

July 25, 2016

WORKSHOP MEETING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
JULY 25, 2016 7:00 PM

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Corcoran (Arrived at 7:19PM)  
Councilman Baker  
Councilman Koenig

Danielle Cherubini, Deputy Town Clerk  
John DeMarco, Deputy Supervisor  
Ron Blass, Town Attorney

## 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 amend the agenda to include an Executive Session to discuss a contractual issue. Motion seconded by Councilman Koenig.*

*Years: 4 Nays: 0 Carried*

*Councilman Baker made a motion to amend the agenda to add Subdivisions, Small Cell Towers, US Coast Guard Anchoring Site for Large Commercial Vessels in Milton and Marlboro, and Solar Farms to New Business. Motion seconded by Councilman Molinelli.*

ITEM #4 Motion to approve minutes from the July 11, 2016 Town Board Meeting  
*Councilman Baker made a motion to approve the minutes from the July 11, 2016 Town Board Meeting. Motion seconded by Councilman Koenig.*

## ITEM #5 Authorize payments of bills

*Councilman Koenig made a motion to authorize payment of the abstract in the amount of \$140,412.89. Motion seconded by Councilman Molinelli.*

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ITEM #6 Presentations

A). Deputy Supervisor John DeMarco-2016 Budget presentation

*Deputy Supervisor John DeMarco, stated that the budget for the first half of 2016 has been stable with no surprises. The budget for the rest of the year is expected to go as planned.*

*Mr. DeMarco gave a slide show presentation showing the elements of the gross budget and the revenue plan; spending is on track.*

ITEM #7 Comments on the agenda

*No comments on the agenda.*

ITEM #8 Workshop topics

A) Sign Law

*Supervisor Lanzetta said the sign law is on hold so they can work on the tow code which is with the town lawyer.*

B) Bayside (recreation building)

*No new information*

C) 2016 Goals and Objectives

*Councilman Baker stated that he updated the action agenda for 2016 to keep track of the progress that the Town is making. The Board discussed using some of the \$20,000.00 from the park fund to build a roof for the bocce courts at the Town Park. It was decided that Ed Molinelli, Tom Corcoran, and Scott Corcoran will make up the committee to get this project going sometime in the fall.*

D) Tomvac Building recreation use

*Supervisor Lanzetta stated that he along with Joe Wiles and Vince Mannese, met with the instructor for Jiu Jitsu and they are getting everything in place for him to instruct at the TOMVAC building. There was a brief discussion on how the process will now work if someone wants to use the TOMVAC building for recreation; also how to include the facility use form on the website.*

E) Milton Turnpike and 9w property

*There was a brief discussion regarding the property and it is believed to be in negotiations.*

ITEM #9 Old Business

A) Sale of TOMVAC Building

*The Board discussed the selling price of TOMVAC and if they should consider lowering the price. They also discussed talking to the realtor about what they could do to make the sale more attractive. They discussed the process to set up a referendum and that they were told by legal that they cannot put it out to vote before the sale.*

B) Municipal Parking in Hamlets of Marlboro and Milton

*Supervisor Lanzetta stated that the signs will go up for parking in the upper parking lot of the School/Town Hall. Councilman Koenig stated that there will need to be a formal meeting to discuss the one way street option for Main Street in Milton.*

*Supervisor Lanzetta stated that the county will meet with him in a couple of weeks to figure out where to put the striping on Western Avenue and King Street.*

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C) Proposed Water Agreement with Newburgh

*Supervisor Lanzetta stated that they will be discussing the water agreement with Ron Blass in executive session.*

D) Milton Sewer Expansion 9W/Milton Turnpike Intersection

*Supervisor Lanzetta stated that he believes the markings have been done and Brooks & Brooks have completed the survey. Dennis Larios should be getting the permits from the Department of Transportation.*

E) Bayside Project

*No new information.*

F) Design Standards for RT 9W Corridor Overlay District

*No new information.*

G) Sign Law – Zoning Changes

*No new information.*

H) Verizon Cell Tower on Milton Water Tank

*Supervisor Lanzetta stated that the correct easement will be put in by Verizon. The Town will have the agreement soon.*

I) Milton Train Station Grant-Exterior Rehabilitation

*Supervisor Lanzetta stated that we likely won't hear anything from the state for at least 4 months. The final paperwork was done for the \$50,000.00 grant for the roof. Also, the Town received \$2,500.00 from New York State Energy Research & Development for a solar permitting.*

