

# TOWN OF LLOYD TOWN BOARD

## REGULAR MEETING

JUNE 20, 2018

**Present:** Supervisor Paul Hansut

Councilmember Michael Guerriero  
Councilmember Joseph Mazzetti  
Councilmember Claire Winslow

**Also present:** Sean Murphy, Attorney  
Kate Jonietz, Secretary  
Wendy Rosinski,  
Deputy Town Clerk

**Absent:** Councilmember Leonard Auchmoody

**7:00 PM** – Supervisor opened the meeting with the Pledge of Allegiance

Supervisor expressed his condolences to the family of George Scott, a long-time employee at the Town of Lloyd Water and Sewer Department who passed away last evening.

**Awards Presentation to Valedictorian, Arianna Ranalli, and Salutatorian, Dean Riley** by Town Board Liaison to the Highland Central School District Councilmember Joseph Mazzetti.

Mazzetti congratulated the students for doing such a great job and looked forward to seeing them do great things. He wished them well in accomplishing their goals. He hoped they will come back to the Town and contribute to making it an even better community.

Supervisor said he had the honor of being at the Highland School Board meeting last month to present an award to the Interact Club on behalf of the Town Board for their dedicated service to the Town events for the last few years. The club gave over 800 hours of service to the Town. He thanked them for all they have done for the Town of Lloyd.

**7:00 PM-** Supervisor opened the Public Hearing on proposed Local Law E - 2018, A LOCAL LAW TO REPEAL SECTION 100-31 entitled “Adaptive reuse buildings.” in its entirety.

Supervisor asked for comments.

Dave Plavchak, 135 Vineyard Ave., asked why the Town Board is repealing the Adaptive Reuse law instead of rewriting the law, especially since the properties that have used it have improved the properties significantly. He believes the comprehensive plan drove that law based on density.

Supervisor responded that there was concern that another project would be proposed and by repealing the law the process slows down so they can rewrite the law.

Plavchak asked if it is a major rewrite or portions.

Supervisor said the Town had a tri-board meeting and the Planning Board is working on the language.

Plavchak said he thought it had been rewritten last year and feels that repealing the law sends the wrong message to developers and goes against the comprehensive plan.

Guerriero said he doesn't feel it targets developers. There are only certain buildings that this affects and we need to look at the density.

Plavchak said buffering and density are easy enough to fix and the set backs are what they are because the buildings exist.

Mazzetti stated that the law needs more teeth.

Jennifer Ritter, 3 Tillson Avenue, said that she appreciates that they are redoing the law because the old one was a travesty.

Mazzetti asked if she had specific issues.

Ritter responded that it was the density. Twenty apartments in that space off Vineyard Avenue along the Rail Trail and Linwood Avenue is too many.

Fred Pizzuto, Vice Chairperson of the Planning Board said that it was best to abolish the law and start new. The Planning Board is looking at other town's Adaptive reuse laws. The entire board will be involved and they will also reach out to the community for input.

Mazzetti stated that he believes the law should go to the Town Attorney as well as the Land Attorney for review so that it is tight and the language cannot be challenged.

Winslow asked about the seminar on Adaptive reuse that some of the Planning Board members attended.

Pizzuto said the buildings that are left on the list are non-conforming buildings and don't really fit the law as it was written. The seminar stressed “historical value”.

Scott McCarthy, Planning Board member, said at the seminar they basically said that the buildings would be white elephants in the town and have some sort of historical value. They must be designated by an Historical Preservation Agency in order for them to have historical value.

Supervisor commented that the Ulster County Planning Board supported the Adaptive Reuse law as written.

**1. REPORTS – Town Board Liaisons**

**Audit** –January 1 to June 30, 2017: Councilmembers Auchmoody and Mazzetti

July 1 to December 31, 2017: Councilmembers Winslow and Guerriero

**ECC /Zoning Board** – Councilmember Guerriero

Mazzetti said the Zoning Board of Appeals has an applicant seeking a residential area variance in order to build a deck on the existing residence five feet farther than what the code allows in order to clear a rock ledge. This would reduce the setback. This was approved from 30' to 25'. The applicant is seeking a relief from the ZBA of 5' on the back and 4'8" on the side yard setback. The public hearing is set for the June 14, 2018 meeting at 7pm.

