

TOWN OF LLOYD TOWN BOARD

REGULAR MEETING

MARCH 20, 2019

Present: Supervisor Paul Hansut
Councilmember Leonard Auchmoody
Councilmember Michael Guerriero
Councilmember Joseph Mazzetti
Councilmember Claire Winslow

Also present: Sean Murphy, Attorney
Rosaria Peplow, Town Clerk
Kate Jonietz, Secretary

Absent: None

7:00 PM – Supervisor opened the meeting and led the Pledge of Allegiance

Supervisor commented that Casey Rosen had presented his Eagle Scout Project to the Town Board several months ago and that project is now complete. Casey has done an astonishing job in bringing his vision to life.

Supervisor presented the Town of Lloyd Community Pride Award to Casey Rosen in recognition of receiving his Eagle Scout Award for his project Hudson River Tributary Bridge; a pedestrian and bicycle bridge over the River Tributary to support the future project of the Hudson Valley Rail Trail side trail from the Rail Trail at 75 Haviland Road to Mile Hill Road for improved access to Highland Landing.

Casey Rosen said that this was the greatest project he could have hoped for and it was a wonderful experience. Mr. Bellizzi approached him about the project and it was pretty daunting and unlike anything he had ever done. It was a good engineering and architectural project. He thanked his parents and everyone who helped; especially Rich Klotz, Highway Superintendent; Herb Litts, Engineer; Peter Bellizzi, Troop Leader and everyone from the Hudson Valley Rail Trail. He said Mr. Bellizzi is also the President of the Rail Trail Association and has been with him all along.

Peter Bellizzi, President Hudson Valley Rail Trail Association, said Casey's 208 pages project book is here for people available to look at. Central Hudson is done with their work in that area so the Rail Trail Association can complete the path from the Rail Trail to Casey's new bridge.

7:00PM - Supervisor stated that the February 27, 2019 Public Hearing Local Law B-2019, a Local Law to revise Chapter 100 "Zoning", Article VII "Special Use Permits", Section 100-42 "Accessory Apartments" by revising Subsection "J" thereof which section allows Accessory Apartments by Special Use Permit as provided in the Use Table in secondary structures (garage, carriage house, etc.) under the conditions contained in said Subsection "J" is continued.

John Litts, 572 North Chodikee Lake Road, said he has heard the Board speak about affordable housing and trying to keep senior citizens and younger people in town. He feels accessory apartments are a very good tool for this. He said that the ZBA had an applicant who lives in a R-2 but only has 1 acre and that is a substantial amount of relief to give to someone. He feels putting a 2-acre restriction in any zone is a mistake and that the current law is sufficient.

Rosaria Peplow, Town Clerk said that the Town Board also received a letter from G. Daniel and Wendy Rosinski

Town of Lloyd
Town Board
March 2019

I am *opposed* to approving Local Law B-2019 which removes Section J of Town Code 100-42 Accessory Apartments and replaces it with "The lot where on the secondary structure accessory unit is proposed must have a minimum of two (2) acres, regardless of the zone it is in where such uses are allowed."

I feel you are being bias to the homeowners in the Hamlet who have detached garages and carriage houses on less than 2 acres parcels, as most of the homes in the Hamlet are.

March 20, 2019

There are already dozens of homes in the Hamlet that have accessory apartments above their detached garage or behind the main structure.

The Town of Lloyd Comprehensive Plan of 2013 discussion on population trends showed that young working age and child-rearing people were leaving town to find jobs and lower housing costs while seniors were remaining. Wouldn't it make sense if those young families could move into their parents' home and the parents live on the property in an accessory apartment. Or the young couple live in the affordable accessory apartment helping the parents with costs (like paying taxes) while saving money for their own home. The trend for smaller homes in Highland is obvious with the development of Trail View, High Bridge and the new apartments behind Dollar General. Accessory apartments, over an existing structure, which is probably already served by municipal water and sewer, makes sense.

Your comprehensive plan states:

2013 Town of Lloyd Comprehensive Plan

Chapter 4 Town Center

Section 4.3 INCREASE DENSITY

Compact development is a cost-saving means of supporting public infrastructure, such as new roads and expanded water and sewer lines. It can result in lower property taxes and lower cost to consumers. In

addition, compact development in defined areas, coupled with density reductions in agricultural and environmentally sensitive areas, preserves open space and maintains rural character. The Town Center is currently served by municipal water and sewer and is the traditional location of intensive development in the town. Permitting increased density in this area will result in economic benefits to taxpayers, and help preserve the town's natural environment and rural character.

