

May 23, 2016

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
MAY 23, 2016 7:00 PM  
MINUTES OF MEETING

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

Danielle Cherubini, Deputy Town Clerk

ITEM #1 Call to order - Pledge of Allegiance

ITEM #2 Moment of Silence

ITEM #3 Motion to approve agenda

*Councilman Koenig made a motion to add Resolution #62 To authorize the Supervisor to sign legal documents pertaining to the \$5,000.00 grant from Assemblyman Skartados for signage at the Milton Landing and also add Resolution # 63 To approve the Request for Proposals for Engineering Services for the Condition Assessment and Restoration Plan for the South Pier at the Milton Landing Park. Motion seconded by Councilman Molinelli.*

*Y*eas: 5                    *N*ays: 0                    *C*arried

ITEM #4 Motion to approve minutes from the May 9, 2016 meeting

*Councilman Baker made a motion to approve minutes from the May 9, 2016 meeting.  
Motion seconded by Councilman Koenig.*

*Y*ea*s*: 5                    *N*ay*s*: 0                    *C*arried

ITEM #5 Authorize payment of bills

*Councilman Molinelli made a motion to pay the abstract in the amount of \$237,768.12.  
Motion seconded by Councilman Corcoran.*

*Y*ea*s*: 5                    *N*ay*s*: 0                    *C*arried

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ITEM #6 Presentations

A). Pride of Marlborough-Deborah Prusack

*The Town Board presented Deborah Prusack a Pride of Marlborough Commendation for her extraordinary work in educating and encouraging the youth of our community through the D.A.R.E. program. Officer Fulton presented Deborah Prusack with patches on behalf of the Marlborough Police Department.*

ITEM #7 Comments on the agenda

*Supervisor Lanzetta took comments on the agenda.*

ITEM #8 Workshop topics

A) Sign Law

*Supervisor Lanzetta, Councilman Corcoran, and Tom Corcoran will have a meeting to go over the sign law.*

B) Bayside (recreation building)

*The Board had preliminary plans for a recreation center on the 1.25 acre parcel included in the Bayside project. The majority of the Board was concerned that there wouldn't be enough parking spaces. The Board discussed the possibility of a pilot program for the builder of Bayside if he were to build the recreation center which would include the building (3000 sq. ft. with a kitchen and bathroom), parking and landscaping. Supervisor Lanzetta said the builder is willing to work with the Town. They will need to find out from the builder how much the project would cost to build and then the Board can discuss how they could do a tax credit.*

C) 2016 Goals and Objectives

*Councilman Corcoran stated that he has estimates to fix the old bathrooms at the park so it can be used as a storage facility for the Town and Marlboro Youth Soccer.*

*The estimates are:*

*ADM Contracting      \$3,426.00*

*D & D Contracting      \$3,965.00*

*Perico Builders      \$4,037.00*

***Councilman Corcoran made a motion to accept the estimate from ADM Contracting for \$3,426.00 to perform the work on the old bathroom facility at Cluett Schantz Park to make it into a storage facility. Marlboro United Soccer will be sharing the storage facility and will give the Town \$1,000.00 toward the project, therefore, the cost to the Town will be \$2,426.00.***

***Motion seconded by Councilman Koenig.***

**Yea: 5**

**Nays: 0**

**Carried**

*Councilman Corcoran explained other updates to the park. Part of the entrance is being repaved by the Highway Department. The sign inside the park is being replaced. Dave Zambito and his crew have surrounded the inside and outside signs with rock walls and have also done a lot of other work.*

*Some of the Town Board members briefly discussed putting a roof on the bocce court at the park and also possibilities for hanging concert and farmer's market signs.*

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*Councilman Corcoran stated that he was asked for 10 yards of infield mix for the baseball fields which costs \$850.00. The Board discussed the drainage issues with the fields and what needs to be done. The Board decided to hold off on purchasing the infield mix and Councilman Koenig stated he will talk to the Highway Department about doing the drainage work.*

D) Tomvac Building recreation use

*Supervisor Lanzetta stated that Recreation at the TOMVAC Building is going well; although there is concern about the logistics and administration. He contacted Vinny Mannese to have a meeting with a couple of the Board members and Joe Wiles.*

