

APPROVED:

MOTION BY:

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AYES:

NAYS:

ABSTENTIONS:

ABSENT:

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Wendy Rosinski, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday August 15, 2019

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Fred Pizzuto (Chair), Lawrence Hammond, Carl DiLorenzo, Franco Zani, Claire Winslow (Town Board Liaison), David Barton (Building Department Director), Laura Oddo-Kelly (Administrative Assistant To Planning and Zoning), Rob Stout (Land Use Attorney), Andrew Learn (Town Engineer).
Absent: Scott McCarthy (Vice-Chair), Sal Cuciti, Charly Long, Lambros Violaris (Alternate),

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS; ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Extended Public Hearing

EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.
Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.

The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.

The Planning Board requested an engineering report for the proposed truck turning radius on 06.20.2019

The Planning Board requested a revised engineering report for a turning radius and traffic flow plan to adjust for a lesser size truck.

Applicant was not present and no new information.

Old Business

D and D Auto Supply, 3537 Route 9W, SBL# 88.69-3-12.100 in GB Zone.

Applicant is seeking commercial site plan approval to construct a 3600 square foot free standing storage building on their property located at the intersection of Woodside Place and Route 9W (SBL# 88.69-3-12.1). Applicant was granted two area variances to permit maximum lot coverage of 67% and a rear yard setback on May 9, 2019 by the ZBA. Variances were granted with the recommendation that the building face along Woodside Place should have features consistent with the residential character of the neighborhood.

The Board requested revised siteplan with elevations.

Patti Brooks, applicant's representative, said they have done some elevations on the proposed project and presented it to the Board. There will be no lighting on the west side of the building and there is a photometric plan being prepared. Once the landscaping plan is more fully developed they will be ready to present it to the Ulster County Planning Board. Barton said if the elevations are satisfactory to the Board they could send the referral. There was a discussion on landscaping and a consistent color scheme to the building. The Board anticipates setting a public hearing for the September 26, 2019 meeting.

The Views at Highland, 3715-3725 Route 9W, SBL# 95.2-2-12.100 & 95.2-2-12.200 in HBD Zone.

Applicant is seeking commercial site plan approval to redevelop property at 3715-3725 Route 9W (SBL 95.2-2-12.100 & 12.200) for a mixed-use commercial and residential development with related parking and landscaping. The applicant proposes to construct two mixed-use buildings comprised of retail and office space on the first floor of each building and twenty-two apartment units located on the upper two floors in each respective buildings. In accordance with the Town of Lloyd Zoning Code Section 100-36D, ten percent of the proposed residential units will be designated as below market rates.

The Village in the Hudson Valley, 3679 Route 9W, SBL#'s 95.12-1-5 & 15.1, 95.2-2-3.21, 9 & 10 in R1/2 Zone.

Applicant is seeking commercial site plan approval for a proposed Continuing Care Retirement Community and a lot line revision to consolidate and reconfigure five parcels into two parcels. **Informational Meeting 08.22.19, 5PM at Highland Fire House, 25 Milton Ave., Highland, NY.**

New Business

Auto Zone Retail Auto Parts Store, No# 6881, 3668 Route 9W, SBL# 96.1-4-18.241.

Applicant is seeking commercial site plan approval for a land development project that will consist of a 6,816 sq ft single story structure for the retail sale of auto parts.

Jeffery Berneburg, project manager, and applicant's representative, was present to give an overview of the project and said the store would have full access from Windgate Way. There was a discussion of parking and the SWPP which needed to be prepared and discussed with the Town Engineer.

The Board asked for more pleasing landscaping which would include trees.

GlidePath Power Solutions, Route 9W, 88.1-3-3.200 in LI Zone

Applicant is seeking commercial site plan approval for a lithium battery energy storage system facility at the intersection of 9W and Route 299 that will provide capacity and ancillary services to the regional electric grid.

Dave Young, Chazen Companies and applicant's representative, and Erin Hazen, Director of Development, Glidepath Solutions were present to give a more recent overview of the project. Young said there is a slight configuration to the building, they have made it less narrow and more like a square. He said it believes it has helped with grading and stormwater.

