

TOWN OF LLOYD TOWN BOARD

TOWN BOARD MEETING

MAY 19, 2021 – 7PM

Meeting was held live in Town Hall, capacity limited.

Web-Ex and live streamed on Channel 22.

Present: Supervisor Frederick Pizzuto
Councilmember Leonard Auchmoody
Councilmember Michael Guerriero
Councilmember Claire Winslow
Councilmember Joseph Mazzetti

Also present: Sean Murphy, Attorney
Vera Lawrence, Deputy Town Clerk

Absent: Mahadevan Venkatraman (Ali), Respondent
Anthony Giangrasso, Building Inspector

7:00 PM – Supervisor opened meeting with Pledge of Allegiance led by Councilmember Auchmoody

Community Pride Award

Councilmember Mazzetti congratulated the Valedictorian and Salutatorian. Mazzetti said these are two very smart individuals and he is so proud of our school for doing such a great job, and their families for supporting them. We hope they will come back to our community.

2021 Highland High School

Valedictorian Stephanie Klein

Salutatorian Dana Elizabeth Georghiou

Superintendent Thomas Bongiovi and Highland High School (HHS) Principal William Zimmer are proud to announce that Stephanie Klein has been named the 2021 valedictorian, and Dana Georghiou has been named this year's salutatorian.

Stephanie Klein has been named the 2021 Valedictorian of Highland High School, the daughter of Cynthia and Robert Klein of Highland, earned a GPA of 102.9. Next fall, she plans to attend New York University, with a merit scholarship, and has already been accepted into the accelerated dental program.

Dana Elizabeth Georghiou has been named this year's Salutatorian of Highland High School, the daughter of John and Heather Georghiou of Highland, earned a GPA of 101.8. In the fall, she will attend the State University of New York at New Paltz, where she plans on majoring in accounting.

Supervisor and Mr. Zimmer gave certificates of "Community Pride" to both the Valedictorian and Salutatorian.

MOTION made by Mazzetti, seconded by Winslow to open Public Hearing on the renewal of Cablevision of Wappingers Falls, Inc.'s franchise in the Town of Lloyd.

Five ayes carried

John Dullaghan was present from Altice to answer questions.

1. REPORTS – Town Board Liaisons

Assessor - Supervisor

Audit – January 1 – June 30, 2021: Councilmembers Auchmoody and Mazzetti
July 1 - December 31, 2021: Councilmembers Winslow and Guerriero

Building Department – Supervisor

EDC (Economic Development Committee) - Councilmember Auchmoody

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Highland Fire District – Supervisor

Highland Central School District – Councilmember Mazzetti

Mazzetti reported the 4.7 million school budget passed and all the amendments passed as well.

Mrs. Adoma, Mr. Bakatsias and Mr. Meisel were reelected to the School Board.

District Budget Passed: (YES 542 / NO 254)

Bus Proposition Passed: (YES 511 / NO 284)

Capital Project Proposition Passed: (YES 523 / NO 273)

Mazzetti also reported that Principal William Zimmer is planning to have a graduation but he is not sure how he is going to proceed this year. They are still working with Ulster County to get their determination.

AP exams were held today. Regency exams start June 17th, and he advised checking the school calendar. 5th and 8th grade science assessments are on June 7th for in person students.

Mazzetti encourages parents to have their children take the assessment to see where they stand and how COVID-19 affected the students, and to determine what they need to do in the enrichment programs over the summer, and throughout the school year, to help them make up for the lost year.

Bob Shephard Highland Landing Park – Councilmember Auchmoody

Auchmoody reported that casings are in on the north and south side of River Road. The casings run from the West side of the RR tracks to the East side of the RR tracks. They now need pipes to get water and sewer to the park, and the road needs to be repaired.

Lights – Councilmember Auchmoody

Auchmoody reported that the lights on Haviland Road are on, and lights have been installed in the parking lot by the HV Rail Trail. There are still four street lights out by Bridgeview. He will continue to call them in to Central Hudson.

Planning Board – Councilmember Winslow

Winslow reported that they will be meeting tomorrow night at 5:30 PM, on Web-Ex. The Village ALF site plan is in for review. Stewarts site plan is also being reviewed. Selux Corporation site plan will also be in for review at tomorrow's meeting. Riverside Corners will have a site plan review as well.

New Business: ADC Ulster County, LLC – Falcon Ridge is coming forward with their subdivision site plan. They haven't determined the sewer line as of yet.

Mazzetti commented that he is concerned that the developer, who is also the owner, will request variances and get zoning changed.

Winslow replied that they will be coming in with their actual proposal.

Guerriero added that the cost has increased tremendously.

Auchmoody claimed that they will be referred to the Water and Sewer Committee.

Winslow also stated that Peppino's Food is seeking an amended site plan originally approved on 3/21/2002 to delete the 12 parking spaces on the north side of the building and add 18 parking spaces on the east side of the building.

Mountainside Woods is seeking to revise lot size to accommodate setbacks.

All Space Storage is seeking site plan approval to add additional storage facilities to an existing site already containing storage facilities.

