



Dave P. had questioned some of the requests as follows:

- *'In regards to the lot width, of the approximately 162 lots, about how many lots will be affected by this change?'*

Dave W: About 20 lots, again this is real technical you will not be able to see the difference in the lots for aesthetics standpoint.

- *'In regards to the lot depth, about how many lots will be affected by this change?'*

Dave W: 6 or 7 lots.

Questions open to the public.

Eugene Lebwohl of 27 Cambridge Ct.: Is there a public document about this possible dam failure?

Dave P: Yes.

Mr. Lebwohl: That has been done for how many years?

Andy Learn, Town Engineer: It was done before the project was completed. It was a report required to be done by the Town for Department of Environmental Conservation.

A **Motion** to close the public hearing was made by Fred Pizzuto, seconded by Carl DiLorenzo. All Ayes. The Resolution was reviewed. See attached.

A **Motion** to accept the resolution of approval was made by Lawrence Hammond, seconded by William Ogden. All ayes.

## **Old Business**

### **Tremont Hall Corp., Vineyard Ave, Site Plan, SBL#88.17-9-48 & 54.200, in R1/4 zone.**

The applicant would like to convert an existing vacant 9600 square foot lumber storage building into a multi-family residential structure with 20 apartments, with associated parking and amenities.

The Board anticipates updates.

Patti Brooks, Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. Patti reviewed some of the items she has done since November, her last meeting with the Board.

Patti: We had the utilities marked and confirmed that water and sewer do end on the westerly side of the rail trail. We had Central Hudson contact the rail trail, the utility pole is far above the proposed parking area so no problems are foreseen, but it does have to go through the process. Andy Willingham completed the preliminary grading utility plan. We have contracted with Peak Engineering to perform a structural analysis and weight load rating for the bridge. Today I went through Town folders and I found documentation that an easement was granted to the Town in 1993 by SHW Realty Inc. I am happy to report that on Oct. 12, 1993, it is also agreed with the Town Board that the wooden bridge adjacent to Vineyard Ave. would be reconstructed and the back driveway paved to the top of the hill to a point where it enters the old Conrail right of way. The Highland sewer district will install a new lateral to the lumber yard office and that is in replacement for them to grant the sewer easement for the Town of Lloyd for free. (see attached memos) The Town wanted to hook up Linwood Ave. to Vineyard Ave. and they needed an easement through this property to do it. Up until now I have not been able to find an easement to prove that it is a Town sewer main, now we know we can tap into it. The Board discussed the wooden bridge.

Patti: There were two engineer concerns; one is stabilizing the bottom and the other was fire truck access, which is why they are doing the weight load rating.

The Board anticipates engineering updates.

Patti: My next step is to approach the Town Board regarding the water service connection and some landscaping for the site. This evening I would ask the Board to circulate their notice of intent to be lead agent to DOT, Town of Lloyd Water & Sewer, and the Town of Lloyd Town Board.

Andy L: I think we should add Central Hudson to that list.

The Board discussed the width of the bridge being 20ft. wide.

Patti: I was told on site that if this were a new access the DOT would not approve it being as wide as it is now. But because of the width of 44/55 and the curbing and the site distance, they are allowing it to remain this wide.

Patti: We are proposing the driveway be 18ft. wide.

Dave P: I know what the DOT has said but I still do not like the site lines.

Patti: We did talk about clearing for better site distance and a right turn only exit.

A **Motion** to circulate intent for lead agency was made by Peter Brooks, seconded by Lawrence Hammond. All ayes.

## **Extended Public Hearings**

### **Hudson Summit LLC 2016 (3 lot subd), 52 Mayer Dr, SBL#95.12-2-7, in R ½ zone.**

The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.

Dave B. updated the Board as follows:

Dave : Berry Kohn stopped by the office today and was dazzled that nothing had happened since Andy L had talked to his engineer. I do think that he is motivated to get this done so in my opinion you should extend the public hearing again.

A **Motion** to extend the public hearing was made by Carl DiLorenzo, seconded by Lawrence Hammond. All ayes.

## **Administrative Business**

### **Sign Approval**

#### **Sign - All Sport, 3425 Route 9W, 88.1-4-14.100, in GB zone.**

The applicant, Mike Arteaga's All Sport, would like to put up a sign on the North side of his building. The sign will be identical to the sign on the East side of the building. He would also like, for re-branding purposes, a new face for the monument sign.

Mike Arteaga, the applicant, was present for the meeting.

