

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
MARCH 28, 2016  
MINUTES OF MEETING

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Corcoran  
Councilman Baker  
Councilman Koenig

Also Present: Danielle Cherubini, Deputy Town Clerk

Joe Dopico, Maser Consulting  
Justin Dates, Maser Consulting  
Asher Sussman, Bayside Construction  
Sandy Pankin, Eagle Point Associates  
Tom Atkin, Real Estate Broker for Eagle Point Associates

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

*A moment of silence was observed for the brave men and women all over the world fighting for democracy and freedom.*

ITEM #3 Motion to approve agenda

***Councilman Corcoran made a motion to amend the agenda to remove Letter H) Planning-Extensions-to discuss adding an extension fee to fee schedule from Old Business on the agenda. Motion seconded by Councilman Koenig.***

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

ITEM #4 Motion to approve minutes from the March 14, 2016 meeting

***Councilman Koenig made a motion to approve minutes from the March 14, 2016 meeting. Motion seconded by Councilman Molinelli.***

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

ITEM #5 Authorize payment of bills

***Councilman Baker made a motion to authorize payment of the abstract in the amount of \$125,449.09. Motion seconded by Councilman Corcoran.***

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

## ITEM #6 Presentations

### A). Pride of Marlborough-Justin Pascale, Robert Doviken, Richard Pagano

*Chief Cocozza stated that due to the heroin epidemic the state has provided training on the use of Narcan (opium antidote) for the Marlborough Police Department. All officers are trained and a few are instructors. Chief Cocozza presented Sergeant Justin Pascale with a Pride of Marlborough Award for solely saving the life of an apparent victim of a heroin overdose. Chief Cocozza also presented Officers Robert Doviken, and Richard Pagano a Pride of Marlborough Award for recently saving the life of an apparent victim of a heroin overdose.*

### B). Joe Dopico-Bayside

*Joe Dopico and Justin Dates of Maser Consulting gave slide show presentation regarding the proposed Bayside project.*

*Justin Dates explained that the existing site is 25.36 acres. The SBL is 109.1-4-29 and is zoned R-1. In 2011, the proposed project consisted of 73 - multifamily units, 18 – 2 family duplexes, 1 building with 12,600 square feet of retail space with 10 – apartments on the second floor. 1.2 acres of land would be donated to the Town and about 2.47 acres of the land was going to be zoned commercial. Currently, the proposed plan is for the main access to the site to be at the intersection of young Avenue and 9W and the road up to the site would be a proposed town road. The school would have one way access to the light at that intersection. There are 5 proposed structures which would consist of 84 -2 bedroom apartments and 20 – 3 bedroom apartments with a clubhouse for the purpose of a meeting area. There would still be 1.2 acres of land donated to the Town and 2.09 acres of land to be zoned commercial. There are 27 parking spaces proposed for the school. There is a proposed 15' one way Town road leading to Route 9W for school buses and traffic to leave the middle school. There was a brief discussion about sidewalks, the road, and how the school may utilize the new road and existing road. The last slide in the presentation was a photo of the builders recent project; Eagles Point in Middletown.*

*Sandy Pankin explained that Eagles Point Associates is his current company. They built Eagles Point in Middletown eight years ago and there are two buildings left to build. They have built over 2000 units in different locations since 1990. He stated that his products have been questioned and he said that they have a good reputation and use the best products.*

*There was a disagreement about the condition of the Eagles Point units and Mr. Pankin offered to show the Board some of the units. The Board agreed to see the units.*

*Supervisor Lanzetta said that the Ulster County Planning Board has a new Gateway program which is a meeting to discuss a project where the town, county, and state agencies can attend. The meeting is to help save the applicant time and money. He asked if the builder would consider this type of meeting.*

*Supervisor Lanzetta stated that they are still waiting for the numbers from Dennis Larios and Tony Falco regarding the sewer.*

*Councilman Corcoran explained that the design was changed to include 75' setbacks all around the project and they want to keep the tree line on Purdy Avenue. In the Town Code, it states there should be 150 feet in between buildings; with the advice of the town engineer, generally in New York the distance between buildings is 1.5 times the height of the structure.*

