

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2021074

Municipality

Lloyd

Local File Number

21-0055

Referring Agency

Zoning Board of Appeals

Type of Referral

Area Variance

Name of Applicant

Stewart's Shops

Name of Project

Stewart's Shops

Project Location

4 South Chapel Hill Road (SW Corner Rt 9W)

Description

Sign height variance 1'8" (23%)

UCPB Decision

Required Modifications

See Attachments



Referral Officer

Representing the Ulster County Planning Board

Date Received

4/15/2021

Date Reviewed

5/5/2021

Form Date

5/7/2021

Status

Reviewed

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

John Litts, Chair
Town of Lloyd Zoning Board of Appeals
12 Church Street
Highland, N.Y. 12528

REFERRAL NO: 2021-074
DATE REVIEWED: 05/07/21

Re: Stewart's Shops – Area Variance

Summary

The applicant is requesting a one-foot, eight-inch sign height variance and lot-coverage variance of 23% over a 40% maximum lot-coverage standard.

The following materials were received for review:

- Referral Form
- Area Variance application
- Narrative
- Site Plan

Recommendations

Stormwater

The redevelopment of the site will result in most it being disturbed, close to, if not exceeding the threshold of having to prepare a SWPPP and erosion and sediment control plan. Given the substantiality of the coverage variance being requested, strong attention to stormwater needs to be paid and a means of reducing the impacts of approximately 2/3 of the lot covered can be accomplished through a variety of low-impact stormwater design techniques.

Required Modification

As a condition of the variance and as part of the balancing test analysis, the applicant should indicate the methods they are utilizing to the reduce the impacts of stormwater quantity and quality. Such techniques could include, but are not limited to, the use of permeable pavement as a means of mitigating the amount of the lot coverage variance being requested.

Reviewing Officer

Robert A. Leibowitz, AICP
Principal Planner

Cc: Scott McCarthy - UCPB

FINAL ACTION REPORT FORM

Per GML 239-m and -n FINAL ACTION REPORTS ARE
REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS
AFTER FILING

Complete the local agency final action box, add the local file
number, include any required submittals, and sign the form



Name of Project: Stewart's Shops

Referral Number: 2021074

UCPB Decision: Required Modifications

Local Agency Final Action:

☐ Approve ☐ Disapprove

Member Vote: Yes: ☐ No: ☐

☐ County Planning Board Decision -
Reviewed no County Impact

☐ Concurs with County Planning Board
Modifications or Disapproval

☐ Contrary to County Planning Board
Modifications or Disapproval (see
required submittals if checked)

Required Submittals:

Within thirty days after final action, the referring body must file a
report of the final action it has taken with the UCPB. A referring body
that acts contrary to a recommendation of modifications or
disapproval of a proposed action shall set forth the reasons for the
contrary action in such report attached to this form.

Local File Number: 21-0055

Municipality: Lloyd

Referring Agency: Zoning Board of Appeals

Type of Referral: Area Variance

Name of Applicant: Stewart's Shops

Project Location: 4 South Chapel Hill Road (SW Corner Rt 9W)

Description: Sign height variance 1'8" (23%)

☐ Required Submittals Attached

☐ Resolution Attached

Local Officer: _____

Date: _____

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

Original Date Received: 4/15/2021

Original Review Date: 5/5/2021

Final Action Date Received:

Status: Reviewed

Return Form to:

Referral Officer
Ulster County Planning Board
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

UCPB Date Stamp