Mike: We are rebranding or taking the express off of our current sign, so we would like to change some of the sign faces. The primary thing we would like to do is copy the signage on the face of the building on 9W and put an identical sign on the North side of the building. The sign will be the same size.

Dave B: He is allowed two building signs. He is also rebranding the monument sign; the monument is there he will just be changing the face of the sign; this sign will remain the same size.

A **Motion** to approve the new sign proposal was made by Fred Pizzuto, seconded by Carl DiLorenzo. All ayes.

## **Old Business**

### **Highland Assisted Living at Village View (former New Village View), Siteplan; 1, 7, & 9 Grove St, SBL#88.69-1-10, 11 & 12, in R1/4 zone.**

This project consists of a 18,310 sq. ft. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 15 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

Feb. 17, 2016 - 1 Grove, 7 Grove, and 9 Grove Street were rezoned from CB to R 1/4.

July 2016 - New submittal with name change (formerly New Village View) Highland Assisted Living Center at Village View.

Andy L reached out to the applicant's representative, Stu Mesinger of Chazen Co., to let him know of the changes the Board needs before they could make a decision on SEQRA. Based on his Oct. 21, 2016 letter Andy informed him that they need a drainage analysis, emergency generator information, and cut and fill analysis.

The Board anticipates updates.

The Zoning Board variance request has been tabled until the Planning Board makes their SEQRA determination.

## **Set Public Hearing**

### **Watkins, Charles & Corinne, Special Use Permit, 22 Blue Point Rd, SBL#96.3-1-14, in R1 zone.**

The applicant would like to construct a small addition and modify the existing garage to provide a 638 sq. ft. accessory apartment for personal family care.

The Board reviewed this application last week. The applicant will apply to the Zoning Board of Appeals for a total side yard setback variance. The Planning Board chooses to set the public hearing awaiting ZBA decision. The Board reviewed the environmental assessment form (EAF) and issued a negative declaration.

The resolution was read. (See attached)

A **Motion** was made to accept the resolution of negative declaration and set public hearing by William Ogden, seconded by Carl DiLorenzo. All ayes.

A public hearing is set for Feb. 23, 2017.

### **Curci, Michael, Special Use Permit, 812 New Paltz Rd, SBL#87.1-1-21.111, in R1/2 zone.**

The applicant would like to add a 656 sq. ft. accessory apartment above his detached garage.

The Board reviewed this application at the workshop last week and had no additional concerns.

The Board reviewed the environmental assessment form (EAF) and issued a negative declaration.

The resolution was read. (See attached)

A **Motion** was made to accept the resolution of negative declaration and set public hearing by William Ogden, seconded by Peter Brooks. All ayes.

A public hearing is set for Feb. 23, 2017.

**Dakota Field Properties (Storyk), Subdivision Martin Ave, SBL# 79.2-2-10, in R1 zone.**

The applicant is requesting a two lot subdivision of his 17.143 acre parcel of land. Lot 1 will consist of 6.257 acres for a proposed single family dwelling and Lot 2 will be the remaining land consisting of 10.886 acres.

The Board reviewed this application at the workshop last week and had no additional concerns.

Board of Health approval has been granted for the proposed residence.

The Board reviewed the environmental assessment form (EAF) and issued a negative declaration.

The resolution was read. (See attached)

A **Motion** was made to accept the resolution of negative declaration and set public hearing by William Ogden, seconded by Nicki Anzivina. All ayes.

A public hearing is set for Feb. 23, 2017.

## **Administrative Business**

### **Deny without prejudice**

These applications have been dormant for some time; the applicants have been notified of the Planning Board's intention to Deny without prejudice.

A **Motion** was made by Lawrence Hammond, and seconded by William Ogden to deny the following applications without prejudice. (See attached resolutions)

### **Cruz Bonifacio, 132 Weeds Mill Rd, SBL#87.11-3-10, in R1/2 zone.**

The applicants would like to convert their current unfinished basement into a self-contained apartment for family.

This application has been dormant for some time, the applicant was mailed a letter of the Planning Board's intention to Deny without prejudice and it was returned by the post office. **Last Board appearance 10-20-11.**

### **Lee, Mi-Sun, 76 Bellevue Rd, SBL#88.13-4-32.300, in R2 zone.**

The applicants are proposing to build a single family residence in the WBOD.