Action

- Continue to encourage higher density development in and around the Town Center to make appropriate use of the infrastructure investment and enhance the vibrancy of the community.

I oppose approval

LOCAL LAW B - 2019

A LOCAL LAW TO AMEND THE CODE OF THE TOWN OF LLOYD

CHAPTER 100, ARTICLE VII, SECTIONS 100-42 (J), RELATING TO ACCESSORY APARTMENTS.

Thank you,

G. Daniel and Wendy Rosinski

13 Maple Ave.

Highland, NY 12528

Councilmember Mazzetti said the Board also received a letter from the Planning Board Chairperson, Fred Pizzuto.

03/20/2019

Mr. Paul Hansut, Supervisor of the Town of Lloyd and
Town Board members,

In reference to the resolution's "J", "k" and "L" on the agenda tonight concerning accessory apartments in detached structures, I recommend tabling those resolutions and referring the subject again back to the Planning Board for further review and comment. In light of the confusion at the County level and their incorrect response, and to further the discussion to resolve some differences related to the matter, I feel it is in the best interest of the taxpayers to re-think the topic.

Thank you.



Fred Pizzuto, Chairman, Town of Lloyd Planning Board Cc: Town Board members

7:00PM - Supervisor stated that the February 27, 2019 Public Hearing on Local Law C – 2019, a local to amend Chapter 100, entitled “Zoning” of § 100-12 entitled “Allowable uses” to prohibit the placement of Assisted Living Facilities and Nursing Homes in the R-2 (single- family residence, 2 acres) zone is continued.

Joan Kelley, Bellevue Rd. read the letter she submitted last month, letter is embedded in February 20, 2019 meeting minutes.

Robert Haskins, 104 Bellevue Road, said over the last few weeks he has had an opportunity to speak with many residents of Bellevue Road and they are very appreciative of the Town

Board's efforts and recognizing the safety issues of a large project coming to Bellevue Road.

Dave Serbini, Bellevue Road, said he recently moved to the Town of Lloyd from New York City and bought a home on Bellevue Road. Both his parents live in an Assisted Living facility and he understands the importance of these facilities. He moved to the area to raise his now 15-month-old son and potentially future siblings. He said he accesses Bellevue from Route 9W and dodges turkey and deer and feels a large project would have an environmental impact on the wildlife. He lived down the block from an Assisted Living Facility and the ambulances come and go all hours of the day and night and are very disruptive.

Jeff Anzevina, Director of Land Use Advocacy for Scenic Hudson, said that Scenic Hudson helps citizens and communities preserve land and farms and create parks where people can experience the outdoors and enjoy the Hudson River. Scenic Hudson supports the Town of Lloyd's initiative to help protect the Lloyd bluffs by proposing Local Law C, which would amend the Town's zoning code to prohibit Assisted Living Facilities and Nursing Homes from the R-2 zoning district. They urge the town Board to vote in favor of this tonight. Over the past 10 years, Scenic Hudson has been a strong partner with the Town by creating Franny Reese State Park, helping create the Bob Shepard Highland Landing Park, conserving land Adjacent to Berean Park, donating the Gaffney House to the Town of Lloyd Historic Preservation Society, contributing to the Hudson Valley Rail Trail, and collaborating with the Towns of Lloyd and Esopus and others to create the John Burroughs Black Creek Trail which connects Illinois Mountain, Chodikee Lake, Slabsides and the Hudson River along the Black Creek Corridor. These assets that are promoted in the Town's *Visit the Wild Side Highland-on-Hudson a Natural Experience* marketing brochure work in tandem to attract people from all over the world. These visitors support the Town's economy by patronizing lodging, restaurants, brew pubs, galleries, boutiques and other locally owned businesses.

He thanked Casey Rosen for his contribution of making this connection because these types of connections are so important; the connection from the Walkway to the Rail Trail to the waterfront will be heavily used and a benefit to the Town's economy.

The view of the Lloyd Bluffs from Walkway Over the Hudson and the Hudson River contributes to the overall sense of place that defines the Town of Lloyd. To protect the bluffs, the Town adopted the WBOD, which extends in a narrow band along the bluffs, and also governs development in the R-2 District. The WBOD is specifically intended to "protect and enhance the scenic qualities of the Town's waterfront area by maintaining, creating and continuing the vegetative corridor of the Mid-Hudson River region.

