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By:

Rosaria Peplow, Town Clerk

MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, June 22, 2017

CALL TO ORDER TIME: 7:00 pm

PLEDGE OF ALLEGIANCE

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

New Public Hearings

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. She acquired lot area relief of 1.18 acres from the Zoning Board of Appeals on May11, 2017.

A **Motion** to open the public hearing was made by Carl DiLorenzo, seconded by Nicki Anzivina. All ayes.

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

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

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

Applicant desires to renovate a single family dwelling in the Waterfront Bluff Overlay Area.

A **Motion** to open the public hearing was made by Carl DiLorenzo, seconded by Bill Ogden. All ayes.

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

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

Health Quest, 514-520 Route 299, 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, on site septic and water supply.

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

Jeff Kane, Kirchhoff Medical Properties, LLC and applicant's representative, said the stormwater prevention plan is in progress

Barton said comments from the Ulster County Planning Board should be back by the following week.

Kane said the Department of Transportation wants a traffic analysis count at the intersection of the proposed project to see if it justifies a left turn from the site.

Plavchak asked if they had requested DOT put a light at the intersection.

Ray Jurkowski, Morris Associates, replied that there is not enough traffic there to validate putting a light at the intersection.

Kane said they would have the traffic gap study done by the next meeting.

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

All ayes.

The Board is awaiting a traffic study, comments from Ulster County Planning Board, and official comments from the DOT.

Old Business

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

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

Barton said they have requested more information. No representatives were present at the meeting.

The Board anticipates setting the public hearing for August 24, 2017.

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

The applicant would like siteplan 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.

Jurkowski said there were a few minor items to be discussed. The drainage easement and conforming to the Gateway Commercial zoning district standards as far as landscaping should be addressed. He stated if the applicant feels that they cannot comply because of hardship then they should address the Planning Board as they have the right to apply for a waiver.

Khattar Elmassalemah, applicant's engineer was present and there was a discussion of signage.

He said that they are having issues of where to place it as there are many traffic signs in the immediate area.

Jurkowski said they would need to coordinate with the highway department to figure out their options.

Extended Public Hearings

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 a 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, 1 Grove, 7 Grove, and 9 Grove Street were rezoned from CB to R 1/4.

July 2016 - New submittal with name change (formerly New Village View) Highland Assisted Living Center at Village View.

This application is for siteplan approval and lot line revision.

Anthony Trochiano, Pietrzak & Pfau, applicant's engineer, said there have been a number of changes made as a result of the workshop meeting. They updated the hours of construction to match the town's noise ordinance.

Marcos Padilla, 11 Grove Street, said asbestos abatement has to happen when the houses are torn down because he has health concerns as they are too close to his house.

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

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

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.

Residents expressed their concerns with having such small apartments and what they would eventually become if they could not find enough renters. They also expressed their concerns on what impact the apartments would have on the rail trail, the dangerous access onto Vineyard Avenue, and how the crime rate could increase.

Motion to extend the public hearing was made by Fred Pizzuto, seconded by Nicki Anzivina. All ayes.

A **Motion** to adjourn was made by Peter Brooks, seconded by Fred Pizzuto. All ayes. 8:21pm