

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

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By:

Rosaria Peplow, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday July 20, 2017

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Dave Plavchak, Lawrence Hammond, William Ogden, Fred Pizzuto, Debra Dooley, Nicki Anzivina, 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.

Old Business

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.

Ulster County Planning Board comments received.

Barton said that the Planning Board should look carefully at the waiver letter from the applicant's engineer, Khattar Elmassalemah from Praetorius and Conrad, P.C. concerning the zoning in the Walkway-Gateway District. There are significant waivers for fire, the planting schedule, lighting etc..because there should be a response for each of the items they are requesting in the letter.

DiLorenzo asked whether the waivers should be considered by the ZBA.

Learn said the plans are looking good but they need the maintenance agreement, the right of way for the drainage easement, a formal map, a fire truck turning plan. The applicant has said that a fire could be fought from the road but we need the fire department's response to it.

Plavchak said it is the landscaping on the west side, the outdoor lighting and the firetruck that need to be further addressed.

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

Planning Board minutes

Development project of 21.7 acres of land along Route 9W. Three tax parcels: 88.17-6-15.11, 16.11 and 25.11.

It is the intent of the applicant to create a subdivision and to proceed for final site plan approval. Two of the parcels with frontage on Route 9W will be created to allow the existing Burger King and Trustco Bank to exist on separate lots. Although these two parcels are on a separate tax map parcel, they are still within the title of other lands and have long term leases. The other three proposed lots with frontage on Route 9W are for new construction and renovation of an existing building; lot 6 for a Dollar General store, and lot 4. Lot 4 currently has two commercial buildings that will be renovated. The remaining lands, lot 5 (18.1 acres), will be for a multi-family housing for 72 units.

The applicant anticipates a full environmental review under SEQRA will be conducted for a complete build out of all 6 lots with subdivision approval.

Barry Medenbach, Medenbach & Eggers, applicant's engineer spoke about the subdivision parcels and what each would contain according to the siteplan map and what the final buildout would be. He additionally listed what they have submitted and what they still intend to submit to the Board.

There was a discussion on how the orientation of the parking would be and how many parking spots the two parcels that have frontage on Route 9W would allow. The height of the twelve buildings were discussed, the type of landscaping the applicant is intending, and the proposed lighting on the parcels. There will be a three story unit apartment complex with each story containing two two bedroom approximately 1200 square foot units. The prototype building for the apartments is Trail View Place Apartments on Toc Drive in the Town of Lloyd. All first floor units will be adaptable handicapped apartments. There will be electric car charging stations installed to entice more clientele.

Medenbach said they would get the truck route remedied as well as the turning radius for a fire truck.

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.

Marisa Scavo, Zoning Manager – Development, Cypress Creek Renewables presented the updated renderings of views of the solar farm in different stages and years of landscaped growth.

Scavo addressed some comments from Andy Learn, engineer, from Morris Associates concerning setbacks and vegetation lines on the property.

Learn said he was concerned about seeing the solar panels and asked if the panels could be ground mounted instead.

Scavo said that three of the utility poles are owned by Central Hudson and they will not offer them to be ground mounted but they would approach them about it. She additionally said they submitted a glare report which included that they treat all the panels with an anti-glare substance.

Learn said the report still showed some glare and asked how do they calibrate the amount of glare.

Scavo said the report is color coded and shows the time of day and what possible glare would be present at that time.

Plavchak said that is why the screening is so important.

There was a discussion on the lease terms that Cypress Creek Renewables has with the property owner for which they will provide to the Planning Board.

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

New Business

Highland Estates, LLC, 3746 Rt. 9-W, 96.9-1-35.5 & 96.9-1-30.1, in HBD and R-1 zone.

The applicant is proposing a two lot subdivision of a 19.85 acre parcel of land located on Route 9W, Mack's Lane and Sherwood Lane. The application includes a consolidation of a 0.40 acre parcel of land with the commercially zoned portion of Tax Map lot 35.2. The property has approximately 450 feet of road frontage on NYS Rt. 9W, 715 feet of road frontage on Macks Lane and 390 feet on Sherwood Lane.

