

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
MAY 28, 2019 7:00 PM  
MINUTES OF MEETING

Present: Supervisor Lanzetta  
Councilman Molinelli (Arrived at 7:17 p.m.)  
Councilman Corcoran  
Councilman Koenig (Arrived at 7:17 p.m.)  
Councilman Baker

Danielle Cherubini, Deputy Town Clerk

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

*Supervisor Lanzetta made a motion to add Resolution #57 To make 2018 Budget Amendments to ITEM#12 Resolutions and approve the agenda as amended. Motion seconded by Councilman Baker.*

*Y*eas: 3                    *N*ays: 0                    *C*arried

ITEM #4 Motion to approve minutes from the May 13, 2019 Town Board Meeting  
*Councilman Corcoran made a motion to approve minutes from the May 13, 2019 Town Board meeting. Motion seconded by Councilman Baker.*

*Y*ea*s*: 3                    *N*ay*s*: 0                    *C*arried  
Motion to approve minutes from the April 22, 2019 and May 13, 2019 Public Hearing  
*Councilman Corcoran made a motion to approve minutes from the April 22, 2019 and May 13, 2019 Public Hearing regarding Tarpon Towers. Motion seconded by Councilman Baker.*

*Y*ea*s*: 3                    *N*ay*s*: 0                    *C*arried

ITEM #5 Authorize payments of bills  
*Councilman Baker made a motion to authorize payment of the abstract in the amount of \$135,086.29. Motion seconded by Councilman Corcoran.*

*Y*ea*s*: 3                    *N*ay*s*: 0                    *C*arried

## ITEM #6 Presentations

### A). Tabor Place residents

*Supervisor Lanzetta stated that the residents of Tabor Place are present at the meeting to discuss if the road is a Town or private road. Highway Superintendent Gael Appler had let the residents know that any part of the road past the cul de sac is a private road and cannot be a Town road.*

*John Panzella, Tabor Place, Marlboro, stated that he and his neighbors came before the Town Board a few years ago and also recently spoke with Gael Appler and John Alonge to again request that Tabor Place be paved and maintained as a Town road. The residents were willing to enter into an agreement for which they would continue to plow the road. Mr. Panzella presented to the Board what information he and his neighbors had after researching the history of the road (information from the county, through Freedom of Information, and discussions with 40 year resident neighbors on Albertson Rd.). The presentation was in the form of a summary of the documentation and maps, dating back to the 1960's; for which he stated show many inconsistencies. He told the Board how the development (formerly known as Hilltop Estates), road, lots, and easements have evolved over time. He stated that they would like to continue to request that the road to become a Town road due to its degradation and also because their deeds show that none of the residents own the road based on the documentation that they have.*

*The Board and the residents of Tabor Place who were present at the meeting looked at the maps and discussed the condition of the road, the length and width of the road, plowing the road, and easements. It was also stated that the residents all have town water and there is a fire hydrant.*

*Supervisor Lanzetta stated that the Board will need to speak again with Mr. Appler and Mr. Alonge.*

### B). Tim Lawton-Marlborough Pride Month

*Tim Lawton stated that it has be 50 years since the Stonewall Riots in New York City. The decades long LGBTQ Civil Rights Movement has made many strides toward civil and legal equality. He asked the Town Board to proclaim June 2019, Marlborough Pride Month.*

***Councilman Corcoran made a motion to proclaim June 2019 Marlborough Pride Month. Motion seconded by Councilman Koenig.***

**Yea: 5**

**Nays: 0**

**Carried**

### C). Milton South Pier

*Councilman Baker gave a funding proposal presentation for the Milton Landing Pier Renovation which is incorporated into the minutes as follows:*

## ***Proposal***

- *Renovate Milton Landing South Pier*
  - *Approximate cost \$1.5 million*
  - *NY State grant covers \$313k*
  - *Bond Issue proposed for \$1.2 million*
- *Benefits*
  - *Hudson River Public Access- ADA compliant*
    - *Natural Beauty*
    - *Recreation (fishing, kayaking...)*
    - *Tour Boats*
    - *Education (Sloop Clearwater)*
  - *New Tourism / Regional Gateway*
    - *New Jobs*
    - *Increased Revenue*
    - *Opportunities for New Businesses*

## ***History***

- *Original 19<sup>th</sup> century agricultural commerce site*
  - *Served our local farmers until mid 20<sup>th</sup> century*
- *Pier built in 1957 for fuel service, closed 1999.*
- *Acquired by town in 2009.*
  - *Funded by NYS Environmental Protection Fund and Scenic Hudson.*
- *Adjacent to the historic Milton Train Station (1883)*
  - *10 year renovation complete*
  - *Extensive volunteer labor*
  - *Landmark on the National Historic Register.*

