

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
APRIL 28, 2014 7:00 PM
MINUTES OF MEETING

PRESENT: SUPERVISOR OSBORN
COUNCILMAN MOLINELLI (Arrived at 7:05 p.m.)
COUNCILMAN CORCORAN
COUNCILMAN KOENIG
COUNCILMAN BAKER

PATRICIA HAIDAOU, DEPUTY SUPERVISOR
COLLEEN CORCORAN, TOWN CLERK
DANIELLE CHERUBINI, DEPUTY TOWN CLERK

ALSO

PRESENT: DENNIS DOYLE, ULSTER COUNTY PLANNING BOARD DIRECTOR

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 approve the agenda. Motion seconded by Councilman Koenig.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the April 14, 2014 meeting

Councilman Koenig made a motion to approve the minutes from the April 14, 2014 meeting. Motion seconded by Councilman Corcoran.

Yeas: 4 Nays: 0 Carried

ITEM #5 Authorize payment of bills

Councilman Baker made a motion to authorize payment of the abstract in the amount of \$139,481.70. Motion seconded by Councilman Corcoran.

Yeas: 4 Nays: 0 Carried

ITEM #6 Comments on the agenda

No comments on the agenda.

ITEM #7 Workshop topics

A). Zoning law

Supervisor Osborn introduced Dennis Doyle from the Ulster County Planning Department. He explained that we have active Hamlet groups that have started up on their own and are now becoming part of the Town so they can get funding. The Board has decided to work on zoning changes before they work on the Master Plan. The Board has several zoning ideas but the biggest is doing an overlay for the 9W corridor. The overlay may have different components so there is logical progression around the Hamlets. He added that Marlboro likes being an agricultural community and that is part of our identity but our commercial district is limited. The idea is to have the right mix of residential and business because just to allow business in the Hamlets would not be enough.

Dennis Doyle asked the Board what they would expect to see going down 9W in 20 years.

Councilman Koenig said he feels he would like continuity because there is nothing uniform about the way the 9W corridor looks.

Councilman Baker added that there is no beauty or quaintness.

Mr. Doyle asked what they would like to see continuity of.

Councilman Koenig said they are not looking to attract box store business but the idea might be to bring in more professional types of offices along 9W with more of a country look with the design guidelines that will be added to the zoning code.

Supervisor Osborn said he is most concerned about what is in between the Hamlets. They want to see a lighter more professional use, like a building with a business with landscaping instead of the business being the entire lot.

Mr. Doyle and he asked if there was a vacant land analysis stating that the highway business zones on the ends of 9W are full.

Most of the Board seemed to agree that most of that land is unusable but there are some lots.

Councilman Corcoran said that he thinks the 9W corridor could be more business friendly without the sporadic residential housing and then the DOT could allow for some turning lanes.

Councilman Koenig stated that he thinks they should do the overlay, then approach DOT, then look into different types of funding for infrastructure. He doesn't think anyone would give funding to run sewer and water through an agricultural district.

Dennis Doyle said that zoning is about picking "winners and losers". He feels that when you establish corridor length overlay zones that allow business's, you would be letting the market pick the winner and loser and you're not being so concerned about pattern of development but someone saying yes to something. He added that the market can pick the winner and loser but the zoning can respond to it by making the zoning code more flexible versus an overlay. He suggested the Board think about developing a depth on the corridor instead of developing a longer corridor. Also, they could take a look at the portion of 9W that is north and south of Milton because it could serve the Hamlet and also serve as an extension of the Hamlet. They could slow traffic down to 30 MPH so it would function like a "Main Street" as it is in Marlborough. The setbacks could be reduced so businesses could be closer to the road and residences in the rear. That area has some sewer capacity left.