Under New Business

Applicant is seeking an area variance relief of 13' 7" for the front yard to build a 240 sq. ft accessory structure.

Another applicant is seeking an area variance to place a storage building in the front yard next to an existing carport. A building permit and CO were issued January 11, 1994 for a residential two vehicle carport.

ECC has their Kayak/Canoe Tour on Saturday, June 30<sup>th</sup> on the Black Creek at 10:00 AM.

**Highland Central School District** – Councilmember Mazzetti

Councilmember Mazzetti reported that on May 24, 2018, The Ulster County School Boards Association honored Highland High School retired foreign language teacher Pattie Steffens with The Distinguished Friend of Education Award. The annual award honors residents for their dedication and commitment to students and schools.

The Highland High School Band travelled to Six Flags New England to compete in the Music in the Parks Festival on Friday, June 1, 2018. The Band received the highest rating, of Superior, placed first in our school's division and placed first overall for all high school bands.

Graduating seniors have been invited for the past two years to participate in a "Graduation Walk". The graduates met at Town Hall on Monday, June 11<sup>th</sup> for a Continental breakfast. They proceeded after breakfast to the Middle and Elementary schools. This gave students and teachers the opportunity to celebrate the Class of 2018. He thanked Kate Jonietz for organizing the event.

The Annual Senior Scholarship Award Night was on Wednesday, May 30<sup>th</sup> and consisted of many memorial scholarships and community presenters.

The fifth annual Ulster County Scholastic Achievement Breakfast was held Wednesday, June 13<sup>th</sup> and honored three outstanding scholastic achievement students, Valedictorian, Arianna Ranalli, Salutatorian, Dean Riley and the Principal Award recipient, Mollee Stafford.

Twenty-five Highland High School Athletes were honored at Varsity Athletic Awards breakfast. The ceremony honored seniors who displayed dedication, participation, and sportsmanship in varsity sports.

High School Graduation is on Thursday, June 21, 2018 at 7:15 PM, there are 144 Expected Participants.

Middle School's 8<sup>th</sup> Grade Moving Up Ceremony is tonight Wednesday, Jun. 20<sup>th</sup>, at 6:30 PM. There are 141 Expected Participants.

Five Middle School students received scholarships for the President's Challenge. These students will receive mentoring, support and exposure to Ulster Community College throughout their High School career. They will then receive two years of college paid for.

Elementary School's 5<sup>th</sup> Grade Moving Up Ceremony was Tuesday, June 19, 2018 at 6:30 PM. There are 135 Expected Participants.

Summer Enrichment programs start on Monday, July 9<sup>th</sup> for High School, and Middle School students.

The Summer Academy starts on Monday, July 23<sup>rd</sup> at the Elementary School,

Kindergarten Screening took place on Friday, May 18<sup>th</sup>. Approximately ninety-five (95) students have been registered. Students who still need to be registered will take place week school starts in September. Packets for registration are available through the registrar on an ongoing basis.

**Planning Board – Councilmember Winslow**

Councilmember Winslow reported that the Dollar General is moving forward slowly. Falcon Ridge is bringing plans but the project is still a long way out. There are two ways in and out of the development. They brought a plan to reduce the density. They requested a zoning change from R-1 to R -1/2 on part of the property.

TRC Auto on Rt. 299 has a Public Hearing this month and they should be able to start their renovations.

A couple of lot line revisions are on the Planning Board meeting agenda for tomorrow night.

Winslow commented on the letter from the Ulster County Planning Board on Adaptive re-use and said that it reads in part “as long as it makes them a better fit for their surrounding neighborhood”.

**Police/Fire/Town Justice – Supervisor Paul Hansut**

Supervisor said there will not be a Workshop Meeting on July 4<sup>th</sup> and but will have it on July 11<sup>th</sup>. They have not had workshops meetings traditionally in July and August.

