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By:

Rosaria Peplow, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, May 18, 2017

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Dave Plavchak, Lawrence Hammond, Fred Pizzuto, William Ogden, Nicki Anzivina, Debra Dooley, Scott McCord, Peter Brooks, Carl DiLorenzo, Andrew Learn; Town Engineer, David Barton; Building Department Director Jeff Paladino; 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.

Cypress Creek Solar Farm, 3809-3813 Route 9W, 95.4-1-31.100, in R1 zone.

Construct 2MW solar farm on 20 acres off Perkinsville Road.

John Reagan, Cypress Creek Renewals: The solar farm being proposed is a community solar farm which is intended to have solar power generated and consumed locally. The requirements are to build locally and sell the power locally to individuals. We will lease the property from the property owner where there is typically a twenty year lease with options to renew.

Dave P: One of the concerns is that we would like to see adequate buffers for the residential parcels that surround it.

John R: We will work with you to provide that.

Bill O: What did Central Hudson have to say about this?

John R: We were obligated to pay them to do an interconnect study for us. They had to assess whether their local substation could handle the additional power generation and how much it would cost if they had to upgrade to do it. Inevitably they have to make some kind of upgrades which would be part of the construction schedule.

Peter B: What kind of landscaping is being proposed?

John R: It's fairly vague right now. We would like your feedback on it.

The Board discussed possible landscaping and visibility of the proposed farm. The applicant will put together a landscaping simulation of photographs which it will present to the Board.

Bill O: Is there some kind of long term bond that will be associated with this project?

John R: We did submit a decommissioning plan with the application. The manufacturer of the panels guarantees the panels for twenty-five years. There are solar panels from the 1970's which are still producing. We expect the panels to degrade slightly maybe 1% or less each year. It is realistic to say that in thirty years they will still be producing.

Dave P: You normally base your investment cycles on them for twenty years?

John R: Yes. We can provide a cost estimate and the salvage value of the panels etc. It should be reviewed periodically.

Dave P: We need the storm water plan, a hydraulic analysis, where and what kind of screening will be done and the decommissioning bond.

Bill O: And what the salvage value versus the decommissioning bond. I like the idea if it is clearly self funding. It would make the lease contract a little bit more definitive. What sort of timeline are you on?

John R: To build the solar farm would be 2-3 months. The thing that takes the longest is how long it will take the utility company to finish what they need to do. I believe it would take approximately 20 months for completion.

Shamrock Site Plan Amendment, 3565 Route 9W, 88.17-9-25.100, in WGM zone.

Convert part of existing commercial building to new tenant space, including cigar shop, beer store, and accessory retail.

Kristin Patel, applicant, explained the configuration that includes an outdoor sitting area. The area will be open and modern looking.

Dave B: Given what is planned there really is nothing for the Planning Board to review, it is just a requirement that the applicant meet in front of the Planning Board.

Dave P: We could set the public hearing at the meeting next week for June.

Old Business

Health Quest, 514-520 Route 299, Site Plan SBL#87.1-3-33.100, in R1/2 zone.

The applicant is proposing to remove the existing building and driveway and construct a 15,000 square foot medical office building with parking, drainage, onsite septic and water supply.

The site consists of two parcels that will be combined to a 5.6 acre lot.

Revised maps have been submitted.

Elevations have been submitted. 4/24/17

Comment letter received 4/27/2017 Morris Associates

Dave B: We have received the letter from the fire chief concerning the fire and garbage truck movements. The Fire Chief was very pleased.

There was a discussion on the amount of trees to be planted at the site. The Board is going to recalculate the number of parking spaces and trees that were previously required for the perimeter of the proposed building.

Carl D: Has there been any information from the Department of Transportation?

Barry Medenbach, applicant's engineer: No, but we have made a formal application with them. I have spoken to David Corrigan who said they are treating it as an upgrade to an existing commercial entrance. They will send it off to Poughkeepsie to get comments from the design group.

Carl D: There is an issue with that left turn.

Barry Medenbach, applicant's engineer: Right now there is full movement access with that turn even though there is a transition painted zone but that doesn't mean you can't cross that to make a left turn. DOT understands that we want to have a full movement access and I don't anticipate a problem with it. The only discussion we had is that maybe re-painting the striped line and put a

left turn lane there. David Corrigan didn't know if that was really justified or not and he was going to leave that to his design group and we are waiting to hear back from them.

Dave P: Andy will have to go through everything and if we receive all the information we need we may be able to set the public hearing next week. The main concerns with the fire truck Barry has worked through.

Andy Learn, Morris Associates: The site is considered archeologically sensitive. You have to have a clearance letter from the State Historic Preservation Office.

Dave B: For SEQRA determination if you are comfortable recognizing that the site is listed as an archeologically sensitive site, knowing the history of the site, we can move forward with that condition.

Barry M: It is a gray area.

Andy L: The Town should not authorize work without that letter.

Bill O: The site has already been extensively disturbed in the past.

Dave P: Andy and Barry should discuss and come up with a solution. For SEQRA I am comfortable moving forward and that is a condition that we will figure out how to resolve.

Peter B: Can we give a negative declaration subject to a final answer from SHPO?

Dave B: We can make our own determination for SEQR.

Dave P: That would at least allow us to move forward on the public hearing.

Andy L: You will be making your decision on the information you have.

Dave P: The goal is to set the public hearing next week.

Dave B: We can set the neg dec and the public hearing for next week and if anything happens in the interim we can move them out to the next meeting.

Beer Universe, 1-3 Haviland Rd, 96.1-1-29.100, in GC zone.

