

WORKSHOP MEETING
TOWN BOARD TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, MILTON NEW YORK
JUNE 24, 2019 7:00PM
MINUTES OF MINUTES

Present: Supervisor Lanzetta
Councilman Corcoran
Councilman Koenig
Councilman Baker

Danielle Cherubini, Deputy Town Clerk

Also Present: Phil Bell, Bell Engineering, PLLC

Absent: Councilman Molinelli

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 approve the agenda with the amendment to add Phil Bell – TOMVAC Plans under ITEM#6 Presentations. Motion seconded by Councilman Koenig.

Yeas: 4 Nays: 0 Carried

ITEM #4 Motion to approve minutes from the June 10, 2019 Town Board Meeting

Councilman Baker made a motion to approve minutes from the June 10, 2019 Town Board Meeting. Motion seconded by Councilman Corcoran.

Yeas: 4 Nays: 0 Carried

ITEM #5 Authorize payments of bills

Councilman Baker made a motion to authorize payment of the abstract in the amount of \$547,459.57. Motion seconded by Councilman Corcoran.

Yeas: 4 Nays: 0 Carried

ITEM #6 Presentations

A) Phil Bell –TOMVAC Plans

Phil Bell of Bell Engineering presented the final design for the TOMVAC renovation project for the purpose of a community center. The whole building would be converted and Mobile

Life would be relocated. He explained that there will be a 75 person activity room, a 150 person community room and a conference room for meetings. The activity room and community room can be rented out. There will be a soft kitchen (sink and countertop) in the activity room. The larger space will have a full kitchen and a separate dishwashing area. There will be separate HVAC systems for the 3 sections and all electrical and HVAC will be redone for the entire building. There will be ample storage and closet space. Mr. Bell explained all of the plumbing for the kitchens and bathrooms. There will be windows and doors added in various areas. The ceilings in the large rooms will be 2 x 4 drop ceilings. The flooring will be vinyl tile and the block walls will be painted. Mr. Bell explained that the exterior renovations would include a new shingled roof, siding, soffit repair, landscaping, exterior doors, a new sidewalk, and lighting. There is ample parking; they would just need to add some handicap parking spaces.

Mr. Bell explained two different options for the restroom construction, wall hung toilets versus standard.

There was a discussion regarding the septic system and the leach fields, testing the water, and stress testing the well. Mr. Bell explained the mechanics of the well pump and expansion tank. There was also a discussion about abating asbestos in the entire building as an add on option instead of just abating certain areas and encapsulating the rest.

James Garofalo questioned parking and if the three HVAC systems back each other up.

Phil Bell stated that the one HVAC system does not back up the other and he also explained the parking configuration.

Mark Reynolds asked what the cost estimate is for the project.

Phil Bell gave the cost estimate breakdown as follows:

Community Room (incl. kitchen) – Demolition & Construction - \$150,000.00

Activity Room (incl. kitchen) – Demolition & Construction - \$100,000.00

Conference Room – Demolition & Construction - \$23,000.00

Electric/HVAC/Plumbing - \$250,000.00

Exterior - \$118,500.00

The total is about \$640,000.00 for the hard costs.

The consulting fees (soft costs) are about \$166,000.00.

Then a 10% contingency would be added to the hard and soft costs for a total of about \$888,000.00.

Mr. Bell gave a breakdown of what the consulting fees are for and also the bid process for this type of project. The Wicks Law would come into effect for this project (each type of construction would have to be bid out separately) because the project exceeds \$500,000.00.

There was a brief discussion on how the Minority Business Enterprise (MBE) may come into play and also the use of unions as stated in town code.

Brand new construction would cost about \$1.7 million plus the cost to obtain property.

Daxx Kahm, Marlboro resident, asked if there would be an overhang (awning) added to the outside of the building to hold additional events outside to increase revenue. Mr. Kahm suggested how the building can be used.

Phil Bell said there isn't a plan for an awning.

Supervisor Lanzetta explained that there is a policy for the use of the town buildings.

Mark Reynolds asked how long the project would take and how the town doing with getting the \$250,000.00 grant.

Phil Bell stated that the project would take 4-6 months to complete. Supervisor Lanzetta explained that the majority of the Board passed a resolution about a month ago to move forward with the preliminary application for the \$250,000.00 member item. He will be meeting with Senator Skoufis and Assemblyman Jacobson to discuss additional member items to fund the project. The plan is to pay for the whole project with member items.