E) Milton Turnpike and 9w property

*Supervisor Lanzetta stated that someone wanted to purchase the property but there was a lien on it. The current owner paid off the lien and raised the purchase price.*

#### ITEM #9 Old Business

A) Sale of TOMVAC Building

*Supervisor Lanzetta stated that Councilman Baker has been in contact with a gentleman who may be interested in a lease to buy option. Councilman Baker explained the intentions of the interested party. Councilman Corcoran suggested that the gentleman should get in touch with the realtor to show him the property. He also stated that if there is the option to buy it is subject to permissive referendum.*

B) Municipal Parking in Hamlets of Marlboro and Milton

*Councilman Koenig stated that there is property near the Hamlet of Milton that is in foreclosure. He asked the Board if they were okay with him talking to a property owner that has land next to the foreclosure to see what options there are for possibly using an acre of that land as well. The Board agreed that he should speak with the property owner.*

C) Proposed Water Agreement with Newburgh

*No new information*

D) Milton Sewer Expansion 9W/Milton Turnpike Intersection

*Supervisor Lanzetta stated that Dennis Larios is moving forward with the RFP for the sewer expansion. They are waiting for the survey and the wait time to go out for bonding.*

E) Bayside Project-Advertise for a special Planning Board and Town Board Meeting

*Councilman Corcoran made a motion to advertise for a special meeting with the Town Board and the Planning Board on June 6, 2016 immediately following the regularly scheduled Planning Board meeting to discuss the Bayside project. Motion seconded by Councilman Koenig.*

**Yea: 5**

**Nays: 0**

**Carried**

F) Design Standards for RT 9W Corridor Overlay District

*Councilman Baker stated that they are moving forward with the LWRP.*

G) Sign Law – Zoning Changes

*No new information*

H) Verizon Cell Tower on Milton Water Tank

*Supervisor Lanzetta stated that years ago an easement was made that shouldn't be where it is. Verizon is looking into the cost of making the proper easement.*

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## I) Milton Train Station Grant-Exterior Rehabilitation

*Supervisor Lanzetta stated that they are waiting for the go ahead to do the bid package.*

*Councilman Corcoran stated that there was a meeting regarding the cameras. They chose to install three cameras at the fueling station; the school will reimburse the Town. They also chose two cameras for the transfer station that will be recorded and looped, and four cameras at the Train Station. The cost would be under \$3,000.00.*

*Councilman Corcoran made a motion to spend up to \$3,000.00 for three cameras for the fueling station, two cameras at the Transfer Station, and four cameras at the Train Station. The cost of the cameras for the fueling station will be reimbursed to the Town by the school district. Motion seconded by Councilman Koenig.*

*Yeas: 5 Nays: 0 Carried*

## ITEM #10 New Business

A). Brush per Truck fee-changing from \$52.00 to \$55.00

*Supervisor Lanzetta made a motion to change the Transfer Station fee, Brush per Truck from \$52.00 to \$55.00 to coincide with the \$5.00 punch that will take effect July 1, 2016. Motion seconded by Councilman Koenig.*

*The majority of the Board very briefly discussed the next step for the Waste Zero bags.*

### ITEM #11 Correspondence

*Supervisor Lanzetta read a resignation letter from Andrew Bona, Police Officer, effective May 22, 2016.*

*Chief Cocozza stated that they will be moving forward with a replacement for Officer Bona. The county list has three people on it and one of them is a part time officer with the department. Chief explained how the county hiring process works.*

*Supervisor Lanzetta read a letter from Girl Scout Troop 60174 requesting to use the pavilion at the Town Park at no charge for a picnic and bridging ceremony on June 14, 2016.*

*Councilman Koenig made a motion to waive the fee for Girl Scout Troop 60174 to use the pavilion at the Town Park on June 14, 2016. Motion seconded by Councilman Molinelli.*

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*Supervisor Lanzetta read a resignation letter from Carrie Ronk, Dispatcher, effective May 20, 2016.*

