

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, February 25th, 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

Attendance: Scott McCarthy, Carl DiLorenzo, Franco Zani, Sal Cuiti, Gerry Marion, Larry Hammond, Lambros Violaris, and Bill Meltzer

Minutes to Approve

September 24, 2020, October 22, 2020, December 3, 2020, January 21, 2021

Scott asked for a motion to be made to accept the minutes.

Larry made the motioned, 2nd by Sal.

Vote was taken all ayes; motion was moved to accept the minutes.

Old Business:

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.

Board anticipates setting a public hearing for March 25th, 2020 at 7pm

Scott asked if there were any questions about the project.

There were none from the board, so Scott asked for a motion to be made to set a public hearing for next month on March 25, 2021.

Sal made the motion, 2nd by Gerry.

Vote was taken all ayes; motion was moved to set public hearing for the March 25 meeting.

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

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

Andy gave updates on the project. The applicant updated sub-division plat, revised right-of-way showing public access easements. Andy also mentioned that there was going to be a developer agreement to share the cost of upgrading the pump station.

Paul mentioned that SEQRA was an unlisted action, but based on public comments it might be a type I. Paul asked the applicant to provide a full EAF, and that no resolution on SEQRA be made at this meeting.

Dave asked the board for a 30-day pause to give applicant time to answer comments and to give time to Palisades Interstate Park Commission to look at the materials and provide comments.

Paul said based on this the board can open the public hearing, but should leave it open until next month.

Scott asked for a motion to open the public hearing.

Gerry made the motion, 2nd by Lambros

Scott asked for a vote all ayes, motion made to open public hearing.

Sal recused, Lambros will fill in

Justin showed maps of the project and spoke about it. He said that the project site is 13.7 acres in size, there is frontage on Argent and Domenica, the site is within the town's PUD zoning district, EAF was done in the 80's. The existing pond will be maintained. According to town code this project should have 86 parking spots, only 68 spaces will be paved, the other 18 will be unpaved. All 3 stormwater mitigation areas are up to DEC standards.

Was turned over to public comments, no answers to questions at the meeting, applicant will answer by next meeting.

Public Comments

- James Malcolm: Does the traffic plan meet DOT standards?
- Maureen Flaherty-Sterling Place: Read letter (see attached). She also mentioned that traffic needs to be looked at as she was reviewing a traffic study from NYS that was done on the 9W corridor that stated 9W has traffic issues already and now the town plans on adding more.

- Mr. Hines-2 Salk Drive: Would like to see an updated Environmental Impact Study. Also, he mentioned that with all the other projects in the area the increase in traffic would make this area not nice to live in.
- Larry- 7 Sherwood Lane: Mentioned that most of the past year had a moratorium in place, now that it has been lifted many projects are trying to move through. Multiple high-density projects at once a full traffic study should be done with them all instead of one at time. Also, he asked how much is too much change of character in the communities? Wants to know if the public comments can be published to the website? Would also like a better understanding of the planning board timeline and if something is going to be approved tonight?
- Carmen- 70 Argent: Is concerned with the environmental impact, light and vibration impact to the park and surrounding area. Do the Goldenview seniors even know what's going on? Also, wanted to know if after meeting anyone has more comments where to send, and where to see all of them.
- Kathen Cowan- RUPCO: Likes the price of the units. Also, she mentioned that the owner/developer are talking to Scenic Hudson. She also has spoken with Scenic Hudson about concerns to the park. She is also concerned about the other lot and if it could ever be developed in the future.
- Suzanne Gacia: Mentioned that she is concerned about park and blasting (damage to houses/park). Also, has concerns about the wildlife. Would like developer to follow Scenic Hudson's lead.
- Molly: Main concern is traffic especially the bridge. The bridge was built over 100 years ago and cannot handle the traffic now, so why add more to it?
- Jeff Anzevino: Scenic Hudson- Is glad that the project is affordable housing for seniors and that they will have access to everything (stores, parks, etc.). He is glad to see that there is an outpouring of love for the park. He would like to see more evergreens in the screening plan as in the winter there isn't much. He would also like to see more native species in the screening plan, more shade trees around pond. Agrees that a new endangered species study should be done as the list has changed. There should also be a closer look at the ecology of the site. Would like the board to consider establishing a permanent ecological area on non-proposed site.
- Wendy- 244 Sterling: Is concerned about the change in the road as its where people walk. Mentions that 3-way stops don't work. Would like the board to visit owners' other properties and see how maintained they are.
- Agnes Chin: Thinks it's a horrible idea to make a 3-way stop. Also, mentioned that there have been a lot of car accidents in the area and more traffic could lead to more.
- Chris- 70 Argent: Would like to see an ecological study done? Would like to see the construction plans that might impact historical sites as it would be tragic to lose them during construction.
- Gerentine-Owner: Mentioned that he has been a developer for over 21 years. He also said that anyone is more than welcome to see his other properties to see how well maintained they are. He mentioned that they are partnered with RUPCO agent for section 8 in Ulster County. Lower traffic with this project as most seniors might not have cars. Also, they plan on having geothermal installed in these buildings.

