, and pathways. The Lattintown Creek Trail would run from the river to the Hamlet and eventually to Town. Creating this trail could potentially draw a lot of people to the Hamlet. Mr. Voss said that they have provided conservative cost estimates for the segments of the project. He also mentioned multiple grant programs that would help with the enhancements.

Councilman Baker said that Tony Falco took him, Supervisor Osborn, and someone from Scenic Hudson on a hike last year on the trail from the Falcon down toward the river and then from the Falcon up the stream to the west. Many people come to Mr. Falco's business and wonder what else they can do in the Town. People like trails and it will attract people to our Town and will drive businesses. People will enjoy the natural beauty of the trail.

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Supervisor Osborn said that this document is what we need in order to get grants. The next step is to figure out the order that they will go after the grants and who is going to do what work. He added that the underground wiring with Central Hudson is moving along, they will go from the Falcon to Amodeo's then from 9W up to Zambito's which is a huge undertaking. He should have the plans for this tomorrow. Supervisor Osborn thanked everyone for their presentation.

Supervisor Osborn said that he would like to talk about the Train Station roof at this time. The Board put this out to bid and received a low bid back from Yankee Construction in the amount of \$167,915.00. They would like the project to be done in a historically accurate manor and Yankee Construction are experts in this type of restoration. Last week, at the Community Salute Councilman Corcoran spoke with Assemblyman Skartados who is going to be able to find funding for the whole Highway garage project. Supervisor Osborn thanked Assemblyman Skartados for his continued generosity to the Town. Councilman Corcoran said the grant for the Highway garage would be for \$100,000.00 - \$125,000.00 and the garage cost is estimated to be \$105,000.00 - \$125,000.00. The engineering is complete for the garage. Assemblyman Skartados has already obtained \$50,000.00 for the Train Station and the Train Station Committee has \$50,000.00 in donations. The Town would expend \$68,000.00 plus engineering costs which is about 15%. He also thanked Assemblyman Skartados for all of his help for this Town. Both of these projects will be funded from the building fund. Supervisor Osborn read Resolution # 50 To Award the Milton Railroad Station Roof Replacement bid at this time.

Supervisor Osborn stated that Parks and Recreation is asking the Town to close out previous paperwork for granting for the Train Station doors and windows in order to be approved for any new grants. He asked Glen Botto if he would circulate the letter from Parks and Recreation to the Train Station members so they can help get everything together.

Supervisor Osborn said that he would also like to discuss Resolution #49 To accept a donation from the Marlboro Central School District, at this time. The donation pertains to the playground outside of the Police Department at the New Town Hall. The Town Board has been talking about accepting the playground from the school and moving it to Town Park property and make more parking spaces by the Police Department. The school board approved the donation and the Town can now accept it and move it to one of its parks. There are people who are opposed to moving the playground for its convenience and they also feel things are being taken away from Milton.

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Councilman Koenig stated that he has been opposed to moving the playground to one of the Town Parks from the start. He speaks to a lot of people in Milton who are also opposed to the playground being moved. He has been watching and there is always someone using the equipment. Milton residents lost their school and their Catholic Church. Now they are losing their playground and possibly the post office. He is all for moving it to the south side of the school property.

Supervisor Osborn said that he spoke to Mr. Pollock about moving it to the lot he owns in the Hamlet and he liked the idea but then it would be too close to Main Street. The Sands Avenue property is not really near the Hamlet center. If the school kept the playground and moved it across the property they would need a certification that is \$25,000.00. If the Town moves it they would need to lease property from the school.

Councilman Corcoran said that both of the Town Parks are in Milton so they wouldn't be taking anything away from Milton. The playground is 10 years old and the school has no need for it anymore. There is broken equipment at the Cluett Schantz Memorial Park and this is an opportunity to reuse and recycle. The main reason for wanting to move the playground is because it is in front of a police station and there is a safety issue. It will get used much more at the park.

Sergeant Pascale stated that he sees a lot of kids and families at the playground but he has many concerns. Patrol cars can leave the Police Department expeditiously for a priority call. People also drive into the parking lot after a domestic dispute, someone came to the station after just killing his father. Sex offenders need to come to check in and most of their crimes are against children. He feels the playground should be moved off the property because the police and the public use both of the ingresses and egresses.