As an "overlay" zoning district, the WBOD establishes standards and guidelines that are "considered as additional requirements to be met by the applicant or developer, prior to project approval" (§ 100-25 A. (3)). As a result, under the current provisions of the R-2 District, large-scale development such as Assisted Living Facilities and Nursing Homes are permitted by Special Permit along the Lloyd bluffs, including locations within the protective WBOD. Large-scale uses by their nature are inconsistent with WBOD guidelines intended to protect visual resources.

Our letter of March 6th described these guidelines in detail, which in the interest of time, I won't go into this evening.

But these are the reasons why Scenic Hudson supports Local Law C and urges the Town Board to vote in favor of it this evening.

Conclusion

Again, Scenic Hudson commends the Town of Lloyd's proactive efforts to protect the integrity of the Lloyd bluffs. We support Local Law C of the Year 2019 and urge you to vote in favor of it this evening. This would address the potential conflict between large-scale uses and the WBOD's protective measures in the R-2 District by removing Assisted Living Facilities and Nursing Homes as permitted uses in the R-2 District:

Thank you.

Supervisor moved ahead on the Agenda to Resolution L; closed the Public Hearing on Local Law C at 7:22 PM, vote was then taken on Resolutions M and N before returning to the regular agenda.

Supervisor read the following proclamation.

PROCLAMATION – PARKINSON'S AWARENESS MONTH

WHEREAS, Parkinson's disease is a progressive neurological movement disorder of the central nervous system, which has a unique impact on each patient; and

WHEREAS, according to the Parkinson's Action Network, the Parkinson's Disease Foundation, the American Parkinson's Disease Association and the National Institutes of Health, there are over one million Americans diagnosed with Parkinson's Disease; and
WHEREAS, symptoms include slowness, tremor, difficulty with balance and speaking, rigidity, cognitive and memory problems; and
WHEREAS, although new medicines and therapies may enhance life for some time for people with Parkinson's, more work is needed for a cure; and
WHEREAS, increased education and research are needed to help find more effective treatments with fewer side effects and ultimately a cure for Parkinson's disease; and
WHEREAS, a multidisciplinary approach to Parkinson's disease care includes local wellness, support and caregiver groups; and
WHEREAS, April has been proclaimed as World Wide Parkinson's Awareness Month for all to recognize the need for more research and help in dealing with the devastating effects of Parkinson's disease.
NOW, THEREFORE, I, Paul J. Hansut, Supervisor of the Town of Lloyd, do hereby proclaim April as Parkinson's Awareness Month in the Town of Lloyd.

1. REPORTS – Town Board Liaisons

Audit –January 1 to June 30, 2019: Councilmembers Auchmoody and Mazzetti
July 1 to December 31, 2019: Councilmembers Winslow and Guerriero

ECC /Zoning Board – Councilmember Guerriero

Guerriero reported that the ECC Black Creek Clean will be in May and Spring Fest participation on May 18th. They are planning a kayak trip on the Black Creek in June.

EDC – Councilmember Auchmoody

Auchmoody reported the EDC talked about the Hidden Treasures in the Town of Lloyd and they are coming up with ideas to promote it.

Highland Central School District – Councilmember Mazzetti

Mazzetti reported that NYS Testing is April 2nd – 4th. The current enrollment at the Elementary School is 758. Kindergarten registration has begun and screening will take place Friday, March 29th.

The School District is participating in The Hannaford Community Cash program, powered by CLYNK, a recycling and fundraising program. They have collected 1492 containers and returned them to Hannaford Supermarket to date.

Middle School enrollment is 400 students. They are working on their bicycle program, where all students learn about bicycle safety and repair and have access to bicycles. They currently have 20 bikes and their goal is 40. They are working with the Ulster County YMCA and the Highland Rotary Club. To donate a bike that is in good condition and needs a little TLC contact Mike Milliman at the Middle School.

At the High School, the Interact Club hosted its Annual Queen of the Hearts Dance on February 14th and all proceeds were donated to a local charity.

February 22nd and 23rd the Theatrical Group performed Little Mermaid.