The Opening of the Walkway Over the Hudson Ulster Visitors’ Center is June 28<sup>th</sup> from 10:00 AM to 2:00 PM.

The Town Fireworks will be held on Friday, July 6<sup>th</sup> in the Village Field. There will be a DJ, food vendors, games and a bounce castle for kids.

Supervisor and Peter Bellizzi, President of the Hudson Valley Rail Trail, met Ulster County Executive Mike Hein on the Phase III section of the trail and walked the site to make sure everything was running on schedule. Phase IV is due to open in August.

There is a resolution on the agenda to transfer funds from the General Fund to Hudson Valley Rail Trail Phase III. The Town must pay and then get reimbursed from the Grant for this project.

Winslow asked about the Town’s share.

Supervisor said the Town’s share was approximately \$300,000.00. The Town received \$100,000.00 from Scenic Hudson and a \$50,000.00 SAM grant from Assemblyman Skartados. The remainder of their share is \$167,000.00.

He met with Glen Gidaly, Barton and Loguidice, who will write the CFA (Consolidate Funding Application) for Sidewalks and Street Scaping. They walked around the Hamlet and took measurements. They would like to put in a sidewalk from Vineyard Ave. up Commercial Avenue to the Rail Trail, stamped crosswalks throughout the Hamlet and more bike racks. They looked at the section on Elting Place from the Highland Library to Main Street at the cross walk to St. Augustine’s Church.

Supervisor will visit the businesses in the Hamlet with a petition in support of the Street Scape and Sidewalk project as the support will add more clout to the Grant application.

**Water/Sewer/Drainage Committee –Councilmember Auchmoody**

**REPORT – Peter Bellizzi, President, Hudson Valley Rail Trail**

Bellizzi reported that this Sunday, June 24<sup>th</sup> the Rail Trail will be closed between 6:00 AM to 1:30 PM for the Bike NY Event.

Mountain Side Woods will move the Centennial Garden to the other side of the rail trail to put in their sewer line. He has met with the Rotary Club who installed the garden and they are in agreement. It will be moved closer to the Commercial Ave. parking lot, where it will be more visible and easier to maintain.

A park ranger will drive a small train to move people around at the Visitors Center opening.

**REPORT – Leonard Auchmoody, Manager, Bob Shepard Highland Landing Park**

**REPORT – Elizabeth Alfonso, Historian**

Elizabeth Alfonso, Historian submitted the following report:

During the winter months the weather was unpredictable, but we were able to come in and be available to whomever needed information, etc. I was in North

Carolina for the holidays. Gail Russell and Grace Phillips were available to anyone seeking information. The weekly routine is to update the files and try to answer questions regarding people, places and events.

On March 5th Grace passed away.

Grace is missed at the Historian’s Office here as well in our lives. She contributed History to our files and filled in a lot of blanks. A caring, informative, loving, compassionate friend who is missed by all.

Gail and I have been going through some old boxes filled with items that former Historians have collected but with limited space we have nowhere to display them. Perhaps someday a site will be utilized for this purpose.

It is most gratifying to see all the merchants taking pride to make our Hamlet enjoyable and look forward to the 4th of July and the Highland Landing Park for relaxation.

**2. OLD BUSINESS**

A.

**3. NEW BUSINESS**

A. No Town Board Workshop Meeting, Wednesday, July 4, 2018.

B. HCSD – Tom Bongiovi, Superintendent

C. Sidewalk District

Supervisor said the discussion of a Sidewalk Improvement District has gone on since the 1980’s. He spoke with Land Attorney, Terresa Bakner about the procedure to move forward.

D. New York State Retirement Resolution for Elected Officials was posted on the Town Clerk Notice Board on 6/15/2018 and posted on the Town of Lloyd website 6/15/18. It had to be posted for 30 days before approval. The Elected official calendars available for inspection, please see Karen McPeck.

