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

**Thursday March 21, 2019**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE** **Present:** 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), Claire Winslow (Town Board Liaison), Rob Stout (Land Use Attorney), Andrew Learn (Town Engineer).

**Absent:** Fred Pizzuto (Chair),

**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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**New Public Hearing**

**Camaj, Prentas, 246-252 Vineyard Ave, SBL# 95.2-219 in R1 Zone.**

Applicant is seeking a special use permit to legalize three apartments in an existing three family house.

Barton said reiterated the particulars of the proposed project. He explained that the public hearing was scheduled for last month but the applicant could not be reached so the it was continued to this month.

**New Business**

**EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, Unit B, 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.

Applicant, Ridespreet Singh and his representative, Joann Ellis, were present.

Barton said the proposed project is a use of an existing building, it requires site plan and site plan review and gave an overview of the project. He said the business would take up half of the front part of the building.

Singh explained the day to day operations. The bottles and cans would be dropped off and picked up once a week. Traffic would not be an issue as customers dropping off the returns would be present for 3-5 minutes.

There was a discussion of truck size utilizing the space for pick ups. Barton said the tractor trailers could easily fit the space but asked if they would ever be blocking the loading dock and access to a fire truck in the back of the building. There was a discussion of where tractor trailers should be loading on the property in order not to block any emergency access. The Board discussed the location of parking. Cuciti asked if there would be any storage outside. Singh said there would not be. He added that they would routinely spray for pests in and outside. Hours of operation would be 9:30AM-5:30PM, 7 days a week and there would be a once a week pick up. McCarthy asked if there would be a cleaning process on the returns. Singh replied no, they would just be bagged and picked up.  
**The Board anticipates setting a public hearing at the March 28, 2019 meeting for April.**

**Jensen, Mark – 2 Lot Subdivision, 115 Carly Dr, SBL# 79.4-2-45.200 in R1 Zone.** Applicant with a 13.59 acre vacant parcel of land, SBL 79.4-2-45.2 proposes a two lot subdivision to create two single family dwellings. The existing parcel has 50 feet of frontage on Carly Drive. Adjoining neighbors, Timothy P. & Maureen A. Welch, have agreed to convey an additional 50 foot strip of land providing 50 feet of frontage for one lot, with the second lot having 50.53 feet of frontage. This lot line revision will convey a total area of 105 sq. feet. The Town of Lloyd ZBA granted an area variance on 01.10.19 permitting more than one flag lot for a subdivision of four or fewer lots. Additionally, part of this application is to separate Tax lot 45.1 from Tax lot 45.2. both currently have separate deeds and assessments. Due to the combination of these lots, as shown by the UCCO Office filed Map No. 12485, they are considered one lot.

Patti Brooks, applicant's representative, was present to give an overview of the project. She said that even though there are two separate deeds and two separate lots that one of the lots had a lot line deletion, so technically it could be considered a 3-lot subdivision because they additionally have to separate the lot on Carly Drive from the overall parcel. The applicant's have their personal dwelling being constructed on Lot #1 and they would like to separate the back lot of 7.77 acres in order for their daughter to build their home. The applicant has received an area variance from the ZBA in order to permit two flag lots on a subdivision that has less than four lots. They were able to purchase a 50 foot strip of land from an adjoining land owner to provide more frontage and so they would need less of an area variance. They'll be one curb cut that will split into two driveways. Brooks said she would check if the driveway requires a fire truck turn around.

There was a discussion of the measurements of the driveway and a turn around.  
**The Board anticipates setting a public hearing at the March 28, 2019 meeting for April.**

**Youngstrom, Jean Marie, 190 Hawleys Corners Rd, SBL# 79.4-1-26.100 in R1 Zone.** Applicant is seeking to legalize a studio apartment in an existing home.

The applicant was present. Barton gave an overview of the proposed project. The apartment is under the square footage, in the structure and not detached. He said the plans were reviewed in the Building Department.

The plans were reviewed by the Board.

**The Board anticipates setting a public hearing at the March 28, 2019 meeting for April.**

Hammond leaves 6:43PM.

