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By:

Rosaria Peplow, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday February 15, 2018

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Peter Brooks (Chair), Lawrence Hammond, Scott McCarthy, Scott McCord, Andrew Learn (Town Engineer), Fred Pizzuto, David Barton (Building Department Director),

Absent: Carl Di Lorenzo, Claire Winslow (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 Business

Franklin Subdivision and Lot Line Adjustment, 12 Thorns Lane, 88.17-2-54.100, in R ¼ zone.

The applicant would like to subdivide parcel 88.17-2-54.100 (1.926 ac.) into two parcels consisting of the existing single-family residence (Parcel 1 - 0.978 ac) and Parcel 2 (0.915 ac.) consisting of a new single-family residence. A lot line adjustment is proposed on the western portion of Parcel 2 providing additional acreage (0.033 ac.) to the adjacent parcel 88.17-2-55. The lot line adjustment will provide driveway access to parcel 88.17-2-55. The new parcel will be comprised of 0.915 acres consisting of a new proposed residential home, driveway, individual water supply well and sewage disposal system. Approval for an individual sewage disposal system was granted by the Ulster County Dept. of Health for the proposed parcel (Lot 2).

The public hearing is set for the February 22, 2018 meeting at 7PM.

No new information submitted.

Hurt, Steven and Susan T., 83-85 S Chodikee Lake Rd, 87.2-6-7.100, in R ½ zone.

The applicants are proposing a lot line revision between two parcels of land, both currently owned by the applicants, located on South Chodikee Lake Road designated as SBL: 87.2-6-7.1 & 7.2. It is proposed TM lot 7.2 will convey and combine a 0.11 acre parcel to TM lot 7.1. This revised lot line will allow for an adequate side yard setback to a proposed garage on TM lot 7.1. The site is located in the zoning district R-1/2.

The area of proposed lots are as follows:

- 1) TM Lot 7.1, 1.00 acre parcel, plus Parcel A, 0.11 acre parcel: totaling 1.11 acres.
- 2) TM Lot 7.2, 1.56 acre parcel, minus Parcel A.

The public hearing is set for the February 22, 2018 meeting at 7PM.

No new information submitted.

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 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 retail and apartments and the existing pond parcel will be Lot 5. Lot 6 will be a vacant lot with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.

The applicant anticipates a full environmental review under SEQRA.

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

Notice of intention to be Lead Agency 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.

Rich Tompkins, Mauri Architects and one of the applicant's representatives, was in attendance to present adjustments and changes made to their proposed plan.

Brooks asked if there were open issues about the proposed project with Andy Learn.

Tompkins replied that he does not know but Barry Medenbach may have some outstanding issues that they are working on, particularly the drainage.

Barton said abutting properties were notified of an informational meeting regarding the project the following week.

Tompkins said the architect of the project has revised the elevations of the Dollar General. And presented the renderings to the Board. He said the south side of the project has not changed much with the different heights but they did change the material where the Dollar General sign is located. The material makes the building blend better with the building next door. They applied a "bump out" which would keep it from having a totally flat faced façade and which would give it more depth.

Brooks commented that the plans were not in keeping with the Walkway Gateway desired look and feel.

Tompkins said they tried to dress up the buildings with false windows and project some portions of the buildings out so they would not be flat. He said they would like to plant some evergreens near the proposed apartments so the view would be more visually pleasing.

Brooks commented that he felt the applicant was creating an undesirable section of apartments and that the landscaping they are proposing is not going to alleviate that.

Tompkins replied that there isn't much they could do or fit in in the back of the buildings facing Rt 9W to have a more pleasing view for the apartments that is why they are trying to provide some screening with the evergreens.

The Planning Board suggested they put in some fake windows in the back of the buildings as well or real window frames blacked out. There were questions about the interior layout to which Tompkins could not address because he had not seen it as of yet.

Barton expressed concern for the Dollar General false door that faced Rt9W that was being proposed. He said windows would be more sensible than a false door that he felt would create confusion.

Tompkins said he would talk to the applicant about the interior layout and how it works and present that to the Planning Board.

Richard Klotz, Town of Lloyd Highway Superintendent, was present to address the drainage of MCBS DG near Christopher Avenue.

Learn said he and Klotz had a site visit near Christopher Avenue and found that the drainage appears to go through private property and the Town has no easements to do so. Additionally the diameter of the pipe becomes smaller.

Barton said there are some reports that those pipes have failed or have limited capacity.

Learn said an easement through the property would be difficult but the other option would be to have the applicant pay for the Town to build a new set of catch basins along the road where Vineyard Avenue splits into Maple Avenue.

Barton said the way the law reads the Town cannot make the applicant do work off site because ultimately the applicant's responsibility is to make sure that no more water flows off-site after the proposed development than was flowing off-site before the development. The applicant is working with Learn to make sure that engineering works. Barton additionally said he has spoken to the applicant and they are open for discussion about some off site work. Obtaining an easement would mean that they would have to dig up the backyards of some of the private properties. The better answer is to have the applicant do off site work which re-locates the drainage flow in pipes along the Town's roadways, but the Planning Board cannot demand that they to do it.

Learn said the bottom line is that the pipe is initially twenty one inches but has a capacity of much less due to the constricted flows further down the slope. He is planning on asking the applicant to reduce the flow of water because of that.

Brooks said exploring the off site work with the applicant would be beneficial.

Barton said he would speak to the applicant.

A Motion to adjourn was made by Fred Pizzuto, seconded by Scott McCarthy. All ayes.
5:52PM.

