

June 6, 2016

TOWN BOARD/PLANNING BOARD MEETING  
TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON, NY 12547  
JUNE 6, 2016  
DISCUSSION: BAYSIDE PROJECT  
MINUTES OF MEETING

Town Board Members Present: Supervisor Lanzetta  
Councilman Corcoran  
Councilman Baker  
Councilman Koenig

Planning Board Members Present: Chris Brand, Chairman  
Joel Truncali, Member  
Ben Trapani, Member  
Cindy Lanzetta, Member  
Emanuel Cauchi, Member  
Joseph Lofaro, Member

Also Present: Janis Gomez Anderson, VanDewater and VanDewater  
Patrick Witherow, Marlboro Central School District  
James Garofalo, Marlboro Citizen

Absent: Councilman Molinelli  
Steve Clarke, Planning Board Member

*Meeting began at 8:20PM.*

*Supervisor Lanzetta briefly explained the original plan from Bayside which never was approved. The Town had changed the code at the time of the original plan to include people age 55 and under for multiple dwellings. The Town Board is currently in the process of amending the code to change the definition of a building and change setbacks. The current plan is for 20 – 3 bedroom apartments and 84 – 2 bedroom apartments. All of the infrastructure (sewer, water, roads, sidewalks) will be done before they can get Planning Board approval to begin building. The Town has the capacity in the sewer plant for this project and Bayside will pay 1/3 down then pay the balance within 5 years whether they are done building or not. They plan to build one building at a time. The applicant will also pay for the sewer fees up front for the 2.09 acre commercial property but it is unknown at this time if the owner will develop or sell it.*

*The Boards discussed the map of the plans and where the roads and parking would be located and what type of traffic would be using the roads. The Bayside project is adjacent to the Marlboro Middle School and the district is involved in the plans for the road as well; the school is speaking with their lawyers and engineers.*

*Supervisor Lanzetta said the Town Board has done its due diligence with this project and they are expecting a project like Orchard Hills which would be up to the Planning Board. The Town Board is lead agency on the project. He stated that the sewer agreement is being drawn up and will be signed but is contingent on the Planning Boards approval of the project. Once approved by the Planning Board the applicant will pay the sewer fees and recreation fees. The applicant is getting a credit on the recreation fees because he is donating the 1.2 acre parcel to the Town that has water and sewer.*

*The Boards and Mr. Witherow briefly discussed how many school aged children are expected according to a demographic study and the Draft Environmental Impact Statement (DEIS).*

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*Supervisor Lanzetta stated that it was suggested by Dennis Doyle, Ulster County Planning Board, that a Supplemental Environmental Impact Statement (SEIS) be done on items that could have changed since the last DEIS but the Town Board is currently waiting for a position statement from the applicants lawyer to see if an SEIS is needed. All parties involved will need to do a findings statement.*

*There was concern about how to ensure the finished project is managed properly and also a discussion about the possibility of having different legal representation for the Town Board and the Planning Board in the future.*

***Councilman Koenig made a motion to adjourn the meeting at 9:35 PM. Motion seconded by Councilman Corcoran.***

***Yeas: 4***

***Nays: 0***

***Carried***

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*