

WORKSHOP MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, February 18th, 2021

CALL TO ORDER TIME: 5:30pm

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

Attendance: Bill Meltzer, Carl DiLorenzo, Sal Cuciti, Scott McCarthy, Larry Hammond, Lambros Violaris, Gerry Marion, Franco Zani, Charly Long

Old Business:

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

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 wishes to discuss project further with the Planning Board for February workshop.

Patti Brooks mentioned that the applicant purchased land in the southwest corner near the entrance. Water & Sewer would be expanded to the project area. Patti also said that as of right now the code calls for 122 parking spots, but they only have 93 and are looking into additional shared parking.

Sal asked if there was a more detailed plan.

Patti responded that they were looking for approval before creating a more detailed plan.

Sal asked what the applicants plans were for the proposed future development area.

Patti said the applicant wanted to build a 4-story hotel, but due to new codes for the zone its not allowed, but they wanted the planning board approval before preparing a full site plan.

Sal brought up that the project site was encroaching on the adjacent property.

Patti said that she submitted all easements from Rite-Aid building and that the access road placed as overall parcel easement.

Sal asked if there was room for trees along the road.

Patti said they could put street trees as the parking area is 18' east of 9W.

Dave suggested that the applicant could move the parking along the road to behind the building.

Patti said that they have no final design plans yet.

Scott asked if there were plans for sidewalks along the road and internally for foot traffic.

Patti said that sidewalks haven't been considered yet.

Franco asked where the snow storage was.

Patti said that the green areas were laid out for snow storage.

Sal asked if a SEQRA determination could be made.

Paul said that one couldn't be made without knowing what the future development would be.

Sami (applicant)- mentioned that he was proposing for the future development a 4-story hotel (Holiday Inn Express or a Hampton Inn). If not allowed or cannot get variance for it then the only option would be a 3-story hotel. He thinks that a nice hotel in the area would be more in demand than an office building or doctor offices.

Patti wanted to know how the planning board feels about going to the ZBA for a height variance.

Franco asked how many rooms, as the applicant might have to go to water/sewer board as well.

Andy mentioned that the feasibility study that was done included the hotel.

Michael (applicant) mentioned that the hotel would be plus or minus 90 rooms, one- or two-story buildings won't work as well for flag hotel as they like 4-stories, the height would be plus or minus 40'.

Sal suggested that a hotel, office, retail and apartments would be better than a gas station.

Sami said that he would consider removing the gas station depending on other businesses.

Scott mentioned that the applicant would have to go to ZBA for the hotel.

Patti said that the original plan included the hotel, but now the applicant wants to go a head with the full plan and would like a referral to the ZBA.

Sal feels that Highland needs a good hotel, but thinks that it might be too much development for the area.

Andy mentioned that the code says max lot coverage 40% for the zone, but the plans show 26% and wanted to know if that included the hotel.

Patti said she wasn't sure and would have to get back to the board.

Carl asked if a traffic could be done.

Patti said that an initial traffic study is being done.

New Business

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.

Brad (applicant) mentioned that they want to make the 3-family house have 3 acres to make it conform. They also want to make the 2-family house have 2 acres to make it conform, the rest of land will be given to the farm.

Scott said that this project is straight forward and will set a date for a public hearing at the next meeting.

Stewart's: Site plan review: 3733 Route 9W: SBL: 96.9-1-33.100 in Highway Business District (For introduction)

Applicant is proposing a new typical Stewart's Shops convenience store (3,850 sq. ft.) with self-service gasoline.

New maps received and circulated to the Board.

Tyler Fronte (applicant) said he is proposing a new Stewart's shop on 9W. He said the Stewart's will have 4 parallel pumps, there will be parking in the front and side of store. Access to the store will be a right in and right out on 9W and Chapel Hill Rd. There will be a full curb cut on South Chapel Hill Rd.

Sal mentioned that they might be over the 40% lot coverage for the zone.

Tyler said yes that he might need to get variance for lot coverage, but might be able to modify project to reduce coverage.

Scott asked about people trying to make a left off of 9W.

Tyler said that the entrance was designed for right turns off of 9W, the full access entrance would be off South Chapel Hill Rd.

Dave mentioned that the max height for monument signs in HBD zones is 6'.

Tyler said that the sign was over 7'.

Question was raised about fire truck access into the site.

Pete said he thinks the design as is will be fine for fire trucks.

Andy said he would send the fire truck diagrams to Tyler to confirm that.

Andy also said that Tyler would need to do a SWPP, a detailed utility plan, and update set-backs.

Also, as location is outside the water district it would need to submit to the town board.

Carl asked if full road cut on South Chapel Hill Rd. would affect the other projects.

Andy mentioned that they would have to do a traffic study.

Tyler said that they contacted someone to do a traffic study.

Public Hearings

Silver Gardens (was Goldenview II): site plan. Argent Drive. #96.29-3-3.11 in PUD

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.

Justin mentioned that access into Silver Gardens will be private, but they plan on dedicating a right-of-way to the Town of Lloyd and also propose to modify the hairpin turn into a 3-way stop. They also have removed southern piece of hammerhead to make a smooth turn into the complex. Due to this change they are able to maintain more of a buffer between project and Franny Reese Park (now 50'). Also, updated the turn radius for the larger fire truck. Have added a 4' foot asphalt walkway around western side of building and moved the fire hydrant to center of project. Andy mentioned that the feasibility study will be updated before next water & sewer meeting as there may need to be an agreement between all projects to pay for pump station upgrades. He suggests that the right-of-way be squared off to mirror roadway. He also asked if the trail shown was for public use.

Justin said its not proposed for public use.

Girondini (applicant) said that the trail is not proposed as public use, but might open it to the public. He also said that he was working with Scenic Hudson for the visual impact to the park. Jeff (Scenic Hudson) mentioned that he was most concerned with the visual impact during the winter. He suggests that on the eastern side maybe have more conifers.

Andy asked what the elevation difference was between park and the site.

Justin said that the park was at 376' and the parking lot was at 358' so a difference of 18'.

Sal asked if they planned to leave existing trees.

Justin said that was correct.

Jeff mentioned that there were provisions that the applicant could apply for as long as they don't charge for use of the trail.

Girondini mentioned that he would allow Bridgeview residents access to the trail.

Paul mentioned that he would send over the provision to Justin.

Covered major public concerns.

Girondini mentioned that he doesn't foresee having to blast at this time, but if he does then he will follow all blasting protocols.

Franco asked if it would be possible to link the water main into the dead end one on Domenica Lane.

Justin said he's concerned that its quite extensive to link to Domenica Lane.

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

Revised application submitted to Planning Board on 11/9/20 with reduced proposal for forty-four 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.

Mike mentioned that the changes they made to the project they lowered the slope of the entrance to 8%, updated fire truck turning radius, checked landscaping pattern at full growth for truck turning, and made minor changes to landscaping.

Andrew mentioned that there were no changes to traffic measures, but did go out and check signage.

Sal asked if they could show the updated renderings.

Carlo mentioned that they chose more earth-tone colors and were more subtle.

Scott agreed that the buildings looked more appealing with the earth-tone colors.

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

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

Motion to Adjourn.