Scott asked for a motion to keep the public hearing open until the March 25, 2021 meeting.

Larry made the motion, 2nd by Gerry.

Scott asked for a vote, all ayes. Motion moved to keep public hearing open until March 25, 2021.

**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 twenty-two 2nd-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.

Alec gave an overview of the project, there were no changes on his end of the project.

Mike mentioned that based on planning board comments that the trees were moved closer to parking areas for better more efficient screening. Also mentioned that lighting plans would be reduced as much as possible.

Andrew mentioned that the traffic study was done back in 2019 when the project was bigger, but now that the project is smaller the impact will be less. The retail will be smaller units not big box stores. The project will also add a left turn lane at end of South Chapel Hill Rd.

Scott asked for a motion to open the public hearing.

Franco made the motion, 2nd by Sal.

Scott asked for a vote, all ayes. Motion moved to open public hearing.

Public Hearing

- Larry Fogelman: Would like to see the overall impact of the projects in the area as a whole instead of each one separate.
- Tricia Chapman- 3 South Drive: Would like to see the comments posted. Is concerned that the traffic study was done in 2019 during a holiday weekend and that it doesn't reflect weekday traffic.
- Terrence Wilison: Concerns are that there isn't just one project in the area. Even though all are important all of them together overwhelms the area. Would like to know the timing of the barriers being put in.
- Sheila Perilli- 77 Mayer Drive: Is concerned about ants/termite infestations during construction. She feels that the applicant should pay for treatment if it happens. She thinks that a natural border of trees with addition of evergreens should be helpful in winter. Also, with traffic you can never predict it.
- Mr. Hines-2 Salk Dr.: Is concerned about small business already in town. Also, wants the impacts (environment, traffic, schools, water & sewer) looked at with all projects not just individual.
- Ken Smith-8 Salk Dr.: Concerned with traffic as people don't listen to the no left turn sign out of Mayer. Even though the project size is smaller, he is still concerned with the size of it as it has commercial and residential. He also feels that is a bad spot for this project.
- Jerold Davis- South Gate Rd.: Is concerned about changes to South Chapel Hill Rd. and increased traffic on Mayer and South Gate Rd.

- Heather Decker- Concerned about loss of green space. She feels in winter time that one row of trees won't be enough.
- Kenneth Newton- 84 Mayer: Concerned about traffic on South Chapel Rd. as people speed through there all the time. Feels that all constructions vehicles will be at risk for getting hit. He also feels that there won't be a buffer during construction. He also doesn't see how a bike lane would work on South Chapel Hill Rd.
- Russell Teamer: Feels a true traffic study should be done when things go back to normal. Feels this project may extend bridge back up times. Wants to know what size trees will be placed as a buffer to start?
- Karen Feo- 10 Salk Dr.: Mentioned that Highland Hills is sought out for its community and views. She feels that with this project her privacy and safety will be lowered. Concerned that the lighting from this project will be shining in her backyard 24/7. Fears that there will be an increase in noise from parties, trucks and traffic. Would like to know how high the retaining wall will be and what will prevent people from jumping over it?
- Don Hoffay: Concerned about South Chapel Hill Rd. feels nothing will stop cars from flying through. Concerned about the gas station getting hit from an accident and exploding.