## ***Current Status***

- *Extensive Community Volunteer Improvements*
- *Strategic Planning Component*
  - *Marlborough Comprehensive Plan*
  - *Local Waterfront Revitalization Plan*
  - *Extensive public input*
- *Adjacent smaller north pier renovated*
- *Friends of the Milton Landing Park established*
- *Multiple successful grant applications*
- *Trail between adjacent parks completed*
- *Pier Engineering Assessment completed*
- *Strong Stakeholder engagement*
  - *Sloop Clearwater*
  - *S.S. Columbia*
  - *Local farmers and business owners*

## ***Vision***

- *ADA compliant recreational access*
- *Large Craft Mooring Facility*
  - *Sloop Clearwater*
  - *S.S. Columbia*
  - *Others*
- *New gateway to town and region*
  - *Increase tourism without highway traffic*
- *New revenue and job opportunities*
  - *Volume growth at existing farms and businesses*
  - *Jobs in transportation, food service, hospitality*
- *New business opportunities*
  - *Combine and leverage attractions and features*
  - *New clientele to support diverse enterprise*

## ***Why we think this is a good idea***

- *Leverage the Natural Beauty of our Hudson River frontage*
  - *Improve Quality of Life*
  - *Drive Economic Development*
- *Progress toward our goals*
  - *Marlborough Comprehensive Plan*
  - *Local Waterfront Revitalization Plan*
- *More local capture of vast NY State tourism \$\$*
  - *Mid-Hudson Valley Tourism \$1.6 billion (2016)*
- *Marlborough is a world class destination today...*
  - *Rich local history*
  - *7 wineries and a distillery*
  - *Agricultural leadership from 200 years of farming*
  - *Peak U-pick volumes exceed 20,000 visitors / weekend*
  - *Sportsdome premiere sports venue*
  - *Unique attractions for the Arts*
  - *Beautiful and highly rated Inns, B&Bs and event venues*
- *...But the town remains a hidden gem*
  - *This project is an opportunity to move to the forefront*
- *Statewide trail designation helps spread the word*
  - *Hudson River Water Greenway Water Trail*

### **NYS ESD Grant**

- *Empire State Development - Highly competitive*
  - *Strictly business – not a philanthropic donation*
  - *Awarded for expected return on investment*
  - *Benefits to applicants, regions, and NY state*
- *Our project has a compelling business case*
  - *Tangible economic benefits*
  - *Revenue, jobs, overall economic growth*
- *Clear local commitment to a successful project*
  - *Support from town board and local stakeholders*
  - *Ongoing efforts of community volunteers*
- *All permits secured*
  - *Underscores our commitment*
  - *Insures “shovel ready”.*

*Our engineers on this project advise that Marlborough is the envy of many other municipalities along the river – both for our municipal ownership of this wonderful resource and our financial support from the state.*

### **Why Now?**

- *Proceed as soon as possible*
  - *Delays cause further deterioration*
  - *Permits expire*
    - *renewal may be a lengthy*
  - *Pile work limited to a brief window*
    - *a short delay can add a year*
  - *Project delays postpone benefits*

### **How do we pay for this?**

- *Pier Costs*
  - *Total Project Cost - \$1.5M*
  - *NYS ESD Grant - \$.313M*
  - *Town Cash - \$.140M*
  - *Left to Cover - \$1.047M*
- *Initially Finance via Bond Anticipation Note (BAN)*
  - *5 year period*
  - *Pursue member item funding to reduce amount owed*
  - *Pay interest only to reduce tax impact*
- *At End of Five Year Period (Year 2024)*
  - *Must bond on remaining amount owed (if any)*
  - *Retiring of major road bond in 2024 frees \$375K/yr in payments*
  - *Little to no tax impact going forward*

***Impact of deferring the project***

- *Missed opportunity cost*
- *Further deterioration of the pier*
  - *at some point beyond repairability*
  - *town may be responsible for pier removal*
    - *cost approaching that of renovation*
    - *no grant support*

*If the existing pier becomes unrepairable or is removed, there will be no future opportunities to rebuild / replace due to permitting constraints.*

*Councilman Baker added that the Budget Officer figured out that a (BAN) for 1.2 million would cost residents approximately \$33.00 for the first year on a \$250,000.00 assessment.*

*The Board discussed ways to promote the project and the usage of the pier.*

*Councilman Koenig stressed that if this project is voted down, it will never be able to be built. The residents will need to be informed that this will be an economic engine and not just to improve a “park”.*

**ITEM #7 Comments on the agenda**

*No comments on the agenda.*

**ITEM #8 New Business**

**ITEM #9 Workshop topics**

A). Removal of tires from transfer station

*No new information.*

B). TOMVAC

*There will be a public meeting on June 4, 2019 at 1:00 p.m. at Town Hall with Phil Bell to go over the plans.*