Winslow also reported that Public Hearings are being held for Silver Gardens. The 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. Ulster County Planning Board sent a letter asking to push the project through for they felt it was a very good project.

Police – Supervisor

Pizzuto reported that they are getting ready to apply for a grant for new vests. Chief will elaborate at the next meeting.

Hudson Valley Rail Trail – Councilmember Auchmoody

Water and Sewer – Councilmember Auchmoody

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Zoning Board of Appeals – Councilmember Guerriero

Guerriero reported Michael Reid, 16 Blue Point Road, 96.3-1-4.170, - applicant is looking to obtain an area variance to install a pool in the front/side yard.

All Space Storage, LLC 480 Route 299, 87.1-2-28 - applicant is looking to obtain an area variance for 50% lot coverage on a lot where 40% lot coverage is permitted.

Leprechaun Ventures 436 Upper North Road, 80.3-1-29.100 - applicant is seeking an area variance to construct a 2,400 sq. ft. warehouse. Applicant is seeking relief of 15 feet for a rear yard setback and relief of 11,108 feet for lot size.

Public Hearings

Felice, Joseph 6 Hillside Place, 88.69-2-4, - applicant is seeking a variance for right side yard, front yard and coverage relief.

Stewart's Shops, 3733 Route 9W, 96.9-1-33.100, - applicant is seeking a variance of 1 foot, 8 inches for sign height, and relief of 23% for lot coverage. The maximum lot is 40% and they are asking 53%.

2. OLD BUSINESS

A. Councilman Mazzetti stated that he wants the town board to move forward on two things: rent control and affordable housing. The rents in our community are becoming exorbitant. Brand new apartments are going in and owners are asking \$2,200 to \$2,400 for a two bedroom. Our rents are up there with NYC. He is hearing that the seniors are getting hurt the worst because there's no rent control. Landlords are raising their rent 20% to 30%. He thinks the town should implement rent control, which the State allows the town board to do, so landlords cannot raise the rent more than 3-5% a year. It would protect the people that live in the town of Lloyd.

Supervisor Pizzuto added that he reached out to Jonathan Jacobson's office for guidance on the state statute, and will have that information ready for the workshop meeting. He will also reach out to Michelle Hinchey's office to see if anything went through the senate.

Mazzetti inquired about the status of the Affordable Housing Committee? Houses have increased by \$100,000. Developers knew they had to adhere to affordable housing guidelines. Mazzetti explained that Affordable Housing allows the workforce in town to be able to live in the community they serve. There's a formula that a certain percent of homes and apartments have to be affordable.

Mazzetti suggested meeting with RUPCO (Rural Ulster Preservation Company) to consider hiring them to run the program for the town.

Pizzuto answered that the Town Board passed the affordable housing law in 2010. He met with RUPCO and learned that it is a very involved program. They would need to hire two or more people to manage the program if the town runs it. It involves a lottery system, with strict income parameters, and a 10% quota on units. Pizzuto will look into their new process and hopefully implement it in the next couple of months.

Mazzetti inquired about the status of the Pavilion on the Town Field

Auchmoody disclosed that he contacted a builder in CT who gave him prices for some rough sizes. If the town approves the package, they will put it out to bid. With the money they are getting from Jacobson, it will be affordable. Auchmoody also stated that they need to have three bids before a decision is made. He will follow up with the builder in CT to retrieve plans and have it ready for the workshop meeting in June.

Pizzuto then added that he and Auchmoody will meet with Ray Jurkowski, CPL Engineer, on Friday, May 21st at 12:00 PM, for there may be additional money available for town projects, water and sewer. They will have Bellizzi on the call for there may be additional money for the Rail Trail.

Pizzuto reported that Mr. Venkatraman was expected to attend today's meeting, but was unable to do so. Anthony Giangrosso, building inspector, couldn't attend today's meeting as he was attending another event. Mr. Venkatraman hired Ciro Interrante Architect, who wrote a letter disclosing that he is proceeding with the plan and actively pursuing a remedy for this issue.

Giangrosso told Pizzuto that Mr. Venkatraman is acting in good faith.

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3. NEW BUSINESS

4. PRIVILEGE OF THE FLOOR

Mark Reynolds, Reporter, inquired about the Development Review Committee meeting that was set-up. He understood that this was set-up for new, big projects of a significant size to be reviewed by this committee first. He doesn't understand why ADC Ulster, LLC - Falcon Ridge Subdivision didn't go through the Development Review Committee before it went to the Planning Board. He doesn't believe they ever attended a Development Review Committee meeting. O'Halloran and Winslow confirmed that they attended two years ago. Reynolds then stated that the project is completely different. His question is: does the Villages ALF project also need to go to the Development Review Committee before going to the Planning Board? He added that sometimes projects come in and they go so far down the road that nobody wants to say slow down, or change it.

Pizzuto added that it all depends on the date the project started.

Mazzetti added that he wants this in the minutes - any proposed project that got approval prior to zoning changes doesn't have to conform to the new zoning laws, even if the project doesn't begin for years.

Guerriero thought the time limit is 20 years.

Pizzuto and Winslow told Reynolds that only new projects coming into the Town of Lloyd will go in front of the Development Review Committee, no application needed. It will be a public meeting.