**ITEM #10 New Business**

A) Subdivisions

*Tom Corcoran stated that a question came up; does a road subdivide two properties. He explained that the road does act as a barrier between two properties but does not subdivide the two properties. The Board discussed this with Tom Corcoran and concluded that the code says that a road does not subdivide two properties and the code stays the same.*

B) Small Cell Towers

*Mark Kulik stated that he works for Verizon Wireless and they are working on a project to enhance wireless coverage along the 9W corridor. The company is installing equipment called a small cell which is about the size of a transformer and installed on a utility pole. They have agreements with Central Hudson and Verizon to use the pole. They are proposing to install about 11 units between (1 mile north of) Mt. Rose Road to Route 84; each small cell will cover gaps in service ranging from a radius of  $\frac{1}{4}$  to  $\frac{1}{2}$  mile. Mr. Kulik explained how other Towns are permitting this type of work.*

*Tom Corcoran commented that a Work Permit that is run through his office with a fee added to the fee schedule would be enough rather than a site plan for this type of project. He suggested talking to Ron Blass to see where and if cell nodes fit into the Town Code.*

C) US Coast Guard Anchoring Site for Large Commercial Vessels in Milton and Marlboro

*Supervisor Lanzetta stated that there was an article in the Daily Freeman about the US Coast Guard proposing to anchor commercial tankers carrying hazardous material in*

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*Marlboro and Milton. He asked the Town Board if he could write a letter against this. The Board said yes.*

#### D) Solar Farms

*Tom Corcoran stated that he had a request for a 20 acre solar farm on Hepworth's property on 9W and Lyons Lane. The property would be leased and the 20 acres would then be used and taxed as commercial property. He suggested getting solar farms in the code book and the Board should consider what district they belong in, the minimum parcel size, setbacks, and fencing/trees/obstruction from neighboring properties. There was a brief discussion about being aware of the cables and how the power is run to the grid and also possible revenue. Supervisor Lanzetta stated that the Conservation Advisory Committee has been working on getting information for solar farms.*

### ITEM #11 Correspondence

*Supervisor Lanzetta read correspondence from the American Legion Ladies Auxiliary, Viebey-Sutton Post requesting the use of the pavilion at no charge for a fundraiser on Sunday, July 31, 2016 from 4-6pm.*

*Councilman Baker made a motion to allow the Ladies Auxiliary use of the pavilion on Sunday, July 31, 2016 at no charge. Motion seconded by Councilman Corcoran*

*Yeas: 5 Nays: 0 Carried*

*Supervisor Lanzetta read correspondence from Highway Superintendent, Gael Appler requesting to assign Michael Scaturro a permanent Motor Equipment Operator position in the Highway Department. Mr. Scaturro was hired in February 2016 and since then he has obtained his Commercial Drivers License.*

*Councilman Corcoran made a motion to assign Michael Scaturro a permanent position with the Highway Department as Motor Equipment Operator. Motion seconded by Councilman Koenig.*

*Yeas: 5 Nays: 0 Carried*

*Supervisor Lanzetta stated that he received correspondence from the owner of 6 and 8 Milton Turnpike requesting to receive municipal sewer service.*

## ITEM #12 Public Comment

*James Garofalo asked for more clarification about what the US Coast Guard wants to do with the ships. Supervisor Lanzetta explained in a little more detail and offered him the article.*

*Mark Reynolds asked what the current listing price was for the TOMVAC building. John DeMarco said \$429,000.00.*

*Mark Reynolds also asked what type of executive session the Board will have.*

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*Supervisor Lanzetta stated that it is an attorney/client discussion regarding a contract. Ralph Walters asked if anyone followed with the Department of Transportation (DOT) about making turning lanes on Riverview Drive.*

*Supervisor Lanzetta stated that the DOT said turning lanes would add more confusion.*

*Councilman Corcoran stated that Elina Cordani, resident and business owner, is very concerned about the police violence and is trying to coordinate meetings with surrounding towns and schools to try to educate the children to help the situation.*

## ITEM #13 Resolutions

### *No resolutions*

## ITEM #13.5 Executive Session

*Councilman Molinelli made a motion to enter executive session at 8:26PM. Motion seconded by Councilman Koenig.*

*Yeas: 5 Nays: 0 Carried*

*Supervisor Lanzetta made a motion to end executive session at 9:29PM. Motion seconded by Councilman Corcoran.*

*Yeas: 5 Nays: 0 Carried*

*No decisions were made.*

#### ITEM #14 Adjournment

*Councilman Koenig made*

*by Councilman Molinelli.*

*Yeas: 5 Nays: 0*

*Respectfully submitted,*  
Donald G. Lisi

*Danielle Cherubini*  
Dana T. Ghol

### *Deputy Town Clerk*

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