C). Town Improvement Program TIP-Councilman Baker

*The pier project was discussed.*

D). CAC update

*There is an Ulster County Planning Workshop w/ Dennis Doyle on May 30, 2019 at 6:30 p.m. at Town Hall; they will discuss design guidelines.*

E). Milton Landing South Pier

*Councilman Baker gave a presentation above.*

**ITEM #10 Correspondence**

*Supervisor Lanzetta read correspondence from Joann Congelli stating that the Annual Carmen Congelli Softball Tournament will take place on Saturday, June 15, 2019 on the upper softball fields.*

## ITEM #11 Public Comment

*Dave Zambito commented that when the Town promotes the pier project they should use the dollar amount that taxes will increase per assessment, so residents are not alarmed by the cost of the pier project.*

*Mici Simonofsky stated that another point would be to let people know of the amount it would cost to demolish the pier.*

*Ralph Walters gave his opinion on how to borrow a BAN or bond and the timing in which to do so. Some of the Board members and Mr. Walters briefly discussed the process. He also commented that it is Grievance Day and a Tabor Place resident grieved their taxes.*

*James Garofalo gave a couple of suggestions for the Tabor Place situation; he also commented that the pier project should be branded with something to convince the public to vote yes.*

*Councilman Corcoran stated that the state needs to fill the numerous and large potholes on Route 9W. Supervisor Lanzetta said he will call the state.*

## ITEM #12 Resolutions

A). Resolution #56 Bond resolution authorizing the issuance of \$1,200,000 Serial Bonds to pay costs of the reconstruction of the Milton Landing South Pier

*Supervisor Lanzetta made a motion to table Resolution #56 until August 5, 2019 due to the timing of the actions that need to be taken; August 5, 2019 will need to be a special meeting. Motion seconded by Councilman Molinelli.*

*Yeas: 5*      *Nays: 0*      *Carried*

B). Resolution #57 To make 2018 Budget Amendments

### ITEM #13 Adjournment

*Councilman Koenig made a motion to adjourn the meeting at 8:52 p.m. Motion seconded by Councilman Molinelli.*

*Yeas: 5 Nays: 0 Carried*

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*

***TABLED UNTIL AUGUST 5, 2019***

May 28, 2019

A). Resolution #56 Bond resolution authorizing the issuance of \$1,200,000 Serial Bonds to pay costs of the reconstruction of the Milton Landing South Pier

**BOND RESOLUTION**

At a regular meeting of the Town Board of the Town of Marlborough, Ulster County, New York, held at the Town Hall, 21 Milton Turnpike, Suite 200, Milton, New York, on the 28th day of May, 2019, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following were

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_, to-wit:

BOND RESOLUTION DATED MAY 28, 2019

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$1,200,000 SERIAL BONDS OF THE  
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK, TO PAY COSTS OF THE  
RECONSTRUCTION OF THE MILTON LANDING SOUTH PIER IN THE TOWN OF  
MARLBOROUGH

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Town Board of the Town of Marlborough, Ulster County, New York, as follows:

Section 1. The reconstruction of the Milton Landing South Pier at a maximum estimated cost of \$1,568,730 is hereby authorized in and for the Town of Marlborough, Ulster County, New York. The foregoing object or purpose has a period of probable usefulness of twenty years pursuant to Section 11.00(a)(7) of the Local Finance Law. It is hereby further determined that the foregoing object or purpose is a Type II Action as defined in the SEQRA regulations of the State of New York and that such object or purpose will have no significant impact upon the environment.

Section 2. The total maximum estimated cost of the aforesaid object or purpose is \$1,568,730 and the plan for the financing thereof is by (a) the issuance of up to \$1,200,000 bonds of the Town of Marlborough hereby authorized to be issued therefor pursuant to the Local Finance Law, (b) the expenditure of a grant in the amount of \$313,000 from the New York State Empire Development Fund, and (c) the expenditure of funds from the general fund of the Town of Marlborough. It is hereby determined that the no down payment is required pursuant to Section 107.00(d)(3)(e) and Section 107.00(d)(9) of the Local Finance Law.

Section 3. The faith and credit of said Town of Marlborough, Ulster County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year in amount sufficient to pay the principal of and interest on such bonds becoming due and payable in such

year. There shall annually be levied a tax on all the taxable real property of said Town in amount sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. All other matters except as provided herein relating to the bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein, and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue bonds with substantially level or declining annual debt service, shall be determined by the Supervisor, the chief fiscal officer of such Town. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Supervisor shall determine consistent with the provisions of the Local Finance Law.