Planning Board – Councilmember Winslow

Winslow reported that the Planning Board has a few new large projects being presented. The Villages is a proposed continuing care community on Route 9W across from Bridgeview Plaza and north of Highland Hills. It will be a continuing care retirement community for those 62 and over similar to Woodland Pond in New Paltz. It is conceptually proposed to have attached and detached cottage and ranch style homes and to offer tennis, pickle ball, a community pool, etc. They will have doctors onsite for continuing care. The Planning Board will have an informational meeting for the public to get an early look at the conceptual plan.

The Views of Highland is at the corner of Rt. 9W south and South Chapel Hill Road. The proposal is for a three-story structure with retail on the first floor and residential on the second and third floors. The Planning Board will have an informational meeting in the next few months.

Falcon Ridge has the preliminary Water and Sewer feasibility study from CPL (Clark, Paterson, Lee) to see if it is feasible to bring water and sewer to the site. The study is being reviewed by the applicant, the Building Department Director and his staff. The Planning Board will look at the project and make comments.

Police/Fire/Town Justice – Supervisor Paul Hansut

Supervisor reported that the Police Department started their 5th Annual Civilian Police Academy tonight and it will continue for the next 6 Wednesdays from 6 PM to 9PM.

The academy gives an overview of the Police Department, the day to day operations of the Police Department.

Water/Sewer/Drainage Committee –Councilmember Auchmoody

Auchmoody reported the committee continued to discuss the water project for Church St. and Grove St., the mark outs are being done and the design has started.

They spoke about Falcon Ridge and the preliminary design for the Sewer line and Water line.

There is a small drainage problem on Sara Lane.

REPORT – Peter Bellizzi, President, Hudson Valley Rail Trail

Bellizzi reported it is officially spring and there are a number of projects started along the trail.

The project to repave the original section of the Hudson Valley Rail Trail is moving forward. Phase V along Rt. 299 should be paved by this summer. This is important because the Wallkill Valley Rail Trail from the trestle west toward Rosendale is going to have closures for repairs on bridges and culverts. The closures will push visitors toward Highland. The Rail Trail has a lot of volunteers doing clean up along the trail. He spoke with Chris White, Deputy Director Ulster County Planning Department, because the stop signs in front of Highland Woods are too small and people are not stopping.

Mazzetti asked the status of the drainage issue on the Rail Trail from Mountain Side Woods.

Bellizzi said they have completed the drainage along the Rail Trail but have a lot of clean up to do. High Bridge Apartments will be start their work soon, trees, fence rail and the sidewalk.

Supervisor said he received an email that the Southern Ulster Alliance is dissolving and there is about \$18,000.00 left in their fund. Chris White is working with Ulster County to get that money for the Town of Lloyd to pave the small parking lot across the street from Fire Station 2 on New Paltz Road. It is estimated to cost approximately \$20,000.00.

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

Auchmoody reported that the exterior lights are on the outdoor classroom and look great.

They will start installing the benches in a couple of weeks. They have five and one on the way. Five benches have been sponsored and will be dedicated. There is still one bench available. The deck for the Education building is on and the frame for the handicap ramp.

2. OLD BUSINESS

A. Peaker Power Plant Moratorium

Sean Murphy, Town Attorney, said the law was adopted in January and the moratorium is for six months and can be extended but the purpose of the moratorium is to study the issue and come up with regulations.

Councilmember Winslow said David Barton, Building Department Director, is putting a committee together.

3. NEW BUSINESS

A. Discussion of Senior Citizen programs

Supervisor said this has been a topic of conversation for the last couple of years. He came across a letter of opinion that counsel had written in 2017 concerning the distribution of money to the Senior Citizen Program in the Town of Lloyd. The New York State Comptroller's Office was here for more than three months and one of the things they discussed which will be in their report in May is that in their opinion the Town should not be providing money to a non for profit senior's program. Something could be done for all the seniors. The purpose of senior programs is to provide for as many as possible.

Mazzetti said the Town has not received the report from the auditors and it does not have a process in place for new programs. He asked if the Senior group could continue to have their functions and submit vouchers to the town for payment.

Murphy said that the Town could not do that. If the Town had a contract for services with the organization and they provided services to the Town then the Town could pay for that.

Supervisor said the Town Board has discussed this and believes that the Recreation Department should be providing programs for the seniors. His office has spoken with other Towns and they all have programs run through the Town or Recreation Department. The Seniors were given cards at the Senior Citizens' Recognition Breakfast and they were asked to list the programs or events they would like. They received dozens of different ideas. He said no one appreciates or respects the senior citizens more than he does but the way in which the Town is giving the Mid-Hudson Senior Citizen group money is illegal.

