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**AYES:**

**NAYS:**

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By:

Rosaria Peplow, Town Clerk

**MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday August 23, 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), Andrew Learn (Town Engineer), David Barton (Building Department Director), Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning).  
**Absent:** Lawrence Hammond, Charly Long, 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.**

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**New Public Hearings**

**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 the full site plan is not ready yet, but since the public has already been noticed they should open the public hearing and leave it open for the time being.

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

The applicant was not present and there were no public comments.

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

**Wild / Agor, 24 Carolyn Drive, SBL# 94.2-4-18.210 in TR1 Zone.**

Applicant Tara Wild, SBL 94.2-4-18.210 proposes to convey and combine 0.075 acres to lands of Craig & Barbara Agor, SBL 94.2-4-18.220.

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

Patti Brooks, applicant's representative, explained the lot line revision that will slightly increase Craig and Barbara Agor's side yard to remedy a pre-existing non-conformity (shed).

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

There were no comments from the public.

A **Motion** was made by Carl DiLorenzo, seconded by Sal Cuciti to close the public hearing. All ayes.

The resolution of approval was read.

A **Motion** to accept the resolution of approval was made by Carl DiLorenzo, seconded by Scott McCarthy. 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 have 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.**

**Medenbach & Eggers revised waiver letter received 06.21.18.**

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

**Medenbach & Eggers response to UCPB recommendations letter received 06.21.18.**

**The Public Hearing was opened June 28, 2018.**

**Applicant is concurrently seeking an area variance for side yard parking in the GM Zone from the ZBA submitted 07.11.18. The public hearing for the ZBA application will be on 08.09.18.**

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

**Baisch and Casabura public comment letter 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.**

Barton said they are waiting for the ZBA's action at their September 13, 2018 meeting.

**46-48 Front Street Owners / 7 Lot Subdivision, 96 North Road, SBL# 88.1-4-8.220 in GB Zone and R ½ Zone.**

The applicant proposes subdivision of parcel (88.1-4-8.220) into 7 lots. Lot 1 (0.50 acre) will contain an existing single-family dwelling. Lot 2 (0.50 acre) is vacant. Lot 3 (1.8 acres), Lot 4 (1.8 acres) and Lot 5 (9.08 acres) will be created in the R ½ part of the principal subdivided lot. Lot 6 (8.12 acres) will be created in the GB portion of the principal lot, and Lot 7 (15.22 acres) will be created and have both R ½ and GB zoning. No proposed uses are suggested at this time.

**Response letter to Morris Associates 06.28.18 comments received 07.11.18.**

**New Subdivision Plan Maps received 07.11.18.**

**The Planning Board set the public hearing (contingent upon reviewing the EAF at the 07.26.18 meeting) on 06.28.18 for the July 26, 2018 meeting.**

**The Planning Board reviewed the EAF, issued a negative declaration before the public hearing at the July 26, 2018 meeting.**

**The public hearing was opened July 26, 2018.**

**The public hearing was closed on July 26, 2018.**

**The resolution of approval was read.**

**A Motion to accept the resolution of approval was made.**

**A Motion to rescind the resolution of approval until additional conditions from Morris Associates are included was made. Submitted plans should be referred to the Town Highway, Superintendent of Water and Sewer, and the Fire Chief's for comments. Any future improvements must also comply with the water management and the Town's erosion and sediment control requirements, a survey of all proposed easements and right of ways, and some minor changes to the dimensional table to show the front side and rear yard setbacks for the existing structures on lots 1 and 5.**

**Counsel suggested the Planning Board should wait until they receive comments back from the Town Highway Superintendent, Superintendent of Water and Sewer, and Fire Chief and possibly incorporating that into the approval as well.**

**Highway Superintendent, Richard Klotz, has a concern with the sight-distance on Lot#2, Lot #3, and Lot#4. Cutting back of the slopes may be necessary to achieve safe sight distances for exits and entrances on the noted lots.**

Andy Learn said comments were received from Highway Superintendent, Richard Klotz. Barton said the only concern Klotz had was the height from the road to level ground. It was agreed that there would have to be curb cuts when and if there is an interest to build on the lots. It was decided to add a description of the easements as another condition of the approval. The approval was read.

A **Motion** to accept the resolution of approval with conditions was made by Scott McCarthy, seconded by Sal Cuciti. All ayes.

**ADC Ulster, LLC-Falcon Ridge Subdivision, 301 Upper North Rd., SBL# 80.3-1-18.110 & 80.3-1-31, in R1 and LI Zone.**

The applicant proposes to develop a Residential Conservation Subdivision of existing tax lots SBL's 80.3-1-18.11 and 80.3-1-31 with frontage along Upper North Road and North Chodikee Lake Road. The site is within the Town's water district and is proposed to be served with municipal water. The site is not within the existing Town sewer district and applicant proposes to extend sewer service to the project site. The applicant proposes a 211 lot subdivision if the sewer extension is granted and a 166 lot subdivision if the sewer extension is not granted.

**Morris Associates Review Letter received 05.21.18.**

**Resource Analysis Map, Lot Yield Calculation Memo, and Revised Sketch Subdivision Plan submitted 06.14.18.**

**An informational meeting was held on 07.19.18.**

**The applicant made a presentation at the Town Board Workshop meeting on August 1, 2018.**

No new information.

**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 Board anticipates setting the public hearing for the September 27th 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.**

Ciro Interrante, applicant's representative, said he forwarded information on the dog waste disposal system to the Ulster County Department of Health.

Learn said when looking at the system that part of it looked like a seepage pit, which if it is, needs to be approved by the Health Department.

The Board decided to set the public hearing for September. As no Negative Declaration was prepared for this meeting it was decided to do it prior to opening up the public hearing at the September 27, 2018 meeting.

A **Motion** was made by Sal Cuciti, seconded by Fred Pizzuto to set the public hearing for September 27, 2018 at 7PM. All ayes.

**Cusa, Sal - Pancake Hollow Rd - 3 Lot Subdivision, SBL# 95.1-1-4.150, in R1 Zone.**

Applicant would like to subdivide parcel, SBL 95.1-1-4.150 into three lots, two will be building lots and the remaining lot for future development. The septic design for Lots 1 and 2 are pending Ulster County Department of Health approval.

**The Board anticipates the revision of the two flag lots on the parcel.**

No new information.

**Administrative Business**

**Sign Approval:**

**AA Groceries, 3 Main Street, SBL# 88.69-2-24 in CB Zone.**

The applicant would like to install a 21' h x 14' w sign to reflect the new business.

**Tabled at the 08.16.18 meeting.**

**The Board requested the dimensions of the building in order to make a decision on the approval.**

The Board reviewed the plans for the sign and determined it was in compliance.

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

**Tillson Realty & Management, SBL# 88.13-10-1 in R ¼ Zone.**

The applicant would like to install a 4' w x 4' h sign to reflect the business on the site.

The Board reviewed the plans for the sign with the applicant, Alan Barone, and determined it was in compliance.

A **Motion** was made by Scott McCarthy, seconded by Carl DiLorenzo to approve the sign. All ayes.

**Minutes to Approve:**

A **Motion** was made by Fred Pizzuto, seconded by Scott McCarthy to approve the July 26, 2018 Planning Board meeting minutes. All ayes.

A **Motion** was made by Fred Pizzuto, seconded by Sal Cuciti to approve the August 16, 2018 Planning Board Workshop meeting minutes. All ayes.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Scott McCarthy 7:50 PM. All ayes.