The site is located in the zoning district HBD and R-1. It is proposed to use the zone line as the division line between Lot 1 and Lot 2 of this subdivision, with residential access solely from Sherwood Lane.

The area of the proposed lots are as follows:

- 1) Lot 1 to be 7.44 acres plus 0.40 acres, totaling 7.84 acres in the HBD zoning district.
- 2) Lot 2 to be 12.41 acres in the R-1 zoning district.

Patti Brooks, Brooks and Brooks Surveying and Planning and applicant's representative, presented the Board with an overview of the proposed project. She said she believes there will be no need for utility or cross easements.

The Board anticipates setting a public hearing for July 27, 2017.

Extended Public Hearings

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.

The recommendations from the Ulster County Planning Board have been received including comments regarding the traffic study. Comments concerning the traffic study have not been received from the Department of Transportation. The Ulster County Planning Board recommends that the approval of the commercial driveway will be necessary for the DOT. They concur that a left hand turn analysis should be completed and recommend to the state there should be a continuous yellow stripped lane down through the middle.

Barry Medenbach, Medenbach & Eggers, applicant's engineer, said they did an extensive traffic study resulting in a recommendation to provide a left turn lane which effectively will get the width up to the additional intersection. Start the transition there and then taper it back down.

Having two lanes inbound and one lane outbound is also part of the recommendation.

There was discussion about the left turning lane and the width of the road.

Plavchak said the state would have to approve it.

Medenbach said it could take upwards of six months for the state to approve.

There was a discussion of signage.

Medenbach said the applicant would like a display sign that would be changeable to show different information if need be.

Peter Brooks said the UCPB was viewing it as a traditional sign which would be internally illuminated. If the applicant would like an electronic sign they would have to comply with the Town's regulations regarding it.

Medenbach said the sign they would like has an adjustable brightness feature.

Ogden inquired as to what the background color of the sign would be.

Medenbach said it has not been determined yet.

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.

Andy Learn, Morris Associates, spoke about the type of species of wood that was used in the existing bridge structure. They are assuming that it is a structural grade wood which was typically used for a bridge. Learn said that Peak Engineering can test the wood to see exactly what it is.

DiLorenzo asked what it would entail to reconstruct the entire bridge.

Learn said it would be a big undertaking.

Patti Brooks added that if the bridge is structurally sound then why rebuild it. She also made note that the bridge was not built by an individual land owner but instead constructed by the Town of Lloyd Highway Department. Brooks continued that it is not unreasonable to make an assumption that the Highway Department used the proper materials.

Pizzuto asked if the Town's Engineers could easily test the wood used for the bridge.

Peter Brooks added that before they test the wood they should view the original plans.

Patti Brooks said she has a call into the Highway Department to see if they have any of the original plans and she has already researched the Town records for it and did not find anything.

Plavchak said the Town does not own the bridge but rather it was an exchange for the easement for the utilities.

Patti Brooks asked if they were to look at the wood and based on experience and knowledge be able to judge what kind of wood was used would that be satisfactory to the Planning Board.

Learn said if the engineers were able to supply that in writing it would be fine.

Administrative Business

Mountainside Woods, Hilltop Ln. & Vista Dr.; Zoning and Subdivision

Applicant desires to amend the phasing plan.

David Weinberg, project representative for Mountainside Woods, said the concern they have is with the two ranch model homes with sheds meeting the setbacks. What they would like to do is slightly move some of the lots to fit everything in. Referring to the site map, Weinberg said all that is needed is a slight revision to the area labeled 1A. It is holding back some sales

because they do not have the availability of lots that work. About 70% of the sales are for a ranch style home.

Peter Brooks questioned if the lots would go from conforming to non-conforming.

Weinberg said they would be conforming with the phasing amendment.

Pizzuto said there would be no adverse effect.

A **Motion** to adjourn was made by Larry Hammond, seconded by Carl DiLorenzo. All ayes.
8:37pm.