This application has been dormant for some time; the applicant has been notified of the Planning Board's intention to Deny without prejudice. **Last Board appearance 6-23-11.**

### **Busick, Charles, 228 Hawleys Corners Rd, SBL#79.4-2-28, in R1 zone.**

The applicant is proposing a two lot subdivision of a 3.89 acre parcel of land located in the R-1 zoning district. Lot 1 currently has two dwellings, an existing 2 family dwelling and a structure to be converted to a non-habitable accessory building. Lot 2 will be a new board of health approved building lot. The resultant lot sizes will be: Lot1- 2.13 acres and Lot - 2 1.76 acres.

This application has been dormant for some time; the applicant has been notified of the Planning Board's intention to Deny without prejudice. **Last Board appearance 3-20-14.**

### **Highland Estates L.L.C., Route 9W, SBL#96.9-1-35.200, in HBD zone.**

The applicant would like a four lot subdivision of a vacant 19.85 acre parcel of land to create three new residential building lots with access to Sherwood Lane, a Town Road. The remaining 11.23 acres to be developed commercially at a later date with existing access to Route 9W and Mack's Lane,

This application has been dormant for some time; the applicant has been notified of the Planning Board's intention to Deny without prejudice. **Last Board appearance 4-17-14.**

**Pezzo, Anthony, 41-43 Main St, SBL#88.69-2-31, in CB zone.**

Subdivision for the purpose of separating residential buildings and commercial building to separate lots and a Lot line revision for purpose of resolving existing encroachments.

This application has been dormant for some time; the applicant has been notified of the Planning Board's intention to Deny without prejudice. **Last Board appearance 8-25-11.**

**O'Dell, Bethany, 236 Pancake Hollow, 236 Pancake Hollow Rd, SBL#87.3-2-27.120, in A zone.**

The applicant would like to obtain a special use permit to run a non-profit animal rescue.

This application has been dormant for some time; the applicant has been notified of the Planning Board's intention to Deny without prejudice. **Last Board appearance 7-21-11.**

On 1-4-17, the applicant submitted a letter requesting an additional extension. The Board denied this application as it does no harm for future submission.

**Minutes to Approve**

A **Motion** to approve the minutes, as edited, from the Planning Board Workshop November 17, 2016 was made by Lawrence Hammond, seconded by William Ogden. All ayes.

A **Motion** to approve the minutes, as edited, from the Planning Board Meeting, December 1, 2016 was made by William Ogden, seconded by Carl DiLorenzo. All ayes with Carl DiLorenzo abstaining.

**Adaptive Re-Use Discussion**

The Board reviewed adaptive reuse draft. (See attached draft)

Dave B: Teresa Bakner, Planning Board Attorney, reviewed a draft of the Adaptive Re-Use code; some of her comments are as follows:

- Teresa is fine with the coverage issue.
- Teresa is not a big fan of having a number the Board could adjust upwards.
- Teresa is fine with the apartment sizes
- Teresa is fine with the PRD language being used.

The Density issue seems to be a big deal.

The Board discussed how, on many sites, density will be determined by the individual lot size and parking requirements.

Dave P: A big change is the wording **Adaptive Re-Use Sites, is** everyone okay with that?

Jeff Paladino: I think that the spirit of the code was to take existing buildings or sites, in my opinion, (goes unclear).

Dave P to Mike Horodyski: I believe you were on the Board when this code was put into place.

Mike Horodyski: I believe the intent was to save the buildings. To use the buildings and the structures that are there and provide bonuses in density for being creative in not having to build a brand new structure. This came about because Matt Smith came in with a real creative idea for the old roofing building and our thought was that if you go through that creative engineering we will give you a bump on density.

Peter: The way the law was written it clearly was focused on the buildings.

Dave P: We have been led to thinking this way in that if they can't reuse the building, because it is physically impossible, we do not want to see it sit there unused forever. This may be more feasible economically. I do think that we would encourage them to reuse it if they could.

Mike H: I do get what you are saying but I do not see it falling under Adaptive Re-Use. I do think there should be some incentive zoning to allow for that, but as I remember it was to try to get some of the buildings that were eye sores in the community and give incentives to fix them.

Dave P: I do think if we do not give them more incentive they will stay uninhabited forever.

Jeff: I like the language of repurposing as opposed to adaptive reuse, in my mind it becomes a useful property and not a dilapidated structure.

The Board continued discussion on density, setbacks, lot sizes and building sizes.

Peter B. will update revisions to the adaptive reuse draft.

There is a grand opening of Gina Marie's Dance Studio on Sunday, January 29, 2017, Board members are welcome.

A **Motion** to adjourn was made by William Ogden, seconded by Peter Brooks. All ayes. 8:22 pm