

## **WORKSHOP MEETING MINUTES** **TOWN OF LLOYD PLANNING BOARD**

**Thursday, November 16, 2023**

**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**

**Attendance:** Board Members: Scott McCarthy, Charly Long, Franco Zani, Gerry Marion, Carl DiLorenzo, Lambros Violaris, Bill Meltzer (Via Zoom), Lenny Auchmoody (Town Board); Board Staff: Paul Van Cott (Via Zoom), Christian Moore, and Sarah Van Nostrand

**Absent:** Board Members: Sal Cuciti; Board Staff: Dave Barton

**Minutes to Approve at December 7, 2023 meeting**  
October 19, 2023 & October 26, 2023

### **Continued Short-term Rentals (Public Hearings)**

#### **Agarwal, Impa: 114 Hawley's Corners Rd.**

Review Status: Public hearing opened August 17, 2023

Impa (Applicant) said that she did everything the board asked for. For parking what they did was they put up the sign on the garage door and included instructions for everyone to back in perpendicular to the road. The other thing they did for parking is they included in the check-in instructions that parking is available for 3 cars on the property and again instructions again to back in perpendicular to the road and they did that in the space description as well. The other action was putting up a house number sign, which they have done. There are two pictures, one is during the day, so they have a sign that says 114 and then it also lights up in the night, so people can see it in the night as well. The other thing was that listing was to be for 6 people only, so they have updated the listing for that, it is in the house rules as well as the listing. The other was having a person for emergencies that is close by to the property and that has been done as well, she has shared the details of who that emergency contact is.

\*No public comment\*

Board agrees to leave public hearing open and have a draft resolution for next meeting.

## **New Business**

### **Highland 9W Self-storage: Special Use Permit: 3659 Route 9W: SBL #95.2-2-34.110**

Applicant is seeking a special use permit to install a roof-mounted solar array.

Review Status: Application and plans circulated to the board.

Christian said that he has nothing on this project, he believes that Dave drafted an email regarding the color or reflectivity of the solar panels.

Scott said he thinks there was a question of whether or not the reflectivity was going to be up on the homes, off the building or not, going towards the homes behind it. He said he knows it is a black roof with the solar array being black also, so it wouldn't stand out that much on the building itself and where else would you see it, but over the cliff he believes, on top of where the new PRRD is going.

Franco asked are they going to face east or west the panels.

Rob (Applicant's agent Opal Energy) said that they should face east.

Kyle (Opal Energy) said the panels are all south facing in that array, there are parapet walls are up high enough, so there will be no reflectivity and there is the wooded lot that goes up the hill, would mitigate that. They have been on site to see both where the new construction is going on above the hill and as well as the existing construction that will be taking place at the self-storage facility itself.

Franco said what he is worried about is that there is an approved subdivision right down the street from you called The Views, currently that property is for sale, those solar panels would physically face them.

Kyle said that they don't face any direction because these are going to be mounted directly to the seams, this is a standard seam roof on site here, these panels are going to be mounted directly onto the seams. They are not pitched up or tilted in any way or any manner, they are actually going to be essentially flat, they will face south from a directional standpoint only in how they are orientated, not how they are tilted. They are not sitting on anything that would cause them to reflect in any direction, they will reflect upwards, they are basically sitting flat to this roof.

Carl asked what the square footage of the panels is.

Kyle said that the panels will be sitting on the eastern most building. The eastern most building is the only building these are on and it is going to be approximately cover 68-70% of the eastern most building. It is not on the western most building.

Carl said his concern is that he is not sure what the code governs for commercial solar panels. He thinks they have square footage for residential, but he is not sure for commercial.

Sarah said that the building inspector who was doing plan review on this did show it to Dave who agreed that it did need to go before the board.

Bill said that he is concerned that this would be seen from the new assisted living facility.

Kyle said that they walked both sites with the owner and it cannot be seen from where the housing development will be above that plane there. The actual housing itself does not extend to the point of where you can look over and see the solar panels, if that is the question. They walked that entire site with the owner.

Bill asked if people exiting the bridge would be able to see it or due to the parapet, they wouldn't be able to see it.

Kyle said no, even without the parapet it would be tough to see. They are sitting almost flush against the roof.

Bill said on the EAF it mentioned that you would need the Town of Ulster Building Department for various things and wanted to know if that was a mistake.

Kyle said that was a mistake.

Lambros said was there any consideration of the sun based on different times of the year, you are going to get a different degree of reflection, has that been taken into consideration for the new development and or the traffic coming off of the bridge at different times of the year as opposed to where the sun is currently.

Kyle said that it has been, what they do when they run their engineering software, they actually have full radiant scores for 365-days of the year. It essentially has a pretend sun on the solar array, the radiance does change throughout the year. There will be no vehicles that will be able to see this from the bridge or anywhere nearby.

Scott said that the board will need to know the exact square footage overage on the solar array, and they will get that information from Dave.

Kyle said that they do not have that information, they are not even sure what that threshold is.

Scott said the board will check with the building department and get that answer.

Paul asked if the board wanted to schedule a public hearing for this.

Scott said they can, but it would have to be January as they probably won't have time for next month.

Paul said that there might be time.

Kyle said that 6,788 square feet is the total array.

Scott said that they still need the overage.

Paul said that is why the board has a special use permit. The other thing they would need to do is to refer this to the county for comments, which will probably make it so they won't want to do anything until January anyways.

Scott asked for a motion to schedule a public hearing for January.

Motion made by Carl, 2<sup>nd</sup> by Charly.

All ayes, motion passed to schedule a public hearing for January.

### **Public Hearings**

#### **Sieverding, Joannes: Lot Line Revision: 20 Cross Creek Run: SBL #80.3-2-27.113 & 80.3-2-27.112**

Applicant is seeking a lot line revision to combine two lots.

Review Status: Public hearing scheduled for December 7, 2023.

#### **SCC Holding Corp: Site Plan: 104 North Rd.: SBL #88.1-4-24**

Applicant is seeking site plan approval to build a duplex (two-family dwelling).

Review Status: Updated plans circulated to the board; public hearing scheduled for December 7, 2023.

#### **Romeo, Randy: Amended Site Plan: 25-27 Church St: SBL #88.69-9-14**

Applicant is seeking an amended site plan to convert garage into storage space and to add a second floor with 2 apartments.

Review Status: Public hearing scheduled for December 7, 2023.

### **Continued Public Hearings**

#### **Klemm, Travis: Special Use Permit: 12 Falcon Dr: 86.4-3-29.110**

Applicant is seeking a special use permit for a ground mounted solar array.

Review Status: Public hearing opened on October 26, 2023.  
Potential Action: Approval resolution

Rose (Applicant's agent NYS Solar Farm) said they are looking to do a ground-mounted solar array. The last meeting the board had they were sending it to the county, she believes that everything should have been back by now, so hopefully now they are good to go.

Scott said it came back with no county impact.

\*No public comment\*

Scott asked for a motion to close the public hearing.  
Motion made by Franco, 2<sup>nd</sup> by Gerry.  
All ayes, motion passed to close the public hearing.

Paul read the resolution.

Scott asked for a motion to approve the resolution.  
Motion made by Gerry, 2<sup>nd</sup> by Carl.  
All ayes, motion passed to approve the resolution.

**Motion to Adjourn.**