If the Board is set on an overlay with 250 feet on each side, he suggested really looking at the number of driveways per foot of frontage so there is continuity of the road to carry traffic. He suggested looking at the vacant existing highway areas and see what areas are buildable. He also suggested calling areas out to focus on developing. He said the DOT will cooperate over time to lower the speed limit if the Town is actively commercializing or zoning properties for mixed use. He urged the Board to think about outcomes in the zoning statute rather than specific districts or non districts which will allow some flexibility at the Town Board level. The Town can look at existing business/investments and attract investments by offering greater flexibility and density.

Supervisor Osborn said the overlay is a way to get business into Town without building infrastructure. It would be difficult to build infrastructure in these times. The planning for the smaller districts would take a much longer time and cost a lot of money to develop.

Councilman Koenig and Councilman Corcoran explained that there is no sewer on 9W in Milton and the ground is shale. They are not at capacity in Milton but there is no room for expansion. In Marlboro, the sewer is at capacity but there is room for expansion but who would pay for it and where would they put it. With the overlay, residents can sell their property as residential or business, and once it becomes a business, it would stay a business.

Dennis Doyle suggested to the Board to be cognizant of the existing centers whatever they decide. The Ulster County Planning Board probably won't be happy with an overlay zone, because strip development is what ends up happening. If the Board does decide to do an overlay zone they really need to consider the spacing of driveways. He also suggested looking at the "green area" on the zoning map and take in to consideration something like the Gardner Industrial Park which works well and has no water and sewer. From a regional prospective, he is concerned about the traffic capacity on 9W if all 6 miles are zoned commercial.

Supervisor Osborn argued that the surrounding Town's are then getting the capacity and we won't.

Councilman Koenig said we've become a bedroom community, a drive through Town.

Tom Corcoran said that 60% of 9W is either zoned R-1 or RAG-1. We don't want to change to a business district because taxes would increase and the overlay would help him get commercial business into our Town. Not much of the areas that are zoned commercial are available or usable. The buildings across from Old Town Hall are zoned Agricultural and commercial businesses are or have been interested but it's currently not allowed.

Dennis Doyle said the Town can identify areas for redeveloping existing structures if it's in the Comprehensive Plan. An incentive clause could be written into the code that describes specific existing structures. He added that it is good that the Board is committed to getting something done and suggested starting with running a vacant land analysis.

Mike Pomarico said he commends everyone for being open minded and discussing this. By the Town being proactive, developers can use any usable piece of property, there are creative ways to even use sloped lots. Not all businesses need sewer. He feels that more businesses should be allowed to offset lack of revenue in other places.

The Board had a brief discussion and felt the overlay seems to be the best solution and maybe first rezone the existing structures. They also discussed where they are with the Master Plan update.

Councilman Baker stated that they need to come up with some sort of timeline and cost for all the items that need to be done such as the Master Plan update, rezoning, water etc...

Supervisor Osborn said they shouldn't make the Master Plan concrete yet because there is still new information coming in and everything is very dynamic but they can come up with a timeline that can be modified.

Councilman Baker made a motion to advertise for free brush disposal at the Transfer Station for the next few weekends. Motion seconded by Councilman Corcoran.

Yeas: 5 Nays: 0 Carried

Councilman Molinelli made a motion to hold the next Workshop Meeting on Thursday, May 29, 2014. Motion seconded by Councilman Koenig.

Yeas: 5 Nays: 0 Carried

Councilman Corcoran suggested that the Board change the code as per the CAC recommendations so they can really concentrate on the zoning changes.

Supervisor Osborn said the Board can work on what they want and he can get it over to the attorney to write up a resolution.

The Board discussed how they can make changes to the code immediately to help the property owners like Eckerson's sell their property.

Tom Corcoran said if the Board is going to make changes before doing the overlay they really need to think about what they want in the zone(s) and first create the zone. The business owner would be good for is a pre-existing non-conforming building. The zone then exists and then when the overlay is implemented they can add to it.

ITEM #8 Old Business

A). Wyms Heights

Tom Corcoran said that he inspects the first of the month and gives the Board the report for the first meeting of the month.

