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By:

Wendy Rosinski, Town Clerk

**WORKSHOP MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday May 16, 2019**

**CALL TO ORDER TIME:** 5:30 pm

**PLEDGE OF ALLEGIANCE**

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

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

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**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.**

Applicant, Ridepreet Singh, was present to provide an additional information and the process of the proposed project.

Barton said the Board raised the issue of the tractor trailers coming in and out of the road and turning around. Some of the Board members visited the location.

Cuciti said the concern is the highway access. He inquired how trucks would come in and out of the facility.

Applicant said the trucks would be 48 feet and would be backed in on the side of the building. They would not be using a turnaround. The trucks do not have to utilize any access through the Hannaford Plaza.

There was a discussion of traffic flow.

McCarthy said the Planning Board can't allow them to drive through private property.

Cuciti said as a default, any truck driving through the nearby residential neighborhood would not be a good thing.

Zani asked how many cans and bottles would be stored at the site.

Singh said it would depend on the volume they receive.

Pizzuto inquired whether everything would be stored inside the building.

Singh replied that everything would.

Zani inquired as to where the overflow would go if the inside storage was full.

Singh said that would not happen because by law they have to have it picked up every week.

Cuciti inquired about the hours of operation.

Singh said they would be open Monday through Saturday 9:30AM-5:30PM and Saturday 10AM-4PM. The pickups would be during the week and they will try and have them early in the morning around 7AM so there would be no interaction with any traffic. Additionally, they would use Northeast Pest Control on a monthly basis.

Pizzuto said the Board would take everything under advisement and may require conditions if approved.

### **New Public Hearings**

#### **Budnik, John and Debra, 289 Hurds Rd., SBL# 94.2-1-4.120 in A Zone.**

Applicant is seeking a special use permit to allow an accessory apartment on the second floor of a detached 28 x24 sq ft 2-story building on the parcel.

Applicant has already been granted an area variance relief of .97 acres from the ZBA on 03.14.2019 to then apply to the Planning Board for a special use permit intended for an accessory apartment.

**The Planning Board reviewed the EAF, issued a negative declaration on April 25, 2019 and set the public hearing for May 23, 2019.**

Barton reiterated the particulars of the proposed project.

There were no questions or comments.

#### **Royal Pools and Spas, Inc., 600 Route 299, SBL# 87.1-3-41.220 in DB Zone.**

Applicant is seeking commercial site plan approval to construct a 30' x 50' outdoor pool park to display three above ground pools and approval for a 5' x 10' sign to be located on the side of the building.

**The Planning Board reviewed the EAF, issued a negative declaration on April 25, 2019 and set the public hearing for May 23, 2019.**

Barton reiterated the particulars of the proposed project.

There were no questions or comments.

### **New Business**

#### **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.

Applicant's representatives, Taylor Palmer Esq., Cuddy and Feder, Mike Morgante, Arden Consulting and Carlo Mazzaarelli, RA, Mazzaarelli Architecture and Planning were in attendance to present an overview with new modifications, renderings and maps of the the mixed use proposed project.

Morgante addressed project changes which include revised parking calculations, relocation of the dumpster, changes to the sidewalks, storm water prevention plans, and construction details.

Cuciti inquired whether the applicant was putting all the water on the site in the one retention pond area and asked what kind of testing was performed.

Morgante replied yes and deep soil and percolation tests was done. Both tests produced positive results. They have also provided a lot coverage table which is at 48%. They have made minor changes to the grading and utility plan as it relates to the additional parking on the left side of the building.

The Board viewed the plans of the concept landscaping, traffic flow, parking, and access to the site from Route 9W.

Morgante said a more detailed plan would follow along with a full traffic study.

Dilorenzo asked what has the number of apartment units been reduced to.

Palmer said there would be 22 units per building, 44 in total.

Morgante said they have received the information back from the State Historic Preservation Office that there is no archeological study requirements for the property. They will compile all the information in one document for the Board to review.

McCarthy asked if the traffic study is working in conjunction with the other proposed project applications properties that are looking to be built at the same time.