Councilman Koenig said that traffic can be controlled with fencing. He doesn't feel the sex offenders would be by the playground in front of a police station. The playground could also be closed during court hours.

Chief Coccozza stated that the majority of the playground users walk and take up the police parking spots. He agrees with Pascale that the playground should be moved. When there is court or a school board meeting there are 60-80 cars coming in and out of the parking lot. Who will enforce set hours of the playground? He added that it would be a good idea to fence it in but then it will look like a jail. He feels it would be better to be located at our park. There could be speeders at the park but it is much less likely that someone would get run over there.

Councilman Koenig said if they moved the playground to the south side of the school property the police could put in removable bollards and exclusively use the north entrance.

Councilman Corcoran said the safety concern with the playground was the number one concern of the Town Board two years ago when we proposed to move here. He has been talking with the school for one year now to come up with a way to utilize the playground without costing the community any money. The school will donate it to us and the Highway Department will move it. The equipment at the Town Park needs replacement and work. There was more discussion about safety concerns and also there was discussion about where to locate the playground.

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Councilman Baker and Councilman Molinelli agreed that the Sands Avenue park would be a good compromise.

Tom Corcoran asked if the playground is moved to Sands Avenue then will the Town need to spend the money to remove and replace the playground at Cluett Schantz.

Councilman Corcoran said they want to replace the old equipment at the Town Park because someone complained about it and some of the pieces have been broken for five years. He asked to vote on the resolution to move the playground to the Town Park.

Councilman Baker said if they move it to the Sands Avenue property it will still be in the Hamlet and people can still walk to it.

Councilman Koenig said that when they were filling in the property the neighbors were concerned that there may be a ball field or something going in and they didn't want the traffic.

Councilman Baker said that if it is moved to the Town Park then they can look into additional funding to make it what it should be because they will need more pieces.

Supervisor Osborn said that they have a petition with 60 signatures asking that the playground be retained at the school property.

ITEM #7 Comments on the agenda

No comments on the agenda.

ITEM #8 Workshop topics

A). Design Standards for the overlay district

ITEM #9 Old Business

A). Wyms Heights

No new information

B). TOMVAC

Supervisor Osborn said that it may be necessary to store a maximum of 7 buses from the new busing company to cover routes that are being missed by the old bus company.

Councilman Corcoran said that Quality Bus Company will bus our summer camp kids at no charge in exchange for them to use the TOMVAC parking lot.

Councilman Corcoran made a motion to allow Quality Bus Company to utilize the TOMVAC parking lot if needed until the bus company fully takes over their new site. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

C). McLaughlin Drive

No new information

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D). Labor Negotiations

Supervisor Osborn said that labor negotiations are done and they are waiting for the final MOA.

E). Survey of St. Andrews property for purchase

No new information

F). Municipal Parking

No new information

G). Proposed agreement with Newburgh

No new information

H). Vault Organization

No new information

I). Fence around the Basketball court

No new information

J). Playground equipment

Councilman Corcoran made a motion to remove Letter J) Playground equipment from Old Business on the agenda. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

K). Milton Sewer Expansion

Supervisor Osborn said there was a meeting about the sewer expansion with the Town and the users.

L). Roof Bidding Train Station

Councilman Corcoran made a motion to remove Letter L) Roof Bidding Train Station from Old Business on the agenda. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

M). Bayside

Supervisor Osborn said that it looks like they are getting close to an agreement and they are having a meeting in May.

N). Town Wide Historical Survey

No new information

O). Highway Garage

Already discussed

P). EMT for summer camp

Supervisor Osborn said they have an interview coming up.

Q). CFA Inner City Grant proposed for Sewer extension Hamlet of Milton
Councilman Koenig said forms need to be filled out.

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R). Met Life Insurance

Councilman Corcoran said that after a Town employee passed away they realized they didn't have group life insurance for employees. The Town wants to offer a \$25,000.00 life insurance policy for all 44 full time employees and will cost \$5,832.00.