Standard Work Day and reporting Resolution for Elected and Appointed Officials (RS 2417-A)								
BE IT RESOLVED, that the Town of Lloyd / 30587 hereby established the following standard workdays for these titles and will report the officials to the New York State and Local Retirement System based on their record of activities:								
TITLE	Standard Work Day (Hrs/day) Min 6 hrs Max 8 hrs	Name (First and Last)	Social Security Number (last 4 digits)	Registration Number	Tier 1 (check only if member is in Tier 1)	Current Term Begin and End Dates (mm/dd/yy-mm/dd/yy)	Record of Activities Result	Not Submitted (check only if official did not submit their record of Activities)
<b>Elected Officials</b>								
Councilmember	6	Michael F. Guerriero				1/1/16-12/31/19	11.08	
Councilmember	6	Joseph Mazzetti				1/1/16-12/31/19	29.06	
Councilmember	6	Leonard Auchmoody				1/1/18-12/31/21	17.28	
Councilmember	6	Claire Winslow				1/1/18-12/31/21		X
Highway Superintendent	6	Richard Klotz				1/1/18-12/31/19	30.71	
Justice	6	Eugene Rizzo				1/1/16-12/31/19	21.13	
<b>Appointed Officials</b>								
Dog Control Officer	8	Andrew McKee				1/1/16-12/31/17	14.22	

**4. PRIVILEGE OF THE FLOOR**

Jess Puccio suggested bringing Cruise Ships to the Bob Shepard Highland Landing Park. Supervisor said they have had ships dock there already and are in discussions to have more.

Puccio asked Councilmember Winslow about the Dollar General and where it is being built.

Winslow replied that it was on Rt. 9W near Mile Hill Road.

**5. MOTIONS AND RESOLUTIONS**

A. **Motion** made by Winslow, seconded by Mazzetti to approve the minutes Workshop Meeting May 2, 2018 and the Regular Meeting May 16, 2018  
**Four ayes carried.**

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

General	G - 504 to G - 626	\$ 134,759.90
Highway	H - 251 to H - 291	\$ 116,236.59
Miscellaneous	M - 99 to M - 132	\$ 419,321.32
Prepays	P - 257 to P - 325	\$ 95,044.11
Sewer	S - 160 to S - 197	\$ 11,643.87
Water	W - 189 to W - 222	\$ 9,930.73

**Roll call:** Winslow, aye; Mazzetti, aye; Guerriero, aye; Hansut, aye;  
**Four ayes carried.**

**C. MOTION** made by Mazzetti, seconded by Winslow to close the Public Hearing on proposed Local Law E - 2018, A LOCAL LAW TO REPEAL SECTION 100-31 entitled “Adaptive reuse buildings.” in its entirety at 7:45PM.

**Four ayes carried.**

**D. RESOLUTION** made by Mazzetti, seconded by Winslow

**WHEREAS**, the Town of Lloyd has introduced a local law known as “A Local Law to Repeal Section 100-31 of Chapter 100 The Code of The Town of Lloyd” Titled ‘Zoning’, “Adaptive Reuse Buildings”; and,

**WHEREAS**, SEQRA Part 617 requires the Town Board to make a SEQRA determination on every project that is not a Type II action; and

**WHEREAS**, said local law constitutes a Type I action under SEQRA; and

**WHEREAS**, after reviewing Parts 1 and 2 of the Full Environmental Assessment Form and considering the factors, as contained in 6 NYCRR Section 617.7(c) and considering the environmental effects of the amendments to Chapter 100, Article VI of the Town Zoning Code, the Town Board of the Town of Lloyd has determined that the adoption of the local law will have no significant environmental impact; and

**NOW, THEREFORE, BE IT IS RESOLVED BY THE TOWN BOARD OF THE TOWN OF LLOYD** that the local law to “A Local Law to Repeal Section 100-31 of Chapter 100 The Code of The Town of Lloyd” will have no significant environmental impact, and the Board hereby issues its negative declaration pursuant to Part 617 of the New York State Environmental Quality Review Act.