The Board discussed the demensions of the buildings and the aesthetics of the renderings, encouraging variations and articulation of the treatment of the facades of the buildings to look like multiple buildings

Barton said although he appreciates it, the two foot setback doesn't seem to be enough for the Board. Substantially breaking the buildings up is more of what he believes the Planning Board is looking for.

Zani commented that the present renderings seem to saturate the site.

Barton said the landscaping could also provide extra depth.

Cuciti said there are many different variations that would be available and more aesthetically pleasing than aligning the buildings parallel to the road.

Barton asked what the elevation from grade to top slope in the back of the building is.

Morgante said 135 feet. He asked if the Board liked the 20 foot gap between the buildings.

McCarthy said they would like to see more.

Zani commented it would be good for fire access.

Mazzaarelli said they could change the peak elevation if the Board would allow them to go up in height.

McCarthy and Pizzuto felt it is high enough, they need more variation and texture in the buildings.

There was a discussion on how elevation is calculated and parking design.

Zani asked where the snow storage would be.

Morgante said it would be the infiltration basins.

Palmer said they would petition for Town water as municipal water access goes around the property. He additionally asked when the applicant should make the petition.

Stout said the Planning Board would likely want to be lead agency for SEQR review.

Violaris inquired about the DOT Traffic Study saying he is hearing from the community that the composition of traffic will be significantly altered in the adjacent neighborhoods. The public is going to need some addressing as far as traffic is concerned, especially both sides of Mayer Drive.

Palmer said they have submitted a traffic report and the applicant will at some point be reaching out to the neighbors by some type of meeting.

Pizzuto suggested an informational meeting before a public hearing in order to receive input from the public.

**Pleasant View Subdivision, LLC, Station Road, SBL# 86.4-3-9 in A Zone.**

Applicant is proposing a lot consolidation to reduce the number of individual lots from 10 to 4. The proposal is to combine several lots and unbuilt roads as follows: Lots (SBL#s) 86.4-3-3 and 86.4-3-5 with road "A"; lots 86.4-3-6, 86.4-3-7, 86.4-3-8, and 86.4-3-9 with a portion of road "C"; lots 86.4-3-11 and 86.4-3-12; and lots 86.4-3-28 and 86.4-3-29 with a portion of road "C".

Barton recused.

Nadine Carney from Peak Engineering was in attendance to present an overview of the proposed project. A new subdivision map was submitted and Carney explained the consolidation of several parcels with the existing road and proposed driveways.

Zani inquired as to who would maintain the drainage.

Carney explained the removal of some of the drainage easements and the proposed maintenance agreements amongst the parcels.

Zani asked whether the Town currently maintains the drainage on Falcon Drive.

Carney said it hasn't been dedicated yet, they're waiting for a certain amount of houses to be constructed but I think it will be at the point where the Town would be taking it over. She said they have submitted a list of all the drainage easements that were coming off. Maps show the conservation easements. Carney spoke about which lots would need soil remediation and will be reflected on future revised maps.

Pizzuto asked when the maps would be submitted.

Carney said they would prepare them immediately.

Cuciti said they had spoken about adding topography to the maps.

Carney said they would add.

Pizzuto said after the Board reviews all the information, they anticipate setting the public hearing in June.

Setaro said he discussed with Andrew Learn that one of CPL's traffic consultants should be conferred with as well.

Morgante said they had a preliminary meeting with the DOT.

Cuciti said he believes there is an issue with the traffic especially with making a turn into the site.

Zani inquired whether a Tri Board meeting would be advantageous.

Setaro said Learn would be submitting a comment letter of information provided by the meeting. He additionally said safety of the sidewalks should be thought of also.

McCarthy suggested possibly some sort of barrier between the road and the sidewalk.

**Selux Corporation, 5 Lumen Lane, SBL# 88.1-6-6.100 in GB Zone.**

Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.

Applicant was not in attendance.

A **Motion** to adjourn was made by Franco Zani, seconded by Sal Cuciti. 6:44 PM. All ayes.