Section 6. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 8. This resolution shall be published in summary form in the Southern Ulster Times, which is hereby designated as the official newspaper for such purpose, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 9. This resolution is adopted subject to a permissive referendum.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

WHEREUPON, the following vote was taken:

|                      |       |
|----------------------|-------|
| Supervisor Lanzetta  | _____ |
| Councilman Molinelli | _____ |
| Councilman Corcoran  | _____ |
| Councilman Baker     | _____ |
| Councilman Koenig    | _____ |

Dated: Milton, New York  
May 28, 2019

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COLLEEN CORCORAN,  
TOWN CLERK

May 28, 2019

B). Resolution #57 To make 2018 Budget Amendments

Supervisor Lanzetta proposes the following:

Be it resolved, that the Town Board of the Town of Marlborough approves the attached 2018 budget amendments

And moves for its adoption

|                      |     |
|----------------------|-----|
| Councilman Corcoran  | Yes |
| Councilman Molinelli | Yes |
| Councilman Koenig    | Yes |
| Councilman Baker     | Yes |
| Supervisor Lanzetta  | Yes |

2018 BUDGET AMENDMENTS

| <u>Budget Line</u> | <u>Increase Expense</u> | <u>Increase Revenue</u> | <u>Decrease Expense</u> | <u>Description</u>         |
|--------------------|-------------------------|-------------------------|-------------------------|----------------------------|
| A.1355.200         | \$8,000.00              |                         |                         | Assessors Equipment        |
| A.1355.400         |                         |                         | \$8,000.00              | Assessors Contractual      |
| A.1410.100         | \$2,000.00              |                         |                         | Town Clerk Personal        |
| A.9060.800         |                         |                         | \$2,000.00              | Medical Insurance          |
| A.3120.100         | \$56,299.53             |                         |                         | Police Personal            |
| A.2260.000         |                         | \$56,299.53             |                         | SRO                        |
| A.1410.400         | \$3,304.00              |                         |                         | Town Clerk Contractual     |
| A.1450.400         | \$7,481.00              |                         |                         | Elections                  |
| A.1610.400         | \$8,730.00              |                         |                         | Central Service Admin (IT) |
| A.1620.100         | \$705.00                |                         |                         | Building Personal          |
| A.3120.400         |                         |                         | \$19,097.00             | Police Contractual         |
| A.1670.400         |                         |                         | \$1,123.00              | Central Printing           |
| A.5182.400         | \$962.00                |                         |                         | Street Lighting            |
| A.5010.400         |                         |                         | \$962.00                | Supt of Highways           |
| A.1620.400         | \$88,561.00             |                         |                         | Building Contractual       |
| A.3510.200         | \$1,605.00              |                         |                         | Control of dogs equip      |
| A.7110.400         | \$20,824.00             |                         |                         | Parks Contractual          |
| A.7310.100         | \$16,147.00             |                         |                         | Youth Programs             |
| A.8000.200         | \$14,000.00             |                         |                         | Building Equipment         |
| A.2110.000         |                         | \$14,000.00             |                         | Zoning fees                |
| A.3005.000         |                         | \$52,368.00             |                         | Mortgage Tax               |
| A.1170.000         |                         | \$38,000.00             |                         | Franchises                 |
| A.1120.000         |                         | \$36,769.00             |                         | Sales Tax                  |
| A.9010.800         | \$4,150.00              |                         |                         | State Retirement           |
| A.9015.800         |                         |                         | \$4,150.00              | Police Retirement          |
| A.9030.800         | \$2,338.00              |                         |                         | Social Security            |
| A.9035.800         | \$502.00                |                         |                         | Medicare                   |
| A.9050.800         |                         | \$2,840.00              |                         | Unemployment               |

| <u>Budget Line</u> | <u>Increase Expense</u> | <u>Increase Revenue</u> | <u>Decrease Expense</u> | <u>Description</u>       |
|--------------------|-------------------------|-------------------------|-------------------------|--------------------------|
| DA.5110.100        | \$8,373.00              |                         |                         | General Repairs Personal |
| DA.5142.100        |                         |                         | \$8,373.00              | Snow Removal Personal    |
| DA.9010.800        | \$2,042.00              |                         |                         | State Retirement         |
| DA.9060.800        |                         |                         | \$2,042.00              | Medical Insurance        |
| DA.5112.400        | \$176,136.53            |                         |                         | CHIPS Contractual        |
| DA.3501.000        |                         | \$176,136.53            |                         | CHIPS Highway Aid        |
| DA.5410.400        | \$54,186.00             |                         |                         | Sidewalks Contractual    |
| DA.3501.000        |                         | \$54,186.00             |                         | Sidewalks Grant          |
|                    | <b>\$240,737.53</b>     | <b>\$230,322.53</b>     | <b>\$10,415.00</b>      | <b>\$240,737.53</b>      |