Mazzetti asked if Murphy can devise a procedure for the Recreation Department.

Murphy said the town could enter into an agreement with the Seniors and they would provide services or the Recreation Department could run programs for the Seniors.

Winslow said she spoke with many seniors at the lunch on Tuesday and they said they all look forward to their events. She asked Rose Sinagra how many members the Mid-Hudson Senior group has.

Rose Sinagra, acting President Mid-Hudson Senior Citizens, replied there were 60 members. They used to fill buses for trips but now they cannot get 20 people. The only thing they want to do is have luncheons once a month. They support the town by keeping their business in town. They donate \$1000.00 to the American Legion to use the Hall. They charge \$20 a year for membership and raise money on their own.

Supervisor said the Town used to give \$1,200 to Ulster County Community Action and in 2011 the State Auditors said the Town couldn't do that. The Town gives money to the American Legion but that also has to change. The Town can buy the flags they need and pay for the Memorial Day Parade expenses instead of giving them money. The Seniors have been good about giving the Town receipts. The solution is to have events run through the Recreation Department.

4. PRIVILEGE OF THE FLOOR

Mark Reynolds, Reporter, asked if they are appointing an Affordable Housing Administrator tonight.

Supervisor replied that it was on the agenda.

5. MOTIONS AND RESOLUTIONS

A. MOTION made by Mazzetti, seconded by Guerriero to approve the minutes of Workshop meeting February 6, 2019 and the Regular Meeting February 20, 2019.

Five ayes carried

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

General	G - 238	to	G - 317	\$ 98,953.73
Highway	H - 92	to	H - 158	\$ 162,122.41
Miscellaneous	M - 56	to	M - 75	\$ 143,952.14
Prepays	P - 84	to	P - 140	\$ 26,976.09
Sewer	S - 74	to	S - 102	\$ 11,494.71
Water	W - 104	to	W - 146	\$ 18,281.38

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

Five ayes carried

C. RESOLUTION made by Winslow, seconded by Auchmoody to accept the resignation of David Schaefer as part-time dispatcher effective March 20, 2019.

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

Five ayes carried

D. RESOLUTION made by Winslow, seconded by Mazzetti to hire David Schaefer as a part-time police officer at the hourly rate of \$21.20 effective March 21, 2019 at the recommendation of Chief Daniel Waage.

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

Five ayes carried

E. RESOLUTION made by Mazzetti, seconded by Winslow

WHEREAS, the Highland Water District is the owner of a building which houses the radio systems of the Town of Lloyd, Police and Highway Departments, and a roadway for access to the building and adjacent tower located in the watershed of the Highland Water District on the Illinois Mountain; and,

WHEREAS, for many years, Communications Systems Engineering, the predecessor of "A-1" has had a radio transmission tower adjacent to the building and A-1 uses the building and property for the purposes of providing radio coverage to the Town and its own customers; and,

WHEREAS, this Agreement is for the existing 148-foot tower; and,

WHEREAS, the Town's communication antenna is located 120 feet up the tower; and,

WHEREAS, the original lease with Communications Systems Engineering dated February 24, 1988, was for five (5) years and provided for three (3) additional five-year extensions. A-1 received one extension in 1993, expiring in February, 1998, a second extension in 1998, expiring in 2003, and a third extension in 2003, expiring in 2008 and a fourth extension in 2007 which expired in 2018; and,

WHEREAS, A-1 Communications Systems, Inc. is requesting a fifth extension to the term of the lease before which expired on February 23, 2018, and the Town Board wishes to extend the lease with A-1 Communications Systems, Inc. as shown in the agreement set forth as Exhibit "A" annexed hereto.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. The proposed Fifth Addendum to the current A-1 Communications Systems, Inc., set forth as Exhibit "A" annexed hereto be, and the same hereby is, approved and Supervisor Paul Hansut is authorized to sign the same;

2. In the event that A-1 Communications wishes to make any changes to the structure of the tower or the building housing equipment, an application shall be made for a building permit to the Building Department of the Town of Lloyd;

3. The Town's Attorney, shall obtain the signature of Carl Grabala to the agreement, being the Fifth Addendum to the lease, submit it for signature of the Town of Lloyd Supervisor, Paul Hansut, and provide a copy to A-1 Communications and file a duplicate original with the Town Clerk.