Councilman Baker made a motion to insure all 44 full time employees for \$25,000.00 each. Motion seconded by Councilman Corcoran.

Yeas: 5 Nays: 0 Carried

Councilman Corcoran made a motion to remove Letter R) Met Life Insurance from Old Business on the agenda. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

ITEM #10 New Business

Councilman Baker said that the Transfer Station Review Committee is still gathering information. They have met with the UCRRA and the DEC.

Councilman Koenig added that the UCRRA will be raising their rates. The money that the Transfer Station is losing annually is about \$14,000.00 and with the increase from UCRRA it will be more. The group is looking into solutions on how to make the Transfer Station profitable.

Supervisor Osborn said that we have been paying so much money to abide by the county and/or state rules. It is offensive that the garbage goes up to Syracuse and it's just not efficient.

Councilman Koenig said that they are looking into bringing in a company who works with municipalities that does town wide pickup.

Councilman Baker said they have three estimates for updating the Town website. Civic Plus asked him how the Town would want to pay, one lump sum or over 3 or 4 years. He asked the Board what they suggest because Civic Plus will need to put together a proposal. Councilman Corcoran said it would probably be best to pay over time because they have already spent some money from the IT line.

Councilman Baker said he and Councilman Corcoran should have a recommendation by the next meeting.

Supervisor Osborn said the Town will be sharing fuel services with the school which will give the Town credit for shared services. The school is going to pay for the new fuel tanks and the Town will maintain them. The school is going to run the software to make sure the

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fuel is accounted for. The Town will finance the project and the school will pay the Town back over a 10 year period.

Councilman Corcoran added that the contract with the school will be a 10 year contract with a 10 renewal. The payment will be made over the first 10 years and would be set up as a lease agreement. The additional 10 years will be administrative oversight of the tanks and building. The school believes that they are going to keep Quality Bus Company although their dry contract is 5 years. The Town will have it written in the contract with the school that they will pay the Town until it is paid off. The Town is financing this because the Town owns the property and the school can get state aid for busing and fuel for leasing from the Town. Taxpayers will be saving money on this project with both the school and the Town. The school has the money to pay for this set aside from a grant from the Dynegy that can only be used for capital projects. Corcoran also explained that the pumps will be installed in a different location from the current pumps and the station will be dual sided. Once they are installed the old pumps will be removed. There will be cameras that go on when someone pulls up. Everyone will have a badge that keeps track of how many gallons used and how many gallons are left in the tank which is all computerized. The school will be bidding the diesel fuel and the Town may be able to get a better price on gas. The engineering cost for the project is \$18,950.00. He should have a contract by next meeting and the Town Board and School Board will both need to agree on the contract.

Councilman Koenig reiterated from a previous meeting that the sidewalk in the Hamlet of Milton is in disrepair. A lady fell and hit her head. The materials would cost about \$2,200.00 and if Local 17 is unable to do a training class then the whole job would cost about \$6,000.00. The Board had a brief discussion.

Councilman Koenig made a motion to have the sidewalk situation looked at and get a budget number by next meeting. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

ITEM #11 Correspondence

Supervisor Osborn read a letter from Antoinette Albertson from a church group that meets at St. Mary's Church requesting to use the pavilion at no charge on August 16, 2015.

Councilman Koenig made a motion to allow the church group to use the pavilion at no charge on August 16, 2015. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

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Supervisor Osborn read a letter from John Cantone, Cub Master requesting to use the park and pavilion at no charge for a Cub/Boy Scout camp out on May 30th and May 31st 2015.

Councilman Koenig made a motion to allow the Boy/Cub Scouts to use the park and pavilion at no charge. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

Supervisor Osborn read a letter from Jody Thomsen a representative for the not for profit group Mason's Voice requesting to use the pavilion at no charge for a fundraiser on August 2, 2015.

Councilman Koenig made a motion to allow Mason's Voice to use the pavilion at no charge on August 2, 2015. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

ITEM #12 Public Comment

June Henneberry said she is a resident of Marlboro and the entrance to the Town on the 9W corridor has become a garbage dump. The garbage is from the Meet Me in Marlborough sign and goes past the car wash. She offered to get a committee together. Councilman Koenig said that is a dangerous road to be picking up garbage on but he can call DOT to see what can be done.