*Joe Dopico stated that the distance between buildings is about 60' – 65' which is more than 1.5 times the height of the structure.*

*Councilman Corcoran also explained that if the Board were to update the Town Code where it states there are 8 units per building, they would need to add - with a maximum of 24 units per structure. The Town requested that the commercial property be subdivided off the current property and used for commercial purpose only.*

*There was question about the dimensions of the commercial subdivision.*

*Joe Dopico explained that the subdivision is the way it is so there is room for parking and the project itself. The code requires 1.5 spaces for parking and they allowed for two spaces per unit. He also explained that there are ponds for storm water.*

*There was question if the project was going to be done in stages and how many 3 bedroom apartments there would be per structure. Also, if there would be any recreation for the residents of the apartments.*

*Mr. Dopico said the project would be done in stages and there would be 5 – 3 bedroom apartments per structure. There isn't any recreation proposed other than the sidewalks for walking and the meeting room.*

*Tom Atkin stated that he is a real estate broker who only works with builders. He named some of the developments he has sold and said he has done over a dozen projects with Sandy Pankin. He explained that Eagles Point were originally condominiums. They were hard to sell because of the market and they were hard to finance so they decided to make them rentals. They are all 2 bedroom apartments.*

*Councilman Molinelli explained that he is concerned about all the apartments being rented and also that 3 bedroom apartments may be a burden on the school district.*

*Mr. Atkin gave prices of Orchard Hills Apartments in Newburgh. He explained with the way the marketplace is now; the rent at Bayside would be that the 2 bedroom apartments with 2 baths would be about 950-1000 square feet and go for about \$1,350.00 - \$1,500.00. The 3 bedroom apartments would include 2 baths and would be about 1100-1150 square feet and would go for about \$1,600.00 - \$1,750.00. He explained that prices would be lower in Marlboro by \$100.00-\$200.00 because it is Ulster County and NY City employees would more likely rent in Orange County and Marlboro is further away from supermarkets and stores. Marlboro rentals would likely be rented by people working locally.*

*Some of the Board questioned how they can be sure this project doesn't end up unfinished like some other projects in Town. They also questioned if all of the infrastructure would be done before building.*

*Joe Dopico said they can put the clubhouse in once a certain number of units are built. He also said that the all the infrastructure would be in place before building; water, sewer, and roads.*

*Councilman Corcoran stated that the current Board would like 1/3 of the sewer payment upfront, a percentage of each new building, and then within five years pay a balloon payment for the remaining balance.*

*Councilman Koenig explained that if Bayside is given the green light they lose that reserve out of the sewer plant so others looking to enter the sewer district would have no reserve capacity.*

*Supervisor Lanzetta added that they are waiting for an updated sewer report because there is a discrepancy in the usage.*

*There was a disagreement regarding the amount of time it should take to get the report. Chris Brand, Marlboro resident, questioned items on the map of the project in the slide show. He questioned if there are plans for the commercial property and if there are going to be sidewalks. Also, if the road would be built first and if it will be used for construction equipment. He also asked if there would be an onsite manager.*

*Joe Dopico explained the items on the map in question. He also said there are no plans for the commercial property and sidewalks will go up the road to the school and the development. The road will be built first and used for construction equipment. Mr. Pankin said there would be a property manager.*

*Mark Reynolds asked what the cost was per bedroom to enter the sewer district. Some of the Board members gave Mr. Reynolds numbers. Supervisor Lanzetta suggested waiting until they get the report. Mr. Reynolds also asked if the traffic study has been done and submitted. Joe Dopico said a study was done a few years ago and will be updated as a final study. Mark Reynolds asked if there would be any tax incentives for the project. Supervisor Lanzetta said no.*

