

**Community Connections**

**February 2, 2022**

**Revitalization of Milton Main St/Robert Pollack/Barry Medenbach**

**Attendance: 30 (including Robert Pollack, Barry Medenbach, and Thomas)**

**Themes:**

- Accessibility for handicapped
- Cost of rentals for apartments and storefronts
- Apartment size
- Target rental audience (apartments and storefronts)
- Parking
- Business plan to fill and sustain viable businesses given current conditions
- Appreciation for informative meeting/discussion

**Transcript of Questions/Comments in the chat:**

**Ami Jhaveri**

What's the anticipated rents for both the retail and apartment spaces?

Thanks for holding this meeting – it was very informative and we're looking forward to learning more.

**Ellen Stewart**

Why only one-bedroom apartments? Why not have apartments that can accommodate families?

Why only rentals? Don't we want to encourage people to move here and stay here?

Could we see specs on materials? What are the building heights?

I am also concerned about the entrance to the parking lot that appears to require a sharp turn on to a steep hill.

Agreed that \$1200 is a lot for wage workers and people starting a new business.

Thank you very much for organizing this meeting. Looking forward to many more.

**Maribeth King**

How many apartments will there be? What is the square feet of each apartment?

Is the housing for Robert Pollack's workers only? Or is it open to all?

Is the second story only accessible via stairs?

How will you attract businesses?

This was great! Thanks everyone!!

**Heather Alexander**

Is there something in the town code requiring a particular number of ADA parking spots per block?

Meaning single people living alone or single parents?

How will you attract businesses?

Yes we love it!

I love that idea (more of these types of meetings)!

I love the concept and look forward to hearing concrete plans!

**Rob Conlon**

There needs to be a mix and 1- and 2-bedroom units. There is no promise that all workers are single or have no children. There needs to be more availability for varied families.

Is there any outdoor space for apartments? Balconies?

Most retail workers are partnered, with multiple children, working multiple jobs.

**Phil Giansante**

Thank you for all the info. Very informative.

**Paul Ellis -Graham**

Thank you Robert for your time and effort!!

**Linda La Polla**

Thanks for the presentation. Very informative!!

**Dan Barton**

Thanks for setting this up Mici. Robert plz listen to the constructive criticism.

**Rosemary Wein**

Thank you for organizing this meeting.

**JOSEPH CASERTO**

34 New Road  
Milton, NY 12547-5029

February 17, 2022

Planning Board  
Town of Marlborough  
P.O. Box 305  
Milton, NY 12547-0305

Dear Members of the Planning Board:

Please accept this as part of the Public Hearing for the Pollock Site Plan held on February 7. The concerns about this project impacting business, parking, and traffic are valid but not impossible to address with a proactive approach now and for the future development of Milton.

Mr. Pollock has allowed the use of the former St. James lot for municipal parking and plans to do the same with his future lot on Brewster Street. Is there a written agreement stating the terms? Knowing that the Town has access to this parking for, say, the next ten or more years resolves this issue to that extent. Furthermore, has the Town considered approaching other landowners about lending or leasing to the Town for parking?

Can there be spaces designated for Mannese's Bar and The Studio at Stephanie's patrons during open hours in front of those locations? Signage can quickly achieve this.

Ms. Calabrese is justifiably concerned that removing the rock behind the site, which may require blasting, will disturb her clients. Can Mr. Pollock schedule this work during hours that The Studio at Stephanie's is closed?

There was a comment about truck traffic and tractor-trailers not being able to make the turn from Milton Turnpike onto Main Street. Is it possible to restrict tractor-trailers from turning off Milton Turnpike and reroute them down Brewster Street, where they could turn north on Dock Road?

To address the concerns about room for box trucks making deliveries, would Mr. Pollock be willing to allow the loading zone designated on the site plan to be used by UPS, FedEx, and other couriers who have deliveries for businesses other than his?

