

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

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By:

Rosaria Peplow, Town Clerk

MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday March 22, 2018

CALL TO ORDER TIME: 7:00 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Peter Brooks (Chair), Carl DiLorenzo, Lawrence Hammond, Fred Pizzuto (Vice-Chair), Scott McCarthy, Scott McCord, Sal Cuciti, Charly Long, Andrew Learn (Town Engineer), Claire Winslow (Town Board Liaison), David Barton (Building Department Director), Rob Stout (Town Land Use Attorney), Laura Oddo-Kelly (Secretary to Planning and Zoning).

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

Administrative Business

Minutes to Approve:

A **Motion** was made by Larry Hammond, seconded by Scott McCarthy to approve the following minutes. All ayes.

Planning Board Meeting February 22, 2018 and
Planning Board Workshop Meeting March 15, 2018.

Sign Approval:

Highland Dental, PLLC, Syed Masihuddin, 8 Grove Street, 88.69-10-10 in CB zone.
The applicant would like to install a 2' 8" x 5' 5" wall mounted sign on the dental office building and a double sided 18 ½" x 24" directional sign on the east side of the business's parking lot.

The Board discussed that the sign is in compliance with the Town of Lloyd Code.

A **Motion** to approve was made by Scott McCarthy, seconded by Fred Pizzuto. All ayes.

Old Business

MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110 & 88.17-6-16.110, in GMU zone.

Dollar General / Multifamily

Development project of 21.7 acres of land along Route 9W. The applicant desires to take three lots (SBL: 88.17-6-15.11, 16.11 and 25.11) and subdivide and lot line revise those lots into seven (7) lots. Lot 1 will contain a bank, Lot 2 will contain a Burger King, and Lot 3 will contain a proposed Dollar General retail store. Lot 4 will contain an existing retail and apartments and the existing pond parcel will be Lot 5. Lot 6 will be a vacant lot with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.

The applicant anticipates a full environmental review under SEQRA.

Lead Agencies sent 01.24.18

Revised Pond Outlet Plan and revised draft of SWPPP (Storm Water Pollution Prevention Plan) with new water flows off the site submitted.

Analysis of the water flow to the existing 21" CMP pipe near Christopher Avenue submitted. Morris Associates comment letter received.

Abutting property owners were notified of an informational meeting February 22, 2018.

Revised Hydro CAD calculations, revised drainage area maps, and revised Pre and Post-Development Runoff Rate Comparison submitted.

Two Environmental Phase I reports submitted.

Revised 03.19.2018 Site Plan and SWPPP (Storm Water Pollution Prevention Plan) with revised runoff reduction volume totals submitted by applicant and received by Morris Associates Monday evening, March 19, 2018.

Barry Medenbach, Medenbach and Eggers, and John Joseph, developer, both applicant's representatives were present to give an overview of the progress of the proposed project with an emphasis on the drainage issue.

Andy Learn, Town Engineer, said he circulated a letter and memo regarding stormwater and drainage of the proposed project this evening to the Planning Board to review. He made suggestions on how the applicant could remove pollutants from the water and control the flow of water.

Medenbach said that they would be agreeable to make any changes.

Learn described the biggest issue being the treatment of the new parking lot areas that were not being directed to a storm water management practice. They need to have a formal water quality treatment practice.

Medenbach said he felt through his interpretation they were being thorough and formal with the water quality practice. He inquired how significant Learn's responses were to the project because he felt they were all site specific items and had nothing to do with the overall practice that they were proposing.

Rob Stout, Land Use Attorney, stated that his perspective from a legal vantage point is that the engineer sign off on the project is an element of the Board's SEQR review. The legal recommendation is to put together a draft negative declaration that goes through each of the elements.

Learn said another big issue that came up was contamination on the site. He stated that there is nothing at all to indicate based on all the research and testing that was done, whether or not there is any contamination at all.

The board decided not to set the public hearing until the applicant has responded to the Engineer's list of issues which was issued on the day of the meeting, only three days after the applicant's latest information was received.

New site plan maps, a revised EAF, and a current SWPPP were submitted by Barry Medenbach.

Hogan, Julian, 1 Tillson Ave., SBL# 88.17-7-1.200 & 1 Smith Terrace, SBL#88.17-7-1.100, in R ¼ zone.

Applicant is seeking a lot line revision to combine two parcels 88.17-7-1.200 (1 Tillson Avenue) and 88.17-7-1.100 (1 Smith Terrace) into one parcel. Applicant would like to use the remaining structure on 1 Smith Terrace as an accessory to the existing house on 1 Tillson Avenue. Exact usage of the accessory building has yet to be determined at this time.

The applicant was present and gave an overview of the proposal of eliminating the lot line between the two properties to become one parcel.

The Board went through and answered the questions on the Environmental Assessment Form and declared a negative declaration for the proposed project.

A **Motion** was made by Larry Hammond, seconded by Scott McCarthy to make a Negative Declaration and set the public hearing for April 26, 2018 at 7PM. All ayes.

A public hearing is set for the April 26, 2018 meeting.

A **Motion** to adjourn was made by Larry Hammond, seconded by Scott McCarthy at 7:34PM. All ayes.