

APPROVED:

MOTION BY:

AYES:

NAYS:

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SECONDED BY:

ABSTENTIONS:

ABSENT:

Certification of Receipt

By:

Rosaria Peplow, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday September 20, 2018

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Peter Brooks (Chair), Carl DiLorenzo, Lawrence Hammond, Fred Pizzuto (Vice-Chair), Scott McCarthy, Sal Cuciti, Charly Long, Andy Learn (Town Engineer), David Barton (Building Department Director), Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning),
Absent: 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.

New Public Hearing

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 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.

The Board set the public hearing for the September 27th meeting.

The Negative Declaration needs to be completed prior to opening the public hearing.

Commercial use variance was granted by the ZBA 09.13.18.

Barton said the information from the Health Department about the waste system should be received soon.

Learn said the waste system is a seepage pit with definite design requirements. The only issue would be if there is a main water body near the seepage pit. If there is, then they would have to be separated. The easiest solution is to throw the waste out in the trash receptacle but he would like feedback from the Health Department.

Extended Public Hearing

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 public hearing was opened August 23, 2018 and a motion was made to extend it.

The Planning Board is requesting a more complete site plan.

A survey will be prepared for the proposed project.

Barton said he spoke with the applicant who is not ready with the site plan and asked to have the public hearing extended.

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.

Area Variance for side yard parking was granted by the ZBA 09.13.18.

Barton said the applicant will not be here as they are still working on the comments of Andy Learn's last letter. A note from DOT was received concerning the curb cut stating they would like to narrow the throat by two feet. Comments from the Fire Chief are expected soon.

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.

Barton said they should be taken off the agenda for the time being. He said he has received information from CPL about the cost of the feasibility study.

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.

Barton said the project should be taken off the agenda for the time being until we get more information from the applicant.

Sign Approval

Lilly Rae in the Hamlet, 14 Commercial Ave, SBL# 88.17-9-4 in GB Zone.

The applicant would like to install a 3'h x 5'w sign to reflect the new business.

The applicant, Renee Martin, was in attendance and presented the Board with an overview of the retail gift shop she is opening. She presented the specifications of the sign. The Board reviewed the plans for the sign with the applicant and determined it was in compliance.

The applicant still needs to obtain a building permit.

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

Informal Discussion

Highland Commons, 3725 Route 9W, SBL# 95.2-2-12.100, in R1 Zone.

Peter Brooks stated that he, Barton, Pizzuto and Learn had met with the applicant of the project. The applicant desires to remove the existing buildings on the parcel and build two buildings. Both buildings would have retail/commercial on the ground floor and two stories of residential above with parking behind the buildings. The existing entry way would be utilized with an additional entry from Mayer Drive. It is a planning concept which is in its early stages of development. This Highway Business Zone has no density limitations but has a coverage limit. Between the buildings, the impervious paving and sidewalks they cannot have more than 50 percent coverage.

Brooks thought they current proposed plan might actually be more than 50 percent.

There was a discussion of the entrance and exit of the property and the additional parcel the applicant owns adjacent to the property in question with a focus on access to the property from northbound Route 9W.

A **Motion** to adjourn was made by Larry Hammond, seconded by Carl DiLorenzo 6:13 PM. All ayes.