***Councilman Molinelli made a motion to accept the resignation of Carrie Ronk. Motion seconded by Councilman Koenig.***

**Yea: 5**

**Nays: 0**

**Carried**

**ITEM #12 Public Comment**

*Kate Beare stated that the Flea Market on May 28, 2016 to raise funds for fireworks for the concert series has been cancelled because there weren't enough vendors signed up.*

*Mark Reynolds stated that the developer of Bayside originally said he wasn't looking for a tax break and he asked how that changed.*

*Supervisor Lanzetta explained that the people who are designing the Bayside project offered to see if a recreation center could work on the 1.25 acre parcel. The developer said he would build a recreation center and he could get a tax break for building it. The Board will see what may work and what would benefit the taxpayers.*

*Mike Dovich stated that he sent the Board an email regarding Housing and Urban Development (HUD). They are doing an inventory of every neighborhood in the United States in regards to ethnicity. He asked if the Town has heard anything from HUD regarding our projects and if a developer could apply for a Federal Block Grant because if one gets that grant, HUD takes over your zoning.*

*Supervisor Lanzetta stated that they haven't heard anything from HUD and the developer of Bayside is planning to fund their own project.*

**ITEM #13 Resolutions**

- A). Resolution # 59 To accept the bid for the 2006 Dodge Durango
- B). Resolution # 60 To Authorize the filing of Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.
- C). Resolution # 61 To establish Project Advisory Committee for Local Waterfront Revitalization Plan
- D). Resolution # 62 To authorize the Supervisor to sign legal documents pertaining to the \$5,000.00 grant from Assemblyman Skartados for signage at the Milton Landing
- E). Resolution # 63 To approve the Request for Proposals for Engineering Services for the Condition Assessment and Restoration Plan for the South Pier at the Milton Landing Park

**ITEM #14 Adjournment**

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A). Resolution # 59 To accept the bid for the 2006 Dodge Durango

Supervisor Lanzetta proposes the following:

Whereas, all bids were open and read aloud, and

Whereas, the highest bidder for the 2006 Dodge Durango was, Thomas Corcoran Jr., Marlboro New York.

Be it resolved, that Thomas Corcoran Jr., be awarded the bid in the amount of \$511.00.

And moves for its adoption:

Councilman Corcoran	Abstain
Councilman Molinelli	No
Councilman Koenig	No
Councilman Baker	No
Supervisor Lanzetta	No

*Councilman Molinelli made a motion to re-advertise the 2006 Dodge Durango for bid. Motion seconded by Councilman Koenig.*

*Years: 5*      *Nays: 0*      *Carried*

*Councilman Corcoran made a motion to re-advertise the Highway Department dump truck and trailer with Gael Appler's permission. Motion seconded by Councilman Baker.*

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B). Resolution #60 To Authorize the filing of Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

Local Law No \_\_\_\_ of 2016, A LOCAL LAW OF THE TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK AMENDING SECTION 155-30(B) OF THE TOWN CODE REGARDING DESIGN STANDARDS FOR MULTIPLE DWELLINGS AND ADDING SECTION 155-18(D) REGARDING REGULATION OF SEASONAL DWELLINGS.

**SEQRA NEGATIVE DECLARATION AND  
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

**Whereas**, the Town of Marlborough Town Board proposes to adopt Local Law No. \_\_\_\_ of 2016, a Local Law of the Town of Marlborough, Ulster County, New York amending Section 155-30(B) Of The Town Code Regarding Design Standards For Multiple Dwellings And Adding Section 155-18(D) Regarding Regulation of Seasonal Dwellings; and

**WHEREAS**, this determination of non-significance, i.e. negative declaration, is prepared in accordance with Article 8 of the Environmental Conservation Law: the NY State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth in 6 NYCRR Part 617 (“Regulations”); and

**WHEREAS**, the Town Board is directly undertaking the Action and is the only involved agency and is therefore the lead agency for the environmental review of the Action pursuant to SEQRA and its implementing Regulations; and

**WHEREAS**, the name and address of the lead agency is: Town of Marlborough Town Board, 21 Milton Turnpike, Milton, NY 12547 and the Responsible Officer is Al Lanzetta, Town of Marlborough Town Supervisor, with a telephone number at (845) 795-5100; and