#### ITEM #7 Comments on the agenda

*No comments on the agenda*

#### ITEM #8 Workshop topics

##### A) Bayside

*See presentations*

##### B) 2016 Goals and Objectives

*No new information*

##### C) Tomvac Building

*Supervisor Lanzetta stated that he received a generous proposal from Frank Skartados for \$250,000.00 to fix the TOMVAC Building to make it a recreation building. The Board discussed whether or not they would like to use those funds to make TOMVAC a community center or continue to try to sell the building and explore other options for a community center elsewhere. There was a disagreement about whether \$250,000.00 would be enough to make the building usable. The Board discussed possible traffic issues on 9W by TOMVAC; the possible need for a turning lane, concern about the senior citizens, and the possible need for a traffic control guard. They also discussed how much it may cost (and how it could be bonded) to build a new community center if the land was donated to the Town by Bayside on 9W by the schools. The Board decided to get estimates from Phil Bell for what it would take to fix TOMVAC and see how much a new facility would cost if they were to build.*

##### D) Milton Turnpike and 9w property

*Discussion tabled*

##### E) Sign Law

*Discussion tabled for the next workshop meeting*

##### F). Time Warner Cable contract

*Councilman Corcoran explained that in order to move forward with cameras at the Train Station and the Transfer Station the Town would need an internet line to those areas. The video would*

*be a live streaming video that would go right to the Police Department. The Train Station would also get a phone line. Time Warner recommended that the Town increase the internet speed to 20 Megabits. He explained the costs and the total increase to the Time Warner bill would be about \$250.00 per month and that the cost can come out of the IT Line and will need to be budgeted for next year.*

*The Board and Chief Coccozza discussed the option of having regular remote cameras with a hard drive at the Transfer Station instead of running internet and having it stream live. The Board decided to go with that option and remove the Transfer Station from the contract with Time Warner which decreases the monthly cost.*

*Some of the Board members discussed how they would like to proceed with cameras at the Train Station.*

***Councilman Corcoran made a motion to get a revised contract with Time Warner and authorize the Supervisor to sign the revised contract with Time Warner excluding the cost for the Transfer Station. And will include the phone and internet for the Train Station and a 20 megabit internet speed for the Town. Motion seconded by Councilman Koenig.***

***Yeas: 5***

***Nays: 0***

***Carried***

#### ITEM #9 Old Business

**A) TOMVAC**

*See Workshop topics*

**B) Municipal Parking**

*No new information*

**C) Proposed agreement with Newburgh**

*Supervisor Lanzetta stated that he is hoping that the agreement will be finalized in April.*

**D) Milton Sewer Expansion 9W**

*Supervisor Lanzetta stated that the Town hasn't heard anything from the State Comptroller.*

**E) Bayside**

*See presentations*

**F) Design Standards for Overlay District**

*No new information*

**G) Sign Law**

*Discussion tabled for the next workshop meeting.*

#### ITEM #10 New Business

*Councilman Baker stated that the Local Waterfront Revitalization Program is still being worked on and they are hoping for a definite answer regarding matching money.*

***Councilman Corcoran made a motion to add Letter H) Verizon Cell Tower back on to Old Business on the agenda. Motion seconded by Councilman Molinelli.***

**Yeas: 5**

**Nays: 0**

**Carried**

*The majority of the Town Board discussed getting the latest water quality report from Charlie Muggeo.*

**ITEM #11 Correspondence**

*Supervisor Lanzetta read a resignation letter from Full-Time Police Officer James DiStacie. DiStacie accepted an appointment as a Trooper with the New York State Police and will resign effective March 27, 2016.*

**ITEM #12 Public Comment**

*James Garofalo suggested waiting for comments on the Safe Routes to School action plan before putting it on the website. He suggested using cameras at the Transfer Station that can be moved around from place to place. He also suggested the Town work on a law regarding rentals to ensure they are done properly.*

*Chris Brand suggested adopting legislation regarding dogs; to include curbing your dog and picking up after them and he also suggested putting signs at the park.*

*Mark Reynolds asked if the Milton Fire District Building Addition will need a variance and how much the project will cost.*

*Councilman Koenig said that since it's municipal property they don't have to go through the Planning Board process. The project will cost 1.5 million.*

**ITEM #13 Resolutions**

*No resolutions*

**ITEM #14 Adjournment**

***Councilman Koenig made a motion to adjourn the meeting at 9:36 PM. Motion seconded by Councilman Molinelli.***

**Yeas: 5**

**Nays: 0**

**Carried**

*Respectfully submitted,*

*Danielle Cherubini*

*Deputy Town Clerk*