## **Informal Discussion**

### **The Views**

Taylor Palmer (Cuddy and Fedder LLP), Michael Morgante (Arden Consulting), and Carlo Mazzarelli (Mazzarelli Architecture and Planning) were present on behalf of the applicants to give an overview of the proposed project and additionally provided the Board with visuals, site plans and maps of the proposed project.

The representatives present are in support of an application for site plan approval proposing to redevelop 3715-3725 US Route 9W (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 space on the first floor of each building and 25 apartment units located on the upper 2 floors in each building. According to the Town Code, 10% of the residential units will be designated as below market rate units. The property is classified in the Highway Business District and accessed off of Route 9W. Four existing buildings will be demolished in order to construct the project. The applicant has appeared at two preapplication meetings with the Building Department Director and the Town Engineer to discuss the project and continues to meet and discuss the project with the NYS DOT. The applicant will also be submitting a petition to request to add the property to the Town's water district.

The applicant will submit designs that will incorporate the Town's design guidelines to create a project consistent with the character of the neighborhood and nearby commercial and residential uses. The applicant proposes to construct 2 35' tall mixed use buildings with 10,500 sq ft of first floor retail fronting Route 9W and multi-family residential units located above the upper two floors of each building. In order to maximize parking and to achieve the desired ingress and egress, circulation and emergency access to the property, access is proposed from Route 9W as well as to Mayer Drive. The new parking area will be located behind the proposed buildings that front on Route 9W and the parking area will include landscaped islands. The proposed buildings will be substantially setback from residential uses west of the property and at a much lower elevation relative to those properties. The project will also include a comprehensive landscaping program with significant landscaping to buffer the development site.

The project will include a diversity of housing options including five below market rate units for moderate income households.

The proposed mixed use redevelopment project is consistent with the Town's Comprehensive Plan and they feel the project will enhance the real property tax base while reinvigorating the unused property.

Barton said there are no decisions tonight because there is no application.

Cuciti asked about the two buildings being so close together would give the impression of one continuous facade. He said he would like to avoid that effect as it is with Highland Self Storage. Maybe a little further apart or design it not to look like one giant block.

They said they would take it into consideration when designing.

Hammond inquired about the fire apparatus.

Morgante, referring to the plans, said both fire and garbage trucks could circulate. They would utilize Chapel Hill Road for the west side of the development with no issues getting to the building.

Barton said the fire department would input at the appropriate time.

Palmer said there would not be any monument type signs. They want to make sure that the components of the building are designed without a mechanical feel.

Cuciti asked if there would be windows on the retail level of the Route 9W side.

Mazzarelli said he would imagine so but they are in early stages and have not discussed it yet.

There was a discussion on parking and the applicant said they would provide more details after the traffic study.

## **The Villages**

Applicant Mark Sanderson's representatives, Michael TJ McCormack, AIA and Donald J. Petruncola, RA (Liscum McCormack VanVoorhis, LLP), James P. Horan, Esq. (Wallace & Wallace LLP), Ken Wersted, P.E. (Creighton Manning), Andrew Willingham, P.E. (Willingham Engineering), Paul Cohen (River Valley Consulting & Construction Management / Owner Representative), Patricia P. Brooks, L.S. (Brooks & Brooks Land Surveyors, P.C.), were in attendance to present an informal overview and feedback of the proposed project.

Brooks led their letter and discussion of intent is as follows: The Villages of Hudson Valley is a proposed Continuing Care Retirement Community. The project site, owned by Owen Mark Sanderson under three separate corporate names, is comprised of five individual parcels totaling 53 acres of land. The parcels will be reconfigured with lot line consolidations and a lot line revision to create two lots – one with an Adult Care Facility and Urgent Care facility, and the other parcel containing the Independent Living residences. There is approximately 1185 feet of road frontage along Route 9W and 625 feet of frontage along Mayer Drive. The design also incorporates a fifty-foot-wide parcel of land with frontage on Mayer Drive leading to the subject property. That parcel was conveyed to the Town of Lloyd in 1993 for highway and utility purposes as part of the Hudson Hills Subdivision, and is proposed to be utilized as an emergency access to the development. The property is zoned R-1/2 and currently contains unmaintained fruit trees and agricultural grass lands with an agricultural building on Route 9W.