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**WHEREAS**, the Town of Marlborough Town Board, as lead agency, has classified this Action as a Type 1 action pursuant to 6 NYCRR § 617.6 of the Regulations; and

**WHEREAS**, the Town of Marlborough Town Board has caused the preparation of a Full Environmental Assessment Form (EAF) for review of the Action, including Parts 1 and 2 of the EAF; and

**WHEREAS**, the Town of Marlborough Town Board, as lead agency for the environmental review of the Action, has reviewed the Action and all relevant supporting information and documentation, has identified the relevant areas of environmental concern, has compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR § 617.7 and has determined that there will be no significant adverse environmental impacts associated with the Action; and

**WHEREAS**, this negative declaration is supported and substantiated by the following conclusions of the Lead Agency:

The proposed zoning amendments included in this action are not inconsistent with the existing Comprehensive Plan of the Town of Marlborough. Rather, they serve to implement growth and development policies established by the Town Board, none of which have any actual physical impact on the environment. Consequently, the proposed zoning changes do not rise to the level of creating any adverse physical impacts in those areas of the Town for which they are intended to be implemented. In the policy judgment of the Town Board, the proposed zoning amendments will create positive and beneficial impacts to those areas of town for which they are intended. The regulations will offset existing unfavorable impacts caused by existing land use regulations by promoting flexibility of design with respect to multi-family residential housing development, and restoring standards for conversion of seasonal dwellings.

The proposed local law does not, of itself, cause any new action to occur.

The act of adopting the proposed local law will not result in any direct or physical adverse environmental impact. It may result in indirect or secondary effects in the event of

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future applications received by the Town that employ the standards or opportunities set forth in the legislation. Each application will involve a unique and individual set of circumstances. The particular nature of the secondary impacts resulting from the future applications is not currently ascertainable and will not be ascertainable until site-specific proposals are received. Each individual proposal will be subject to the standards established by this local law or elsewhere set forth in the Town's land use regulations. The evaluation of individual proposals involves the exercise of future legislative or administrative discretion upon a full and complete analysis of the conditions and impacts related to the individual proposal, including SEQRA review of specific actions and their actual impacts.

The potential for these secondary effects do not support the conclusion that the legislation may create a significant adverse environmental impact requiring preparation of an environmental impact statement. Further, the potential secondary impacts do not give rise to any currently identifiable potential adverse environmental effects of significance.

The proposed amendments to Marlborough's local zoning law will not propose any actions or land uses that may be different from, or in sharp contrast to current surrounding land use patterns (Full EAF, Part 2, 17[a]). They will not cause the permanent population of the Town to grow by more than 5% (Full EAF, Part 2, 17[b]). They are not inconsistent with the current local land use plan (Full EAF, Part 2, 17[c]). They are not inconsistent with any County plans, or other regional land use plans (Full EAF, Part 2, 17[d]). They will not cause a change in density of development that is not supported by existing infrastructure or is distant from existing infrastructure (Full EAF, Part 2, 17[e]). They are not in an area characterized by low density development that will require new or expanded public infrastructure (Full EAF, Part 2, 17[f]). They may give rise to secondary development impacts, in the nature of residential or commercial development, but such impacts are not currently ascertainable and will not be ascertainable until site-specific proposals are received, at which time they will be subject to legislative or administrative review, as well as review under SEQRA addressing the actual identity and nature of such proposals.

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**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Marlborough Town Board makes the following findings based upon the conclusions identified above:

1. The Action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems;

2. The Action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources;

3. The Action will not create a material conflict with the community's current plans or goals as officially approved or adopted;

4. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural or aesthetic resources of the existing community or neighborhood character;

5. The Action will not create a hazard to human health;

6. The Action will not cause a substantial change in the use or intensity of use of land, including agricultural, open space or recreational resources or in its capacity to support existing uses;

7. The Action will not result in the creation of a material demand for other actions that would result in one of the above consequences; and

8. The Action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and

**BE IT FURTHER RESOLVED**, that the Town of Marlborough Town Board, acting as lead agency, has examined the impacts which may be reasonably anticipated to result from the Action, and has determined that it will not have any significant adverse impact on the

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environment and that therefore a Draft Environmental Impact Statement need not be prepared; and

**BE IT FURTHER RESOLVED**, that the Town of Marlborough Town Board hereby issues this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and its implementing Regulations; and

**BE IT FURTHER RESOLVED**, that the Town of Marlborough Town Board hereby authorizes the filing this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

The foregoing resolution was voted upon with all councilmen voting as follows:

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

This Negative Declaration is adopted this 23<sup>rd</sup> day of May, 2016 and is ordered into the record of the Town of Marlborough Town Board with respect to the adoption of Local Law No \_\_\_\_ of 2016.