Chief said he can also talk to the Under Sheriff of Ulster County to see about getting prisoners to clean up and he will work with Councilman Koenig on this.

Ralph Walters suggested calling DOT first because he has seen them cleaning up in the past. Mr. Walters said people are asking him to ask the Town Board where the wood is from the five large trees that were cut down by the Highway Department on Bloom Street. Supervisor Osborn said they can find out. The reason the trees were cut down was because they were in a Town right of way and the trees were dropping material on a homeowners roof and on the road. Osborn also said that the homeowner now wants sumac trees taken down so he asked the Board their opinion on how they want to maintain unimproved right of ways.

The Board concurred that they should only cut down trees if it is a safety issue.

Mark Reynolds asked if the Town was going to stick to the formula for the sewer entry fees for Bayside.

Supervisor Osborn said yes. Bayside doesn't want to pay the sewer fees all up front. So before they build a building they will have to pay the entry fees therefore they will only have to pay the fee per building permit. They also let Bayside know that they are not going to hold the sewer capacity in the plant for the entire project.

Mr. Reynolds asked if the total build out would be around \$450,000.00.

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Supervisor Osborn said that if they build 3 bedroom units it will be about \$400,000.00 if they build 2 bedroom units it will be about \$280,000.00.

Mr. Reynolds said he thought the Town wanted them to pay it all up front.

Supervisor Osborn said they are doing it this way so no one is overcommitted and they will build out in a cohesive manner.

Mr. Reynolds asked for clarification on the payment for the Train Station roof.

Ralph Walters asked why a whole tree on Bloom Street was taken down when brush was the only thing that needed to be removed for sight distance.

Councilman Koenig said because it was in the right of way.

Mr. Walters said he still wants to know what happened to the wood.

Supervisor Osborn said that he would like to have a special meeting to discuss design overlay standards because it is getting late and they didn't get to discuss it tonight. The Board decided to have the meeting on Thursday, May 7, 2015 at 6:00PM.

ITEM #13 Resolutions

A). Resolution # 49 To accept a donation from the Marlboro Central School District

B). Resolution # 50 To Award the Milton Railroad Station Roof Replacement bid

ITEM #14 Adjournment

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A). Resolution # 49 To accept a donation from the Marlboro Central School District

Supervisor Osborn proposes the following

Whereas, the Marlboro Central School District, is donating the playground equipment that is currently at the New Police Department, and

Whereas, the value of the playground equipment is \$85,000.00, and

Whereas, the donation policy adopted by the Town Board of the Town of Marlborough on October 10, 2006 states all donations must be accepted by the Town Board.

Now therefore be it resolved that the Town Board of the Town of Marlborough hereby accepts said donation, and

Be it further resolved, that the Town of Marlborough Highway Department will move the equipment and place it at one of the Towns parks.

And moves for its adoption

Councilman Corcoran	Yes
Councilman Molinelli	Yes (<i>Voted Yes on accepting the donation but he is not sure what park he would like it to go to</i>)
Councilman Koenig	No
Councilman Baker	Yes
Supervisor Osborn	Yes

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B). Resolution # 50 To Award the Milton Railroad Station Roof Replacement bid

Supervisor Osborn proposes the following:

Whereas, sealed bids were received on April 6, 2015 for the Milton Railroad Station Roof Replacement, and

Whereas, bids were opened and read aloud, and

Whereas, the lowest bidder for the roof replacement project was Yankee Construction, of Mountainville New York.

Now therefore be it resolved, that Yankee Construction be awarded the Milton Railroad Station Roof Replacement Bid for the amount of \$167,915.00.

And moves for its adoption

Councilman Corcoran	Yes
Councilman Molinelli	Yes
Councilman Koenig	Yes
Councilman Baker	Yes
Supervisor Osborn	Yes

There were multiple applauses and many thanks to the Town Board, Frank Skartados, and all who have helped work on the Train Station over the years.

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Councilman Koenig made a motion to adjourn the meeting at 9:42PM. Motion seconded by Councilman Corcoran.

Yeas: 5

Nays: 0

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*