

**WORKSHOP MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**  
**Thursday, January 28th, 2021**

**CALL TO ORDER TIME: 7:00pm**

**PLEDGE OF ALLEGIANCE**

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

**OFFICIALLY OPEN THE MEETING**  
**VIA Webex**

**Old Business:**

**Andola Subdivision: Conservation Subdivision: South Street in AG zone (For subdivision sketch plan discussion)**

Applicant desires to create a 11 lot conservation subdivision on two parcels in the Ag zone.

New map submitted, lower lot count.

SEQRA status: Undetermined

**January 2021: New maps submitted on 1/12/2021. Andy Learn reviewing. Circulated to Board.**

Board to make determination and circulate for lead agency if required.

Board to send to Ulster County upon decision that application is complete.

Ross mentioned that the plans fit the town of Lloyd building/zoning codes. Andy mentioned that the new EAF matches the new proposed project of 11 lots and that the project can be circulated for lead agency for environmental review. Paul mentioned that the project is an unlisted action and prepared a notice of intent for lead agency. Resolution was read (See attached). Sal made a motion, 2<sup>nd</sup> by Franco to circulate for lead agency. Vote was taken all AYES, resolution was moved. Paul then mentioned conservation easements and that deed restrictions would be better than a land trust. Applicant can send plot plans based on sketch maps. Resolution was read (see attached). Sal made motion and Gerry 2<sup>nd</sup> about creating plot plans. Vote was taken all AYES, resolution was passed.

**Selux Corporation: Solar Array, site plan (subject to site plan and SUP under Zoning Code 100-39-1); 5 Lumen Lane, in GB zone. (No updates provided or discussion needed)**

Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.

Off agenda until amendment to SWPPP is completed. Board requires a survey showing more precisely the location of the arrays.

SEQRA status: Undetermined

**January 2021: Nothing new from applicant.**

**Villages ALF: Site plan and SUP. Route 9W: master parcel # 95.12-1-15.100  
(For information and continued discussion)**

Applicant desires to consolidate Five (5) parcels with site plan review for an Assisted Living Facility (approx 120,000 sq. ft.) with Aquatic Therapy Center (approx 7,000 sq. ft.) and Primary Care Center (approx 5,000 sq. ft.). SEQRA review being conducted for entire retirement community. Applicant has indicated intent to submit an application to the Town Board for a PRRD based on recent zoning changes.

New plans submitted 11/04/2020.

Staff applicant meeting on 11/18/20

SEQRA status: Type 1 action based on Part 1 of FEAF; Planning Board is lead agency for review of retirement community; Town Board is an involved agency and coordinated review is required.

Paul mentioned that the next steps for this project should be to arrange a meeting with the applicant, town board and planning board to discuss any possible impacts on the community character, environmental impacts and any mitigation. Planning board has final say on SEQRA, but should have town board input before deciding on if SEQRA should be declared negative or not. Once SEQRA is determined then a public hearing can be set and the county notified. As for the PRRD part the numbers are not nailed down as the proposed is oversized compared to what most likely would end up being proposed. Meeting was then opened up to questions from the board. Sal asked about the water tower and was concerned that it would be too visible. Andy mentioned the alternatives to the water tower which were a booster station without a tower or connecting to the Hudson Hills water system. Scott asked for more details about the alternatives to the tower. Andy said the 1<sup>st</sup> would be to have a tank which booster pumps would fill up periodically. The 2<sup>nd</sup> would be to have a series of small and large pumps. The small pumps would run every time a tap/faucet was turned on, while the large pumps would be for times of high demand and the fire hydrants. The last option would be to connect to the Hudson Hills tank which would only serve the higher elevations of this project, a study was done and the flows are fine for this project to connect. Paul mentioned that resolving the water tower issue was the most important. Sal asked about the maintenance building size and what would be stored in it. John Furst said that they would be doing their own maintenance. The size of the building would be about 3,000 sq. ft. and they would be storing lawn mowers, plows and other equipment. Sal noticed that in the soil report that there was contaminated soil and wanted to know the process to correct it. Andy said that most likely Ulster County would require the applicant to cover it with clean materials instead of removing it. Sal asked about the grass area that was mentioned in the report and wanted to know if they have maps of it. Matt said that the grass area was just any disturbed area that would be seeded and it would be considered the lawns. Sal wanted to know about the total disturbance area and the average depth of bedrock. John said that he would have

the total disturbance area next week in the packet. Franco mentioned that the proposed 2<sup>nd</sup> access road should be looked at, but said that a 2<sup>nd</sup> access road needs to be built. Sal agrees that a 2<sup>nd</sup> access road needs to be built as per fire code. Andy agreed that the 2<sup>nd</sup> access road might have to be tweaked as they just received a new bucket truck to run through the model. Paul mentioned that any comments on SEQRA should be sent to Dave by 2/2/21 as the applicant is going to make up binders with everything by 2/8/21 that will be sent to both the planning and town boards. Sal suggested that the boards set up a joint meeting so a SEQRA determination could be made. Claire agrees that a joint meeting should be set up.