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COLLEEN CORCORAN, TOWN CLERK

Contact Person:

Colleen Corcoran, Town Clerk  
Town of Marlborough  
P.O. Box 305  
21 Milton Turnpike  
Milton, NY 12547  
845-795-5100

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C). Resolution # 61 To establish Project Advisory Committee for Local Waterfront Revitalization Plan

Supervisor Lanzetta proposes the following:

Whereas, the Town of Marlborough has received a grant from the New York State Department of State (DOS) to prepare a Local Waterfront Revitalization Plan (LWRP), and

Whereas, one of the provisions of the Plan is to establish a Project Advisory Committee which will work in conjunction with the Town's Planner Behan Planning & Design, and

Whereas the Town Board has reached out to representatives of the Community to assess their willingness to be a part of this Committee to guide the Planning Process.

Be it resolved that the following people will be appointed to the Project Advisory Committee:

Chip Kent  
Vivian Lanzarone  
C J Hartwell-Kelly  
Rosemary Wein  
Howard Baker  
Al Lanzetta  
John Demarco  
Cindy Lanzetta (grant administrator and reporting)

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And moves for its adoption:

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

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Resolution #62 To authorize the Supervisor to sign legal documents pertaining to the \$5,000.00 grant from Assemblyman Skartados for signage at the Milton Landing

Resolution for Authority to Sign Legal Documents

I, Colleen Corcoran, the duly [elected and qualified secretary] OR [qualified and acting Clerk] of the [Town of Marlborough of Milton, New York, a corporation (Organization Name) (place)] subject to the Not-for-Profit Corporation Law of New York State and qualified for tax exempt status under the federal internal revenue code] OR [Town of Marlborough, New York], do (Municipality) hereby certify that the following resolution was adopted at a regular meeting of the (regular) (special) Town Board held on 05/23/16, and is [incorporated in the original minutes of (governing body) (date)] said meeting] OR [on file and of record], and that said resolution has not been altered, amended or revoked and is in full force and effect.

Signed: Colleen Corcoran

WHEREAS, this organization has received a Legislative Initiative grant in the New York State Budget; AND WHEREAS, there are specific requirements and regulations governing the expenditure of these funds;

NOW, THEREFORE, this body resolves the following:

1. Administration of all funds under this grant will be in accordance with all terms and conditions contained in the **GUIDELINES for Non-Construction Projects \$50,000 and under** 09/03/13 (publication date) provided by the New York State Office of Parks, Recreation and Historic Preservation;

2. That Alphonso Lanzetta, as Town Supervisor of our organization, (name) (title)

is hereby authorized to sign legal documents on behalf of our organization and that such signature is acknowledgement of the acceptance by this body of compliance with all terms and conditions of the

Master Contract for Grants Contract Number TM14P012, to be executed for the grant.

And moves for its adoption:

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

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E). Resolution # 63 To approve the Request for Proposals for Engineering Services for the Condition Assessment and Restoration Plan for the South Pier at the Milton Landing Park

Whereas the Town of Marlborough was awarded a \$40,000.00 grant from the New York State Estuaries Program of the Department of Environmental Conservation to assess the condition of the South Pier at Milton Landing Park and

Whereas a Request for Proposals (RFP) for Engineering Services has been developed and is ready to be advertised for said Project

Be it resolved that the Town Board has reviewed the RFP and votes for its circulation to interested consultants

And moves for its adoption:

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

*Councilman Molinelli made a motion to adjourn the meeting at 8:54PM. Motion seconded by Councilman Corcoran.*

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*