

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 April 26, 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, 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).

Absent: Scott McCord

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

Minutes to Approve:

A **Motion** was made by Scott McCarthy, seconded by Larry Hammond to approve the Planning Board Meeting minutes of March 22, 2018. All ayes.

New Public Hearing

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 Ave.) 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.

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

There were no comments from the public.

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

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

Barton stated two mylar and five paper copies of the survey are required so the Planning Board's chair can sign in order to file them with the County Clerk.

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 six (6) 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 building with retail and apartments. Lot 5 will be a vacant lot fronting on Route 9W with no currently proposed development and the remaining Lot 6 will contain a proposed 72-unit apartment complex with a community room as well as an existing pond.

The applicant anticipates a full environmental review under SEQRA.

Revised subdivision plan with EAF and Preliminary Site Plan will be submitted.

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.

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

Revised Hydro CAD 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.

The applicant requested to be removed from the meeting agenda.

Peter Brooks stated it was brought to the Board's attention very recently that there was a DEC finding on the property.

New Business

JVS Ventures, LLC, 4-8 Haviland Rd., SBL# 96.1-1-14.100, in GB zone, in the Gateway Commercial subdistrict.

Applicant proposes to subdivide a 1.25 acre parcel of land located at the intersection of Haviland Road and Mile Hill Road in the Town of Lloyd, designated as tax map Section 96.1 Block 1 lot 14.100. Property is located within the GB zoning district and the Gateway Commercial subdistrict.

Proposed Lot 1 will be a 0.70 acre parcel containing an existing one story food service building. Proposed Lot 2 will be a 0.55 acre parcel, currently vacant. See approved site plan "Rail Depot" prepared by Mauri Associates Architects, PC, last revised April 12, 2012.

Barton stated there is already site plan approval, the applicant just needs subdivision approval.

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

A **Motion** was made by Larry Hammond, seconded by Scott McCarthy to set the public hearing for May 24, 2018 at 7PM. All ayes.

TRC Auto, 197 Route 299, SBL# 87.11-1-26.100, in GB zone.

Applicant is seeking a commercial site plan and special use permit to open a 4 bay, full service repair facility specializing in foreign automobile repairs on Route 299.

The applicant, Matthew Bahr, and his architect, Ciro Interrante, were present to relay the particulars of the proposed site plan.

Interrante said they would like to move the building slightly forward and west so they will not disturb any of the existing leach field. There has been correspondence with the Health Department. The proposed landscaping was presented as well as the floor plan. The four overhead doors will face Riverside Rd with an office in the front of the building. The proposed color for the siding is Ocean Blue with a metal roof and cultured stone on the lower part of the façade of the building. There is an area on the east side of the building for a possible expansion. The applicant said they have sent their plans to a lighting consultant but have yet to receive any comments back. They are thinking of wall mounted hooded lighting that would shine down on the building. The sign above the front entrance will have a goose neck light to illuminate it. Barton asked how they would handle security lighting on the rear of the property.

The applicant said the lighting would be low wattage with motion sensed trips that would make them brighter. All lighting would be LED.

Barton said he would suggest to the Board that the lighting not be intrusive to the residential area behind the property on Riverside Rd. He also said the siteplan needs to go to the UCPB (Ulster County Planning Board) as it is on a major highway. The application presently does not meet completion for UCPB. Once the application is complete and there is SEQRA determination, it would go to the UCPB.

Learn said the Town also requires an erosion control plan which includes planting for stabilization.

Truax, Marilyn, 167 Upper Grand St., SBL# 88.13-1-5.100, in R ½ zone.

Applicant has an existing apartment on her house which will be removed and become part of the living space of the house. Applicant seeks a special use permit and is proposing to build a garage on the property with an accessory one bedroom apartment adjacent to the existing home.

The Planning Board requested a new site plan on 04.19.18.

The applicant was not present and no new information has been submitted.

Administrative Business

Discussion of Adaptive Reuse:

Peter Brooks stated in light of some negative response of a recent project utilizing the Adaptive Reuse code in the Town of Lloyd, the Board has reexamined the objective and language within

that code. There was discussion concerning as to how much of an existin building should remain in order to make use of the Adaptive Reuse code, if at any, and whether any of the buildings listed for potential adaptive reuse have any historical significance. The intention of the original code was to reuse either the building or the sites while perserving some of the previous historic features, if any exist. That intention never ideally came to fruition within the language of the code and how it was written. In reality, the buildings contained on the list may not have any historical value and appear to be just nonconforming structures. An obvious further objective of the original decision in establishing the code was to also improve the existing buildings by encouraging and providing an incentive to owners to do so. After careful reconsideration, reexamination and discussion, the Board feels that the existing code does not best serve the Town's goals and interests because the properties identified in the Adaptive Reuse section of the zoning code do not appear to have any historic value. The Board would like to see a more direct, definable code that would address neglected nonconforming properties by providing an incentive to property owners to improve them.

The Planning Board unanimously recommended a full rescind of the Adaptive Reuse section of the Zoning Code (section 100-31) and will offer to review the intent and application of the section of the code for possible revision and reconsideration by the Town Board at a later date to be determined.

A **Motion** was made by Fred Pizzuto, seconded by Scott McCarthy to recommend to the Town Board the abolition of the existing Town of Lloyd Adaptive Reuse Code. All ayes.

Larry Hammond requested a discussion of accessory apartments for the May 17, 2018 workshop meeting.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Larry Hammond at 7:36 PM. All ayes.