The applicant would like site plan approval to construct a retail store for his Beer Universe business. The retail/service will be 5,750 sq. ft. and the warehouse-wholesale sales/storage portion will 1,000 sq. ft. The applicant is proposing 24 parking spaces, creating new sidewalks and site landscaping. Applicant also proposed a three story recycling building with residential units (2-2 bedroom) above. New plans with elevations received 5/12/2017

Khattar Ellmassalemah, applicant's engineer and Senior Project Engineer for Praetorius and Conrad, P.E., was present and provided photometric plans of the project. The Board discussed height requirements for the project.

Dave P: Did you reduce the parking?

Khattar E: We reduced it by ten percent.

Bill O: It is an "in and out" type of business so it should be fine.

Dave P: There was a concern that the sidewalks are in the right of way.

Khattar E: I forwarded a visual to the Highway Department but I have not heard from them yet. The only way to put sidewalks on the site is to do it the way we are proposing.

Dave B: I spoke to Richie Klotz and he is fine the way the sidewalks are proposed as long as the applicant understands that they will maintain any and all. There needs to be a written agreement stating that the applicant will construct and maintain the sidewalks, curbs, etc.

Andy L: I think it would make sense to extend the sidewalk at the intersection of Haviland and North Roberts Road to the curb.

Khattar E: I don't have a problem with that but some of the signs around it would have to be relocated.

There was a discussion on having a fire truck turning radius done and where the propane tank cage should be to make it look attractive from the road.

Dave B: It is important to remember that this project is in the gateway zone.

Dave P: The gateway zone is the rezoning from Haviland Road down to Milton Avenue with a design standard that is more aesthetically pleasing.

The Board asked for pictures to be brought to the next meeting of the location of the tank cage, the sidewalks and their other concerns pertaining to the exterior of the proposed business.

Dave P: The drainage plan needs to be reviewed as well. I don't think we are ready for the Negative Declaration for next week and it cannot go to the county until that is done.

Andy L: I would be hesitant as there is a lot to review yet.

Dave B: The lights surrounding the proposed project need to be at least dimmed at night when the business is closed.

Cusa, Sal Jr., Chapel Hill Rd, 95.2-6-9, in R1 zone.

The applicant seeks Special Use Permit to construct a 2-Family house in an R-1 zone on a 1.565 acre lot. The minimum acreage for a two family in the R-1 zone is 2 acres. He is requesting an area variance for relief of 0.435 acres from the Zoning Board.

5/11/2017- ZBA tabled discussion on variance until June meeting.

Savino, JoyAnn, 131 South St, 87.3-5-32, in A zone.

The applicant would like to add a 442 square foot accessory apartment above her existing garage.

Her residence is in the Agricultural Zone. The A zone requires a minimum of 2 acres. Ms. Savino's lot is pre-existing non-conforming with .82 acres. She is requesting lot area relief of 1.18 acres from the Zoning Board of Appeals.

ZBA granted relief on 5/11/2017

The Board anticipates setting the public hearing for June at the next meeting.

New Public Hearings

Tremont Hall Corp., Vineyard Ave, 88.17-9-48, 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.

New letters from Peak Engineering and Brooks and Brooks.

Patti Brooks, applicant's agent, Brooks and Brooks Surveying and Planning, GIS was present.

Andy L: There is a difference in the section number 88.017 but on the parcel viewer of the county website it is 88.17.

Dave P: We should comply with how the county has it.

There was a discussion about how the road to the parking lot and crosswalk would be marked and whether or not a ramp access needs to be installed.

Andy L: There is a swale between the Rail Trail and the proposed building and I was concerned that it was too steep so a fence would be needed. Now I see that you are proposing to grade it.

Patti B: We just want it to look as natural as possible against the Rail Trail. We thought it would make more sense to go to the Town Board and ask for a grading easement.

Andy L: I agree. Concerning the bridge abutment repair, I had asked for stream diversion details.

Patti B: I forwarded it to the engineer and they are working on it.

Ulster County Planning Board's two comments concerning the installation of the sidewalk and lighting details as well as fire department comments concerning access, weight of the bridge and the truck turning radius plan were discussed.

The public hearing is scheduled for May 25, 2017.

Highland Assisted Living at Village View (former New Village View), 1 Grove St, 88.69-1-10, in R1/4 zone.

This project consists of an 18,310 s.f. 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 24 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

Feb. 17, 2016

Planning Board granted Neg Dec on 4/27/2017

ZBA granted lot coverage and area coverage relief on 5/11/2017.

The public hearing is set for May 25, 2017.

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

The applicant has recently been approved by the Planning Board for a two lot subdivision of his 17.143 acre parcel of land. (This has not been filed yet) 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. Board of Health approval has been granted for the proposed residence. He revised his maps to add a lot line revision.

The Board decided Neg Dec and set public hearing for May 25, 2017.

Administrative Business

O'Connell, 5 Willow Dock Rd, 88.17-3-10, in R2 zone.

Exterior renovations to a single family dwelling in the Waterfront Bluff Overlay.

The applicant brought maps for the Planning Board to review and information regarding the materials that will be used for the renovations.

Watson, David, 10 Bellevue Rd, WBOD SBL#88.17-2-36.120, in R2 zone.

The applicant would like to add a 24' x 24' 2 car garage / carriage house on his property which is in the Waterfront Bluff Overlay District.

Mr. Watson is requesting a front yard setback variance of 13'.7" from the Zoning Board.

ZBA tabled discussion of project until 6/8/2017

A **Motion** to adjourn was made by Peter Brooks, seconded by Nicki Anzivina. All ayes. 6:45pm