

SPECIAL MEETING
TOWN BOARD TOWN OF MARLBOROUGH
MARCH 30, 2015 6:00 PM
DESIGN STANDARDS FOR THE BUSINESS CORRIDOR OVERLAY DISTRICT
MINUTES OF MEETING

PRESENT: SUPERVISOR OSBORN
COUNCILMAN CORCORAN
COUNCILMAN BAKER

ALSO PRESENT: CHIEF COCOZZA (Arrived at 6:41 PM)
THOMAS CORCORAN (Arrived at 6:59 PM)

Meeting began at 6:10 PM.

Supervisor Osborn suggested that the first idea they could consider is allowing possibly up to three businesses to cohabitate in one building closer to the Hamlets. Perhaps have a Rural District and only have one business per building then have a Hamlet District and have up to three businesses in one building. This idea would prevent strip malls and regulate density.

The Board discussed some items that are already in the Zoning Code.

They also discussed some of the design standards from the Town of Lloyd and what they would like to see for the proposed Dunkin Donuts / Mobile Station / Convenient Store on 9W.

Some of the general design standards from Lloyd that the Board liked were that refuse containers would need to be in the back of a building, no chain link fencing, parking in the rear if it is possible. They also had design standards from Rochester.

Supervisor Osborn said that an idea would be that you could have high density outside of the Hamlet area and have one building that looks like three separate buildings and have it conform to a traditional Hudson Valley architectural style. They also may want to require a certain height to a building.

The Board would like to preserve the vistas and the rural (agricultural) character of the Town but felt that there aren't really any areas on 9W to do that anymore.

Councilman Corcoran said that he would like to see a certain type of landscaping for new businesses.

Supervisor Osborn said that they could require a stone wall. The Board agreed that they like the look of Rusk's new office.

Tom Corcoran explained said the ZBA meeting for Dunkin Donuts went well and was sent to public hearing. The ZBA has to send it to the Ulster County Planning Board because they need to do a .07 variance and he sent the plans and all other information over night to the county so they could get it on their next agenda for April 1st.

Councilman Baker suggested that someone should go to the meeting because Cindy Lanzetta can't say anything.

Tom Corcoran said DOT approved three curb cuts 8 years ago when this idea was first introduced so as long as nothing changed that should be ok.

Councilman Corcoran asked if it's possible to ask if they can put a stone wall in between the curb cuts to make it look more rural.

Tom Corcoran said that would be the decision of DOT. He also stated that he feels that if we get a national franchise like Dunkin Donuts in Town that would be inviting to other franchises. Councilman Corcoran said that Young's Motors is doing an addition and changing the front of the building.

Supervisor Osborn asked the Board if they want to preserve the rural look of Marlboro and if density is such a concern. While looking at a map the Board along with Tom Corcoran and Chief Coccozza discussed where they would like or not like to have density along 9W.

Chief Coccozza asked if there are any incentives for people in the Hamlet to fix up their buildings as to how the Town would like them to look.

Supervisor Osborn said they are looking at a Main Street Program (grant) for Marlboro which they have done in the past for the Hamlet of Milton but unfortunately no one participated. The building owner would get \$10,000.00 if they spent \$10,000.00 on upgrading their facade.

Chief Coccozza asked if it is possible to get a tax break if someone were to upgrade their facade.

Supervisor Osborn said that the school is now doing what the Town does which is if you add to your building or build a new building your taxes would be reduced and have downscaling percentage for 10 years.

Tom Corcoran had the plans for Young's and Dunkin Donuts that the Board looked at and discussed.

Supervisor Osborn said that he will put the design standards in the other councilman's mailboxes and ask them to cross out the items that they don't like because the Board tonight seemed to like most of them. He will write up a narrative with the idea that there isn't anything left to preserve as far as rural landscape and the idea of changing density would only apply to the Marlboro Hamlet.

Councilman Baker said to be sure that it is understood that the physical rural landscape is not able to be preserved but they want to keep the rural character of the Town the best they can. Also, be clear about when referring to density that it means number of businesses per building not lot size.

Councilman Corcoran made a motion to close the special meeting at 7:55PM. Motion seconded by Supervisor Osborn.

Yeas: 3

Nays: 0

Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*