B). Town Healthcare benefits

No new information

C). TOMVAC

No new information

D).New Town Hall

Supervisor Osborn said the police and court construction is going well.

E). Terwilliger Hoffman 384D Retirement

Supervisor Osborn said this is in process.

F). McLaughlin Drive

No new information

G). Labor Negotiations

Supervisor Osborn said labor negotiations are ongoing.

H). Survey of St. Andrews property for purchase

Supervisor Osborn said the survey will happen this week.

I). Ethics Board Open Position

Supervisor Osborn said there is still an open position on the Ethics Board.

J). water connection to Highland

Supervisor Osborn said that he and Councilman Koenig attended a meeting and they will discuss it at a later date.

K). Regional Electrical Distribution and its financial implications

Supervisor Osborn said it's too late to get on the resolution that they had before them.

The Board had put this on the agenda because James Garofalo was hoping they could meet with the two power companies to see what their plans are for the future but there would be legal costs involved. There is the idea that they are going upgrade the size of the power lines that go through our Town.

The Board discussed if they should keep this on the agenda and they decided to keep it on.

ITEM #9 New Business

A). Part time summer help for Town Park-20 hours

Councilman Molinelli made a motion to advertise for part time summer help for the Town Park at last year's rate of pay. Motion seconded by Councilman Corcoran.

Yeas: 5

Nays: 0

Carried

Councilman Koenig said he has been communicating with Chief Coccozza about getting involved in the Ulster County URGENT Task Force because of the increased problem with heroin, other drugs, and gangs. Chief is working on getting more information together. They would work with county agencies to do "bust and buys". The agency would provide the money to "buy" in our Town. One of our officers would have to work within the task force and may need to work out of Town so there would be some cost sharing that would need to be looked at. The money that the agencies collect from a drug bust goes to the members of the task force.

Councilman Koenig made a motion to add Ulster County URGENT Task Force to Old Business on the agenda. Motion seconded by Councilman Molinelli.

Yeas: 5

Nays: 0

Carried

Councilman Koenig stated that local property and business owners have formed a Milton Hamlet group. They are planning to plant flowers in flower pots along Main Street in Milton. They also have other projects in mind. One of them being, that they would like to use some of the old cobblestone from when it was removed from Dock Road years ago. A local landscaper will use the cobblestone to wrap the sign at Milton Library and a few property owners asked to use some around their flagpoles which can be seen by all. Supervisor Osborn asked for a motion to use some of the cobblestone. Councilman Baker said as long as there is enough left for the police station.

Councilman Molinelli made a motion to allow the Milton Hamlet group to use some of the cobblestone. Motion seconded by Councilman Corcoran.

Yeas: 5 Nays: 0 Carried

ITEM #10 Correspondence

Supervisor Osborn read the following letter from Steve Jennison which is incorporated into the minutes as follows:

“Dear Supervisor Osborn and Councilman:

This letter is to ask for your assistance in recognizing the achievements and service of Joshua C. Jennison obtaining the rank of Eagle Scout. Would you please consider waiving the pavilion fee for Joshua’s Eagle Court of Honor Troop 72 Marlboro to be held Sunday, June 8, 2014. Thank you very much for taking the time to help recognize the personal achievement and service of Eagle Scout, Joshua Jennison.”

Councilman Molinelli made a motion to waive the fee for the pavilion on Sunday, June 8, 2014 for Eagle Scout Joshua Jennison. Motion seconded by Councilman Corcoran.

Yeas: 5 Nays: 0 Carried

ITEM #11 Public Comment

Mark Reynolds asked what time the Eagle Court of Honor will be.

Colleen Corcoran said he could call her office because she has it written down.

Councilman Molinelli said there was only one guy working on the kitchen at the pavilion. Councilman Corcoran said there are three every time he goes and they will be done by Memorial Day.