Ralph Walters stated questioned if the appliances, tables, and chairs are included in the estimate. He suggested that if those items are not in the estimate, then one should be drawn up.

Supervisor Lanzetta stated that right now they are working to renovate the building and will work on those items later on. Phil Bell added that there are cost estimates for the items mentioned but they vary because there is a substantial difference if they are new or used.

Jerry Wein stated his opinion that the well and septic seem to be the biggest risk and he also questioned the flooring choice.

Phil Bell stated that the flooring is cost effective and also there are many choices for vinyl flooring now.

Mr. Bell gave a 3D model presentation of the project.

ITEM #7 Comments on the agenda

No comments on the agenda.

ITEM # 8 New Business

Councilman Baker made a motion to amend the agenda to add Letter A) Code Change for Brooklyn Bottling and Letter B) Van Etten Paving – Cluett Schantz Park to ITEM #8 New Business. Motion seconded by Councilman Corcoran.

Yeas: 4

Nays: 0

Carried

A) Code Change for Brooklyn Bottling

Supervisor Lanzetta stated that Brooklyn Bottling is looking to build a 50,000 sq. ft. storage facility for their cans. They are before the Planning Board for the project and need a code change from R-Residential District (which is currently pre-existing, non-conforming) to C-1 – Commercial District. Some of the Board members discussed the property and some of the issues; mainly the private use of a public road for their tractor trailer parking for the purpose of loading and unloading goods. There was a disagreement as to whether or not the issues that the property has should be brought up at the time of the code change. It was suggested that the code change be contingent on what the Town Board or Planning Board requires. It was concluded that Supervisor Lanzetta will set up a meeting with Brooklyn Bottling to address the issues that any of the Board members may have.

B) Van Etten Paving – Cluett Schantz Park

Supervisor Lanzetta stated that he received a quote from VanEtten Paving to blacktop a handicap parking area at the park by the bocce court and in between the bocce court and pavilion. They would also level millings along the dirt road with an excavator. The Highway Department will do all the prep work for the blacktop and truck in the millings. Supervisor Lanzetta read the estimate and specs to the Board. The total estimate from VanEtten was \$15,851.50. The Board briefly discussed when the project can be done.

Councilman Koenig made a motion to spend \$15,851.50 for VanEtten Paving to pave various areas at Cluett Schantz Park. Motion seconded by Councilman Corcoran.

Yeas: 4 Nays: 0 Carried

ITEM #9 Workshop topics

A).Removal of tires from transfer station

No new information.

B). TOMVAC

Discussed

C). Town Improvement Program TIP-Councilman Baker

Councilman Koenig made a motion to remove Town Improvement Program TIP-Councilman Baker from ITEM #9 Workshop Topics. Motion seconded by Councilman Baker.

Yeas: 4 Nays: 0 Carried

D). CAC update

No new information.

E) Milton Landing South Pier

No new information.

ITEM #10 Correspondence

Supervisor Lanzetta stated that he spoke with Dennis Larios regarding the water issue that Mr. Garnot brought up at the last meeting; he let Mr. Garnot know that it is being looked into.

The Board briefly discussed when the second phase of the Route 9W sewer project may begin.

ITEM #11 Public Comment

Ralph Walters stated that the state started filling potholes on Route 9W and stopped.

Mr. Walters also suggested that the lanes be defined on Route 9W by Riverview Drive and the pothole be filled on Riverview Drive. He is also glad the NYSDOT is doing truck inspections in the St. Mary's Parking lot again.

James Garofalo made some suggestions to the Board as to how to do the code change for Brooklyn Bottling.

Daxx Kahm and Ralph Walters complained of merging issues on Route 9W going north after CVS Pharmacy. Mr. Kahm asked if the town has a speed machine that automatically generates tickets. Chief Cocozza said they have a portable speed sign but it doesn't generate tickets automatically.

To address some of the above concerns, the majority of the Board collectively explained that although there was a Route 9W Corridor Study done to address the traffic and road issues, the state is not doing anything about it.

ITEM #12 Resolutions

ITEM #13 Adjournment

Councilman Koenig made a motion to adjourn the meeting at 8:51 p.m. Motion seconded by Councilman Corcoran.

Yeas: 4

Nays: 0

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*