**Roll call:** Winslow, aye; Mazzetti, aye; Guerriero, aye; Hansut, aye;  
**Four ayes carried.**

**E. RESOLUTION** made by Winslow, seconded by Mazzetti

**WHEREAS**, proposed Local Law “E” of 2018, a local law known as “A Local Law to Repeal Section 100-31 of Chapter 100 The Code of The Town of Lloyd” Titled ‘Zoning’, “Adaptive Reuse Buildings”, was introduced at a meeting of the Town Board held on the 16<sup>st</sup> day of May, 2018, at 7:00 P.M.; and,

**WHEREAS**, this is a Type I action under SEQRA; and

**WHEREAS**, the Town Board, having examined Part I and Part II of a full Environmental Assessment Form and considered the environmental effects of the matter, has found, as lead agency, that there is no environmental impact and has issued its Declaration of Non-Significance; and,

**WHEREAS**, a public hearing has been held thereon on the 20<sup>th</sup> day of June, 2018 at 7:00 P.M., at which time all interested persons were given an opportunity to be heard thereon; and

**WHEREAS**, the Town Board has received recommendations from the Town of Lloyd Planning Board and the Ulster County Planning Board; and

**WHEREAS**, the Town Board intends to consider the recommendations as it moves forward with a revised version of the Adaptive Reuse Law.

**NOW, THEREFORE**, it is resolved that Local Law “E” of 2018 be enacted as in the form attached hereto as Schedule “A” as fully as if set forth herein, being a local law known as “A Local Law to Repeal Section 100-31 of Chapter 100 The Code of The Town of Lloyd” Titled ‘Zoning’, “Adaptive Reuse Buildings”. (See Attached)

**Roll call:** Winslow, aye; Mazzetti, aye; Guerriero, aye; Hansut, nay;  
**Three ayes carried.**

Supervisor said he voted no because although he thinks the language should be changed he doesn't believe the law should be scratched.

**F. RESOLUTION** made by Mazzetti, seconded by Winslow to hire the following: Jan Anthony at a salary of \$11.00 per hour; Adam Albright at a salary of \$11.00 per hour and Riley Becker at a salary of \$11.00 per hour as lifeguards and waterfront staff for the 2018 season at Berean Park:

**Roll call:** Winslow, aye; Mazzetti, aye; Guerriero, aye; Hansut, aye;

**Four ayes carried.**

**G. RESOLUTION** made by Mazzetti, seconded by Guerriero

**WHEREAS** the Town of Lloyd received a DASNY SAM grant in the amount of \$50,000 for the Rail Trail West Phase III project, and

**WHEREAS** the Town of Lloyd received a Legislative Member Initiative in the amount of \$100,000.00 from Assemblyman Skartados for the extension of the Rail Trail West Phase III project, and

**WHEREAS** the Town of Lloyd will receive reimbursement funds from the New York State Department of Transportation for the Rail Trail West Phase III project, pin 8780.22 in a 80/20 pay out, which must be expended before they are reimbursed,

**NOW THEREFORE BE IT RESOLVED** that the Town of Lloyd General fund will loan the Rail Trail West Phase III project \$400,000.00 from its unassigned fund balance, to fund the project and will be paid back when above referenced funds have been received and the project is completed.

**Roll call:** Winslow, aye; Mazzetti, aye; Guerriero, aye; Hansut, aye;

**Four ayes carried.**

**H. RESOLUTION** made by Mazzetti, seconded by Winslow to approve the following budget amendments to the 2018 budget:

**GENERAL**

Tow Law	1420.43	+\$97.50
Building & Grounds Equip	1630.20	+\$7,442.75
Highland Landing Park CE	7110.42	+\$3,500.00
Park Capital Improvements	7110.50	+\$1,254.05
Contingency	1990.40	-\$12,294.30
Celebrations	7550.40	+\$1,500.00
Flea Market	00-2560	-\$1,500.00

**Roll call:** Winslow, aye; Mazzetti, aye; Guerriero, aye; Hansut, aye;

**Four ayes carried.**

**MOTION** made by Winslow, seconded by Mazzetti to adjourn the meeting at 7:55PM.

**Four ayes carried.**

Respectfully submitted,

Wendy D. Rosinski  
Deputy Town Clerk