

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

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Certification of Receipt

By:

Rosaria Peplow, Town Clerk

MEETING MINUTES

TOWN OF LLOYD PLANNING BOARD

Thursday September 27, 2018

CALL TO ORDER TIME: 7:00 pm

PLEDGE OF ALLEGIANCE

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

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

New Public Hearing

Bark Place of Ulster, Inc, 296 Route 299, SBL# 87.2-1-14 in DB Zone.

Applicant is seeking commercial site plan approval to construct a 3000 sq ft, one story building for a dog training, boarding and daycare facility for an established business since June 2008.

The applicant concurrently is seeking a use variance with the ZBA at their 08.09.18 meeting and has a public hearing scheduled for the September 13, 2018 ZBA meeting.

The Planning Board was declared Lead Agency on 07.26.18.

Information was circulated to all involved agencies and referral to the Ulster County Planning Board on 08.08.18.

The public hearing was set at the August 23, 2018 meeting.

The Negative Declaration to be completed prior to opening the public hearing.

Commercial use variance was granted by the ZBA 09.13.18.

The Planning Board reviewed the EAF and issued a negative declaration.

A **Motion** was made by Larry Hammond, seconded by Sal Cuciti to open the public hearing. All ayes.

Ed Spatz, resident and neighbor of Bark Place, expressed his approval with the proposed project.

A **Motion** was made by Scott McCarthy, seconded by Fred Pizzuto to close the public hearing.

All ayes.

Peter Brooks said there was one open issue of whether the Health Department would approve the waste disposal system.

Ciro Interrante, applicant's representative, stated that the Health Department said they do not regulate that.

Brooks asked Learn if he had any concerns with it.

Learn said the system is described as basically a seepage pit and he wanted to make sure the Health Department didn't have any issues with it. He felt if the Health Department is fine with it then so is he.

Peter Brooks read the resolution of approval.

A **Motion** to accept the resolution of approval was made by Carl DiLorenzo, seconded by Fred Pizzuto. All ayes.

Extended Public Hearing

Pavlovich and Company, LLC/Joyful Moments, 185 South Street, SBL# 87.3-5-29 in A Zone.

Applicant is requesting commercial site plan approval and special use permit to open a daycare center in an existing building on the parcel.

The Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 07.26.18 for August 23, 2018.

The Planning Board is requesting a more complete site plan.

A survey will be prepared for the proposed project.

Barton said there is no new information and they are working on a new more complete site plan. A **Motion** was made by Larry Hammond, seconded by Scott McCarthy to extend the public hearing. 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 the existing Trustco Bank, Lot 2 will contain an existing Burger King, and Lot 3 will contain a proposed Dollar General retail store. Lot 4 will contain an existing retail and apartment buildings and the existing pond parcel will be Lot 5. Lot 6 will be a small vacant lot fronting on 9W with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.

A full environmental review under SEQRA was completed.

Revised subdivision plan with EAF and Preliminary Site Plan submitted.

Lead Agency notice 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.

Abutting property owners were notified and attended an informational Planning Board meeting on February 22, 2018.

Revised HydroCAD calculations, revised drainage area maps, and revised Pre and Post-Development Runoff Rate Comparison has been 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.

New site plan maps, a revised EAF, and a current SWPPP submitted 03.22.18.

New site plan maps submitted 04.16.18.

UCPB Recommendations received 04.19.18.

Smit Environmental Services, LLC, Report Review, Environmental Assessment, Proposed Lloyd Sewer Easement submitted 05.17.18.

Moriello Memorandum addressing SEQRA issues received 05.22.18.

Medenbach & Eggers revised waiver letter received 05.23.18.

The Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 05.24.18.

Medenbach & Eggers revised waiver letter received 06.21.18.

Medenbach & Eggers response to UCPB recommendations letter received 06.21.18.

The Public Hearing was opened June 28, 2018.

Application was submitted 07.11.18 for an area variance for side yard parking in the GM Zone to the ZBA. The public hearing for the ZBA application was held on 08.09.18.

Michael Moriello, Esq. letter addressing public hearing comments from the 06.28.18 meeting received 07.19.18.

Baisch and Casabura public comment letters received 07.26.18.

The public hearing was closed on 07.26.18.

Michael Moriello, applicant's attorney, agreed that the applicant would waive compliance with the 62 day limit on final conclusions after the public hearing was closed.

Area Variance for side yard parking was granted by the ZBA on 09.13.18.

Barton said the applicant was asked not to come until they could address all the items listed in Andy Learn's review letter dated April 24, 2018.

Informal Discussion

Hudson Valley Wine Village, Route 9W. SBL# 96.3-2-8, in R1 Zone.

Barton said the representative was originally going to appear to update the Planning Board on their progress but it was decided they should not until they have a official submittal.

Administrative Business

Minutes to Approve:

A **Motion** was made by Scott McCarthy, seconded by Fred Pizzuto to approve the August 23, 2018 Planning Board Meeting Minutes as amended. All ayes.

A **Motion** was made by Scott McCarthy, seconded by Fred Pizzuto to approve the September 20, 2018 Planning Board Workshop Meeting Minutes as amended. All ayes.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Scott McCarthy 7:15 PM. All ayes.