Reynolds asked about the Zoning Board reports made to the Town Board. He read the code Chapter 100-56 (H. (2):

The Board shall file a copy of each such resolution in the office of the Town Clerk, together with all supporting documents, and a copy with the Planning Board and the Code Enforcement Officer. The Zoning Board of Appeals shall report to the Town Board periodically, at intervals of not greater than three months, summarizing all applications and appeals made to it since its last previous report and summarizing its decisions on such applications and appeals. A copy of such report shall be filed with the Planning Board and the Code Enforcement Officer at the same time that it is filed with the Town Board.

Reynolds then stated that he has yet to see someone from the actual Zoning Board to come forward to the Town Board to give a report. The code said they have to be there.

Winslow said the liaison gives them a report every month.

Supervisor inquired about when the law passed.

Murphy then reread the code Chapter 100-56 (H. (2).

Auchmoody stated that all of the members from the Zoning Board are volunteers, and asked how a revision can be made.

Mazzetti asked if they could just add liaison to the code.

Murphy said we can change the law to add liaison but it will cost \$1,500.00. You have to do a public hearing; you have to publish it and then file it.

Guerriero stated that there's a secretary that takes down the minutes and submits the Zoning Board of Appeals report.

Reynolds then asked if Brad Scott's project behind Dollar General will comply with the Affordable Housing requirements, and what will the Town Board do to ensure that they will comply.

Pizzuto replied that Rupco will communicate the status.

The Affordable Housing code provision, which is about 10 years old, stipulates those developers seeking to construct 10 or more units must set aside 10% of them as affordable. Affordability is determined by a detailed formula through Ulster County. When a developer is before the Planning Board seeking site plan approval, they must at that time submit an affordable housing plan for their project as per Sec. 10-36 {F} in the town code.

Mazzetti had a conversation with John Dullaghan from Altice.

MOTION made by Mazzetti, seconded by Auchmoody, to keep the Public Hearing open on the renewal of Cablevision of Wappingers Falls, Inc.'s franchise in the Town of Lloyd.

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Five ayes carried

5. MOTIONS AND RESOLUTIONS

A. MOTION made by Winslow, seconded by Guerriero, to approve the minutes of the May 5, 2021 Town Board Workshop Meeting.

Five ayes carried

B. RESOLUTION made by Auchmoody, seconded by Winslow, to authorize the payment of vouchers as audited by the Audit Committee.

GENERAL	G - 461	to G – 552	\$ 113,139.50
HIGHWAY	H – 218	to H – 256	\$ 31,635.01
MISC	M – 116	to M – 133	\$ 241,172.53
PREPAYS	P – 273	to P - 319	\$ 196,553.90
SEWER	S – 194	to S – 218	\$ 30,895.71
WATER	W – 176	to W – 215	<u>\$ 31,275.62</u>
TOTAL:			\$ 644,672.27

Roll Call: Pizzuto, aye; Winslow, aye; Auchmoody, aye; Guerriero, aye; Mazzetti, aye

Five ayes carried

C. RESOLUTION made by Mazzetti, seconded by Winslow, to hire the following lifeguards and staff for the 2021 Berean Park and SummerFun season: Thomas Palazzo, Waterfront Director at a salary of \$4,500 for the season; Roseanne Lesser, Director Arts & Crafts Berean Park at \$3,500 for the season; Alyssa Iorlano, Assistant Director Arts & Crafts, \$14.50/hour; Frank Alfonso, Jr and Chris Osterman Co-Director Tony Williams Park at \$1,720 each for season; Lifeguards - Christian Canino, Chris Hammond, Ruth Weinmann, Aria Cadabal, Adam Albright and Jan Anthony all at \$13.50/hour, Arts & Crafts Staff – Kayla Feo, Natalia Feo, Jessica Gentile, Brendan Kerr, Savannah Kerr, Chelsea Strka and Sydney Simpson all at \$12.50/hour; Sports Staff at Town Williams Field -Zachary Angelone, Adam Brennie, Samantha Gentile, Benjamin Hammond, and Dean Klotz all at \$12.50/hour.

Roll Call: Pizzuto, aye; Winslow, aye; Auchmoody, aye; Guerriero, aye; Mazzetti, aye

Five ayes carried

D. RESOLUTION made by Winslow, seconded by Guerriero, to hire up to 3 part-time paid summer interns to assist in clerical/administrative cleanup ahead of the fall Shred event at the rate of \$13.50 per hour, budget supported at the recommendation of Frederick Pizzuto, Supervisor.

Roll Call: Pizzuto, aye; Winslow, aye; Auchmoody, aye; Guerriero, aye; Mazzetti, aye

Five ayes carried

MOTION made by Winslow, seconded by Guerriero, to go into Executive Session at 8:10 PM to discuss contracts.

Five ayes carried

MOTION made by Winslow, seconded by Mazzetti, to come out of Executive Session at 8:19 PM.

Five ayes carried

MOTION made by Auchmoody, seconded by Winslow to adjourn meeting at 8:20 PM.

Five ayes carried

Respectfully submitted,

Wendy D. Rosinski
Town Clerk