Mr. Pollock has made changes to his site as requested, and his plan seems likely to be approved. I hope that the Planning Board can address the concerns of the other businesses to their satisfaction as the matter moves forward. Beyond this site, Milton has tremendous potential with the opening of the new pier at Milton Landing Park and the possibility of cruise lines docking there. The Town needs a master plan for future development to ensure that Milton grows smartly and retains its history and beauty.

Sincerely,



Joseph Caserto

75 Orchard Street  
Marlboro, NY 12542

February 14, 2022

Dear Chairman Brand and members of the Marlborough Planning Board,

I attended the Public Hearing in regards to Mr. Robert Pollock's Milton Main Street project. Most of the comments expressed concern over adequate parking on this already crowded block. After thinking about the many comments made, I have some concerns and suggestions. It was made clear that the applicant is providing 70+ additional parking spaces. That is all well and good. But it does not give protection to the 5-6 businesses who already rely on street parking for their customers. Moreover, it was pointed out that although Mr. Pollock has granted permission to the Town to provide municipal parking on his property on the southern end of Main Street, this agreement was not a formal one.

I would suggest that in order to protect the Town and the business owners and homeowners who dwell on Main Street, the approval for the project include a legal agreement between the Town and Mr. Pollock (or as named in the application) for municipal parking in both the former St. James parking area and the new parking area at Brewster Street. I believe that could be included as a provision for approval and Certificate of Occupancy. This need not be a long term agreement, but the Town will be faced with handling the parking situation at some point. A five or ten year agreement might give both parties additional time to experience actual parking use and need. And I believe it would be a big step in showing Mr. Pollock's generosity and commitment to a better Main Street and support of the other businesses there, and at the same time the Town is showing diligence in protecting its business owners and residents.

I remind you that the Milton Dock will be an attraction and people are likely to use Main Street as a hub for access to the site. Parking may be a real problem in the future. Mr. Pollock's Project could prove to be an early solution. Not all of the Brewster Street area needs to be assigned as municipal, but some designated spots could be negotiated.

As a second comment, there was no mention of the look of the building. As I see the front of the proposed 6 units facing Main Street, the appearance looks quite modern in contrast to the homey feel of the other buildings. Will the Planning Board make any suggestions or stipulations as to what materials can be used? Architectural design? I recall that the Studio at Stephanie's had to meet several requirements as to color, materials, and look. I believe there should be some type of continuity or complement in the appearance of this section of Main Street.

Thank you for your attention to my comments.

Mici Simonofsky

CC: Supervisor Corcoran and Town Board Members

February 23, 2022

**Town Planning Board**

We are writing this letter in regards to the Medenbach & Eggers Engineering document dated December 21, 2021. The item addressed #3 in the document clearly states that all rock will be removed mechanically and no blasting will take place. However, at the Planning Board meeting I attended on February 7, 2022, the statement was made by Mr. Pollack's site plan that blasting will occur if rock cannot be removed mechanically. As our building resides directly across from this site we would like to know if there is such a code that allows blasting in the Hamlet, and if so who is liable for any damage to road, surrounding property and structures and possibly road closure and parking issues that may impact businesses and residents of the Hamlet.

Other concerns we have are the Towns Code for parking which is an estimate of the 5 car per business in the Hamlet and the current 2 hour parking side of the street restrictions. Overflow from the new apartments will line up in front of businesses and residences on opposing side of the road. The off-site parking spaces will be clearly marked. Does this include spaces in front of their storefronts?

We would like to present the fact that the approval of this site plan may have been based upon Pre-Covid parking conditions where most of the cars left the village during the day. As a previous resident and current village business owner cars do not leave the village as much due to people working from home and many retired residents.

Who is responsible for designated handicap parking spaces in town or county? Do they use a Formula? Will there be a visitor's lot for the complex?

Thanking you in advance for addressing our concerns. Feel free to contact us for additional information.

We look forward to hearing from you.

Sincerely,

Christopher Calabrese

Property Owner 44-46 Main Street

Stephanie A. Calabrese

The Studio at Stephanie's