DiLorenzo asked what the batteries are comprised of.

Hazen said there will be lithium ion batteries within the building.

DiLorenzo said he was concerned in the event of a fire and if there was a fire suppression system.

Hazen said there was.

DiLorenzo asked if it fails and the Town Fire Department has to answer the call, would the fire department have the equipment to put the fire out.

Hazen said it is basically water that puts it out. The building would be segmented and alarms that react within the zones. She said they're not asking anyone to go in the building until the fire is extinguished.

Zani said he was concerned about the batteries leaking out to the wetlands.

Young said they haven't designed anything to prevent that yet.

Zani said the leaking of lithium batteries is considered hazardous waste and said the fire department should be part of the discussion of the project.

Hazen asked when the Town would circulate for Lead Agency.

Young asked if when they have a concept plan and a full EAF would they circulate for Lead Agency.

Stout said if they need anything more Barton would communicate it to them.

RTH Realty Holdings, LLC, Upper North Road, SBL# 80.3-1-16.

Applicant is proposing to construct 12,000 sq ft warehouse and office space building along with associated parking and loading area. The proposed multi-use passive building is intended to be constructed on a 3.4 acre vacant parcel.

Khattar I. Elmassalemah, P.E., applicant's representative, was present to give an overview of the proposed project. The proposed multi-use passive building will be used to house furniture and props for a real estate interior design and staging company.

Pizzuto said the part of the building which faces Route 9W, the Board would like to see it aesthetically pleasing with landscaping.

The applicant said there would be natural screening.

The Board would like to see a 3D model of the building.

Costantino, Paul and Joanne, 30 Bellevue Rd, SBL # 88.17-2-13.100.

Applicants are proposing a lot line revision to add a vacant 0.83 acre parcel of land to their single family residential lot. The acreage is topographically separated from the residence on adjoining lands of Diana & Paul Costantino and Kathleen Kouri and has been used and maintained by the applicants. The lot line revision will allow for the continued maintenance of the Hudson River viewshed on the applicant's parcel.

Patti Brooks, applicant's representative, explained and showed maps of the proposed lot line revision to add a vacant 0.83 acre parcel to the single family lot.

The Board anticipates setting a public hearing for September 26, 2019.

P WE Holdings, LLC, Route 9W, SBL # 88.1-4-8.222

Applicant is seeking commercial site plan approval to construct a 6,300 square foot catering hall/banquet facility on a 9.34 acre parcel of land located on Route 9W, southerly of North Road and northerly of Grand Street.

Patti Brooks, applicant's representative, said proposed access will be on to Route 9W. There was a discussion on the physical details, parking, and egress and ingress of the building. Brooks said they are working on a grading plan.

Informal Discussion

Highland Estates, LLC, Macks Lane and Route 9W, SBL# 96.9-1-35.210

Patti Brooks, applicant's representative, is proposing a a restaurant, three story hotel, and three story building with 16,000 square feet of retail space on the first floor of which 3-4 thousand square feet will be a gas station. Most likely 14 apartments on the second floor and a two story professional building.

Brooks asked if the Board had any concerns.

DiLorenzo said he has a big concern with the how big the development is and only one way out.

Barton said there are four projects impacting the intersection and there is an issue with traffic.

There was a discussion on drainage.

Sign Approval

Pete's 9W Collision Center, 3323-3325 Route 9W, SBL# 80.3-1-21.110.

Applicant is seeking sign approval to install a double sided internally illuminated freestanding light box on a single pole. Proposed sign dimensions are 4'x 8'x 12" (box) and 5"x 5'x 96" (pole).

The Board was presented pictures of the proposed sign which would be LED and internally illuminated with a timer that would shut off when business hours end.

Barton said pole signs are not allowed in the LI Zone so the applicant would have to apply to the ZBA for a variance.

A **Motion** to Adjourn was made by Carl DiLorenzo, seconded by Larry Hammond, 6:55PM. All ayes.