Andrew mentioned that the traffic study was done 2 days in Nov. (8th and 10th of 2018) and 3 days during the summer (June 29th, July 2nd and 6th, 2019).

Andy said that traffic study done included with all the projects in mind.

Scott asked for a motion to extend the public hearing until next month.

Larry made the motion, 2nd by Carl.

Scott asked for a vote, all ayes. Motion carried to extend the public hearing until next month.

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

Stefanie Kusman (Empire Solar) talked about the project site and where the solar array would be and showed pictures from different angles on the site.

Scott asked for a motion to open the public hearing.

Gerry made motion, 2nd by Larry.

Vote was taken all ayes; public hearing was opened.

Larry asked if the electric was just for residential or would it tie into the grid.

Stefanie replied that it was just residential, this project is over the allowed Kw hours, but Central Hudson gave them the okay as they were tying into 2 meters instead of one. This project will not have a battery storage system; it will use a credit system with Central Hudson. This system allows the resident to get credits during high production time (summer) and use them during low production times (winter).

Alison (neighbor) 601 N. Chodikee Lake Rd. wanted to know how tall the panels will be as the project property can be seen from her house. She also asked if there were plans to take down any

of the existing trees. Finally, she wanted to know if the property was going to remain residential or was it going to become commercial?

Stefanie replied that the max height of the panels would be no more than 12'. There is no proposal to take down any existing trees. Yes, the property would remain residential.

Russell Teamer (neighbor) asked will the panels be visible over the barn?

Stefanie replied that the barn is much higher in height than the panels will be. She also said that one corner would be blocked by the barn, but the other side might be visible to the neighbors.

Russell asked that as a neighbor if the project gets approved can they see the layout?

Stefanie replied that she doesn't see an issue with that.

Sal suggested that the board could require that as a condition for approval.

Dave said he would be willing to meet with the applicant, owner and neighbors once the layout is set up.

Scott asked for a motion to be made to close the public hearing.

Gerry made the motion, 2nd by Franco.

Scott asked for a vote all ayes; motion carried to close public hearing.

Scott asked for a motion to be to accept resolution with conditions.

Sal made the motion, 2nd by Carl.

Scott asked for a vote all ayes; motion was passed.

Motion to Adjourn.

MAUREEN FLAHERTY
168 Sterling Place
Highland, NY 12528
(845) 430-4827

February 17, 2021

Mr. Scott McCarthy and Members of the Planning Board
Town of Lloyd
12 Church Street
Highland, NY 12528

RE: Silver Gardens development

Dear Mr. McCarthy:

I am writing you and the other Planning Board members to share concerns I have regarding the proposed senior housing development, Silver Gardens. I live in the Bridgeview Townhome development and am also the Secretary for the Board of Directors of our Homeowner's Association. I have lived in Bridgeview for over 15 years and am very interested in this project since it borders our property.

One of my concerns is the plan to have the road leading to Silver Gardens coming off of Argent Drive. That corner of Argent is at times a dangerous situation already and I am concerned about having another road added to that location. We currently have plenty of fast moving traffic coming through our development and I cannot picture having a new road added to that part of Argent, along with a new housing project and the impact of the additional traffic associated with this new housing development.

I am also concerned about the visual impact of this proposed project. When I bought in Bridgeview, I liked that the community was situated in a park-like setting with plenty of woods and greenery. As it is, the Golden View development was added several years ago and I am strongly opposed to having another development bordering our community. I feel that this new project will detract from the aesthetics here and will lead to a more urban, built-up appearance. Additionally, our taxes in Bridgeview seem disproportionately high considering the size of our units, the size of our land plots and that the houses are attached on one side. The Town of Lloyd collects quite a bit of tax revenue from the Bridgeview residents, therefore I believe our input needs to be taken into account when decisions are being made that will have a direct impact on several aspects of our community. Further, with the taxes being as high as they are, I find it unacceptable that another low income housing development is being built right next to our townhome community. I understand there may be a need for this type of housing, but with our taxes being as high as they are at Bridgeview, I think it is entirely unacceptable that two low income housing projects will be bordering our community, and I am concerned that these projects may lower the value of our properties.