The proposed development includes a 112,250 square foot multi-story 127 bed Adult Care Facility and a 5,500 square foot urgent care facility to be developed, constructed, operated, and managed by Concordia Senior Communities. The Adult Care building footprint totals 29,850 square feet, with frontage and access on Route 9W as well as a proposed new roadway off Mayer Drive accessing the upper level of the building. A separate letter from Concordia further outlining the proposed facility is attached. In accordance with Town of Lloyd Zoning Code Section 100-45, the project also includes 205 single family attached and detached independent senior (over 62 years old) living residences within a gated community. Housing is provided for an on-site manager with separate office building and utility/maintenance building to service the development. Site amenities available to all residents include an indoor pool, walking trail, tennis courts, community garden, and other outdoor recreation features. An 11,600 square foot community center will house such amenities as a library, pool room, kitchen, exercise room, and meeting hall/theatre.

A permanent Conservation area of varying width is proposed along the entire southerly bounds of the project site adjoining the Hudson Hills residential development, with no construction or

clearing permitted. Existing vegetation shall remain, with additional plantings proposed to provide a full vegetative buffer. The design will be further developed once an inventory of existing vegetation is completed.

A traffic assessment has been completed by Creighton Manning Engineering, LLP and discussions with the New York State Department of Transportation have been ongoing. Willingham Engineering has completed an initial grading plan for review and comment. At this time, the applicant seeks an initial consultation with the Planning Board to review the provisions of the Continuing care retirement community section of the Town of Lloyd Zoning Code and obtain initial feedback on the concept plan.

The Board was shown conceptual plans and maps of the proposed project.

The architects explained how each unit would be designed as cottages.

Cuciti brought up the issue of density.

Patti Brooks explained how they calculated it based on the number beds of the facility.

Horan explained that there is a need on the Hudson Valley for care facilities. The proposed project will benefit the community because people could transition into the facility and it will also maintain housing in the community instead of residents moving out of state. The goal is to make housing affordable as well that is consistent to the demographics of the community. There would be day to day living and also a contractual expense for assisted care.

Barton said, in a letter received from Ron DeVito to Patti Brook dated March 8, 2019, suggests the facility per the Town Code, can offer healthcare, supervision, meals, housekeeping, laundry service, recreation and social activities. He asked Horan if the intent of the project was to supply these types of offerings.

Brooks said yes and that each selection would be an option for residents.

There was additional discussion on various options of healthcare services residents would have the option to choose from.

There was a discussion of proposed access roads, the topography and density of the property.

Barton said the next step is to start the process of submitting a full official application.

## **Administrative Business**

### **Mountainside Woods Phase IB Site Plan Amendments Discussion**

David Weinberg, representative, was present to discuss the proposed changes. They are looking to move into the 3<sup>rd</sup> phase and feels there is a market demand for two car garages. As the plan stands now, there is not enough space to provide that for many potential home buyers. He said they would like to remove one lot (55ft lot) off of the present phase (1B) and add eleven feet to five lots, to accommodate for the extra space needed to provide some two car garages. In doing this, it would meet all the other criterias such as setbacks. They would be lowering the density by one lot.

Learn said it is not a big change but it would cause some complications. The complication would be the drainage district. They would have to adjust the district for the lesser lot.

Cuciti asked where the larger lots would be.

Weinberg said they would be right together.

Learn said he would prepare comments for the drainage.

Stout said there should be a reaffirmation of the SEQOR process as the Board sees fit. Stout said he would prepare a resolution regarding it.

## **Solar Generation**

Paul McMenemy, Solar Generation, was present to give an overview of the solar plan for Selux Corporation that would require a site plan amendment. They would like to install a ground mounted fixed panel system for the company's own internal consumption. They need to know what the limitations are for removing trees to accommodate space for the system. The system will be 600 kilowatts, it will be naturally screened from Route 9W and no penetration. Barton said the Board has regulations for the height of the panels. They will have to discuss the clear cutting of the property. Learn will help with the SWPP. There was a discussion of a decommissioning plan and input from the Fire Chief. The next step would be to submit an application.

A **Motion** was made by Franco Zani, seconded by Carl DiLorenzo.7:05PM All ayes.