*Tom Corcoran asked if there were insurance papers submitted for the park and the police and court renovations because he needs them.
Supervisor Osborn said that they were submitted.*

ITEM #12 Resolutions

A). Resolution # 55 To appoint 2014 Summer camp employees

B). Resolution # 56 To establish standard work days for elected and appointed officials

ITEM #13 Adjournment

April 28, 2014

A). Resolution #55 To appoint 2014 Summer Camp employees

Supervisor Osborn proposes the following

Be it resolved, that following employees be appointed for the 2014 Summer Camp

Maggie McVeigh EMT/Life Guard
Curt Fulton/ off site on call Health Director

Adult Counselors

Ryan Pomeroy
Alexa Tabasco
Gale Troncillito
Erica Truhn

Senior Counselors

Andrea Antinori
Jenna Bruno
Noah Clemmer
Angelo Curci
Danielle Martuscello
Mia Rende

Youth Counselors

Ryan Cary
Emily Coutant
Cassie Coutant
Tamara DelBoccio
Kaitlin Felicello
Jonathon Garofalo
Casey Heed
Reanna Morell

And moves for its adoption

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

April 28, 2014

B). Resolution # 56 To establish standard work days for elected and appointed officials

Supervisor Osborn proposes the following:

See Attached

And moves for its adoption

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



Office of the New York State Comptroller
New York State and Local Retirement System
Employees' Retirement System
Police and Fire Retirement System
110 State Street, Albany, New York 12244-0001

Standard Work Day and Reporting Resolution RS 2417-A (12/10)

BE IT RESOLVED, that the Town of Marlboro / Location code 30668 hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees' Retirement System based on the time keeping system records or the record of activities maintained and submitted by these officials to the clerk of this body:

Title	Name	Social Security Number (Last 4 digits)	Registration Number	Standard Work Day (Hrs/day)	Term Begins/Ends	Participates in Employer's Time Keeping System (Y/N)	Days/Month (based on Record of Activities)	Tier 1 (Check only if member is in Tier 1)	Not Submitted (Check box if no record of activities completed or timekeeping system)
Elected Officials									
Highway Super	Goel Appler	9231	38638672	8	11/14 - 12/31/15	N	25.94		
Town Clerk	Colleen Corcoran	6666	50521735	8	11/14 - 12/31/17	N	23 -		
Town Justice	Elmer Gallagher	2849	35290527	6	11/12 - 12/31/15	N	18.58		
Town Justice	Michael Kraiza	2136	60253671	6	11/13 - 12/31/14	N	7.77		
Appointed Officials									
Planning Member	Michael Logue	9003	40198343	6	11/14 - 12/31/17	N	1.39		
Police Chief	Gerard Connerza	5783	09807763	8	6/13 - 5/31/17	N	21.71		
Budget Officer	Christina Wilbur	1961	33378725	7	11/14 - 12/31/14	Y			

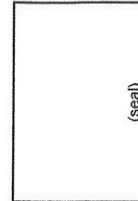
If additional rows are needed, please use form RS2417-B and attach.

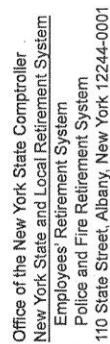
On this _____ day of _____, 20____, _____ (Signature of clerk) Date enacted: _____
I, _____, clerk of the governing board of the _____ of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on the _____ day of _____, 20____ on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

I further certify that the full board, consists of _____ members, and that _____ of such members were present at such meeting and that _____ of such members voted in favor of the above resolution.

IN WITNESS WHEREOF, I have hereunto Set my hand and the seal of the _____ (Name of Employer)

This document consists of 2 page(s) (see additional RS2417-B forms attached).





Standard Work Day and Reporting Resolution Continuation Form

RS 2417-B

(12/10)

110 State Street, Albany, New York 12244-0001

[illegible]

Employer Town of Marlboro Location Code 3066 Page 2 of 2 (use with form RS 2417-A)

Councilman Molinelli made a motion to adjourn the meeting at 9:14PM. Motion seconded by Councilman Koenig.

Yeas: 5

Nays: 0

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*