Another concern is the visual impact this project may have on Franny Reese. I hike in Franny Reese often, given the close proximity to my house. As I mentioned above, I really like the park-like setting of Bridgeview and that there is a preserve bordering our development on one side. I am concerned that this new housing project will negatively impact the views while using Franny Reese.

I hope that these valid concerns will be considered and taken into account when you are deciding on this project. As Secretary of our Board, I am in touch with many of our residents, and the vast majority of Bridgeview residents are strongly opposed to this project.

Thank you for your time and consideration of this matter.

Respectfully,

Maureen Flaherty

Cc: Dave Barton, Director of Building, Planning and Zoning Enforcement, Town of Lloyd
Fred Pizzuto, Town Supervisor, Town of Lloyd
Richard Gerentine
Guy Kempe, RUPCO

Sarah Van Nostrand

From: Christopher Spylios <cspylios@yahoo.com>
Sent: Thursday, February 18, 2021 2:40 PM
To: smccarthy@townoflloyd.com; cdilorenzo@townoflloyd.com; clong@townoflloyd.com; lviolaris@townoflloyd.com; wmeltzer@townoflloyd.com; Fred Pizzuto; samccent@hotmail.com; scuciti@townoflloyd.com; lhammond@townoflloyd.com; fzani@townoflloyd.com; gmarion@townoflloyd.com; Sarah Van Nostrand
Subject: Silver Gardens Project

Dear Mr. McCarthy and fellow planning board members.

My name is Christopher Spylios and I reside at 43 Argent Drive in the Bridgeview Townhome Community and serve as the Vice President on the Board of Directors of our Homeowners Association.

I am writing you and the other planning board members to voice some concerns regarding the proposed Senior Housing Development known herein as Silver Gardens.

Those of us whom reside on Argent Drive, including myself are extremely concerned with the amount of vehicular traffic that impacts the roadway leading into the development. The entrance leading into Bridgeview is already heavily congested coming off of State Route 9w due to Hannaford and it being the main thoroughfare into the development.

The hairpin turn coming into the development is already dangerous and poses significant hazards. There have been several head on collisions in the past. I would like to know if a traffic study is going to be conducted by NYS DOT in regards to Silver Gardens.

With that being said, a proposed roadway near the hairpin turn would be extremely dangerous and therefore am vehemently opposed to such.

Should a roadway be considered from Domenica Drive I would imagine Blasting would have to take place due to the Rock Bank that lies behind Golden View.

That in itself is another major concern that other members of the community have voiced and we strongly oppose to such.

According to the map of the proposed site, an entrance off of Mack's Lane would be best suited due to the limited residential traffic.

There are gridlock issues at the 4 way intersection on Argent Drive at peak hours and it has become increasingly worse since the additions of Dunkin Donuts and Auto Zone.

Another issue of concern is the visual impact of another low income Senior Housing Unit nearby as you enter into the Bridgeview Community on Argent. Our taxes are disproportionately high due to the size of our townhomes and in which the parcel we own.

I find it unacceptable that another low income housing project is being considered when I pay approximately \$7200 annually for half a home.

Furthermore, I utilize Franny Reese quite often and enter the park on the southeast corner of Golden View. There are many other non Bridgeview residents who access the park from Mack's Lane. If this project is considered, it would significantly impact the area of green space and the only public entrance at this end of the park.

These are just a few concerns of my own that come to mind.

I am certain others in the community will be coming forward to voice their concerns at the February 25th meeting via WebEx.

The above mentioned concerns are all valid points and should be given careful thought during this decision making process.

Thank you for your anticipated cooperation in this matter.

Respectfully,

Christopher Spylios
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Highland, NY. 12528
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(845) 389-2608

Sent from Yahoo Mail for iPhone

Draft- not approved