## **Goldenview II: site plan. Argent Drive. #96.29-3-3.11 in PUD (For discussion)**

Applicant proposes to construct a three story, 55,000 square foot (total, all floors) affordable, rental housing complex for senior citizens. The complex will include 57, one-bedroom units, outdoor parking areas, a new roadway configuration from Argent Drive to access the complex and pedestrian connections to Argent

Review of the building height and required additional site plan elements.

Applicant to determine whether it can comply with 35' height limit imposed by Town Board, for Planned Unit Development.

SEQRA status: Unlisted Action based on Part 1 of SEAF. Planning Board is lead agency.

**January 2021: New submission on 1/5/2021, Andy Learn reviewing, circulated to Board.**

**Board to possibly set public hearing for February 25<sup>th</sup>, 2020 at 7pm.**

Justin Dates provided the board with the last 4 quarters of water/sewer bills for Goldenview to show a better estimate of Goldenview II's flows. Which is about 255,000 gallons per quarter, about 85,000 per month and about 2,800 per day and would be less than this for Goldenview II as there will be less units. Scott asked if the pump station can carry the increased burden of the project. Andy said that according to the water feasibility study done with the other 4 projects would require the pump station to be upgraded (just a propeller update), but a new study should be done. The water supply is fine and fire flow should be fine, but the fire hydrants put in should be checked to be sure. Andy mentioned that he met with the highway department about the road being dedicated to the town. The town refused that option instead they agreed to make the intersection of argent drive and the access road a 3 way stop and expand the right of way, but the access road will be private. The access road wanted to be looped around, but it is not feasible. Justin showed the updated road plans based on the meeting with the highway department. The plans showed that they are going to remove the turn around and keep that area the way it is. Will also double check turn radius for fire trucks. Paul mentioned that the board should keep in mind that this project is a subdivision and a site plan review. Resolution for setting a public hearing was read (see attached). Bill made a motion, 2<sup>nd</sup> by Franco for accepting the resolution to set a public hearing. Vote was taken all AYES, minus Sal who abstained from voting being an adjacent property owner. Public hearing was set for the February 25, 2021 meeting.

**The Views at Highland: Revised application for site plan review. 3715-3725  
NYS Route 9W. SBL ## 95.2-2-12.100 and 12.200. (For discussion)**

Revised application submitted to Planning Board on 11/9/20 with reduced proposal for twenty two 2d-floor dwelling units and 14,000 SF of commercial space on the first floor.

SEQRA status: Planning Board is lead agency and no determination of significance has been made.

**January 2021: New landscaping plans received. New slip lane plans submitted to the County by the applicant for their review.**

Alec Gladd answered the parking question from last week's meeting. For the 1-bedroom apartments there would be 1 parking space. For 2-bedroom apartments there would be 1 parking space, but they can request 2 or can lease another space. Andrew then spoke more on the traffic calming measures and the county's and planning board's comments. South Chapel Hill Rd. would be reduced in width to 10.6', a bike lane would be added, more signage and striping would be added, also are going to propose a left turn lane at the end of South Chapel Hill Rd. The board was then asked if there are any other concerns about the project. Sal mentioned that the red/green coloring on the one building stood out too much and wanted to know if they could make the buildings more uniformed in color. Carlo mentioned that the colors on the rendering were not as bright as the actual color and said he could send over some actual samples of the colors. Also mentioned that he could talk to the client about other color schemes and possible using more earth tones. Resolution about setting a public hearing was read (see attached). Sal made the motion, 2<sup>nd</sup> by Gerry to set a public hearing for Feb. 25, 2021. Vote was taken all AYES, motion accepted and a public hearing was set for Feb. 25, 2021.

**New Business**

**Highland Estates, LLC: Site plan review: Route 9W: SBL: 96.9-1-35.210 in Highway Business District on 7.84 acres (For introduction)**

Applicant desires site plan for mixed use building with 16,000 sq. ft. first floor retail space including a 3,000 to 4,000 sq ft gas station facility with four pump islands and second floor residential housing. Applicant also desires a second building with professional offices with 9,600 sq. ft. of office space (two story) on 4,800 sq. ft. footprint. Parking will be shared between the two buildings.

SEQRA status: Undetermined

Applicant was not at meeting, will return in February.

**Green, Glenn, SUP ground mounted solar array. 611 N. Chodikee Lake Road, R-1 zone. 87.2-4-3.100. (For introduction)**

Applicant desires to install a 1500 sq. ft. ground mounted solar array, consisting of 80 335watt panels. Array will be no higher than 12'.

SEQRA status: Undetermined

**Board to set public hearing for February 25<sup>th</sup>, 2020 at 7pm**

Applicant was not at meeting. Resolution read for setting a public hearing. Larry made a motion, 2<sup>nd</sup> by Sal to set a public hearing. Vote was taken all AYES, so motion was accepted and a public hearing was set for Feb. 25, 2021.

**Michael Serini; Lot Line revision. 326, 330 Vineyard Ave. R-1 zone. 95.2-6-29.140 + 95.2-6-32 (For introduction)**

Applicant desire to perform a lot line revision to make the lots more conforming.

Applicant was not at meeting will try to reach again for February meeting.

**Motion to Adjourn.**