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

Five ayes carried

F. RESOLUTION made by Mazzetti, seconded by Winslow to accept the resignation of Francis Fuentes, court security officer, effective March 7, 2019.

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

Five ayes carried

G. RESOLUTION made by Winslow, seconded by Mazzetti

WHEREAS, Jennifer Mund, Town of Lloyd Sole Assessor's current term expires on 09/30/2019 and.

WHEREAS, the Town Board desires to continue the employment of Jennifer Mund

NOW, THEREFORE be it is resolved that the Town Board hereby reappoints Jennifer Mund as Town of Lloyd Sole Assessor for a term of six years to expire 09/30/2025.

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

Five ayes carried

H. RESOLUTION made by Auchmoody, seconded by Winslow to retain Barton and Loguidice, D.P.C., as the engineering firm to provide preliminary and final design and construction support services for the Hudson Valley Rail Trail Restoration Project #RTP175017.

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

Five ayes carried

I. MOTION made by Mazzetti, seconded by Winslow to close the Public Hearing on Local Law B-2019, a Local Law to revise Chapter 100 "Zoning", Article VII "Special Use Permits" "§100-42 Accessory Apartments" by amending subsection "J" thereof

which section allows Accessory Apartments by Special Use Permit that is provided in the use table and secondary structures (garage, carriage house, etc.) under the conditions contained in said subsection “J” by adding a new subsection “J (1)” which provides that the lot wherein the secondary structures Accessory Apartments unit is proposed must have a minimum of two acres regardless of the zone it is in where such use is allowed and renumbering a current paragraphs 1-6 as numbers 2-7 respectively at 8:05PM.

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

Five ayes carried

J. RESOLUTION made by Auchmoody, seconded by Guerriero

WHEREAS, a proposed Local Law B of 2019 was introduced on the 16th day of January, 2019; and

WHEREAS, this local law revises Chapter 100 “Zoning”, Article VII “Special Use Permits” §100-42 “Accessory Apartments” by amending subsection “J” thereof which section allows Accessory Apartments by Special Use Permit that is provided in the use table and secondary structures (garage, carriage house, etc.) under the conditions contained in said subsection “J” by adding a new subsection “J (1)” which provides that the lot wherein the secondary structures Accessory Apartments unit is proposed must have a minimum of two acres regardless of the zone it is in where such use is allowed and renumbering the current paragraphs 1-6 as numbers 2-7 respectively; and

WHEREAS, New York State environmental quality review act (SEQRA) requires the Town Board to make a determination on every project that is not a Type II Action; and

WHEREAS, said Local Law constitutes a Type I Action under SEQRA, and the Town Board has previously declared itself lead agency to do all necessary reviews in this matter; and

WHEREAS, after reviewing part 1 and part 2 of the Full Environmental Assessment form and considering the factors, as contained in 6 NYCRR section 617.7 (c), in considering the Environmental effects of the Amendment to Chapter 100 “Zoning”, Article VII “Special Use Permits” §100-42 “Accessory Apartments”, by revising subsection “J” the Town Board of the Town of Lloyd has determined that the adoption of the Local Law will have no significant environmental impact.

NOW, THEREFORE, it is resolved by the Town Board of the Town of Lloyd that Local Law B of 2019 a Local Law to amend Chapter 100 “Zoning”, by revising “§ 100-42 Accessory Apartments” by amending subsection “J” thereof which section allows Accessory Apartments by special use permit as provided in the use table in secondary structures (garage, carriage house , etc.) under the conditions contained in said subsection “J” by adding a new subsection “J (1)” which provides that the lot where the secondary structure Accessory Apartment Unit is proposed must have a minimum of two acres regardless of the zone it is in where such use is allowed 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: Mazzetti, aye; Winslow, aye; Guerriero, aye; Hansut, aye; Auchmoody, aye

Five ayes carried

K. RESOLUTION made by Mazzetti, seconded by Guerriero

WHEREAS, proposed Local Law B of 2019, a Local Law to revise Chapter 100 “Zoning”, Article VII “Special Use Permits” “§100-42 Accessory Apartments” by amending subsection “J” thereof which section allows Accessory Apartments by Special Use Permit that is provided in the use table and secondary structures (garage, carriage house, etc.) under the conditions contained in said subsection “J” by adding a new subsection “J (1)” which provides that the lot wherein the secondary structures Accessory Apartments unit is proposed must have a minimum of two acers regardless of the zone it is in where such use is allowed and renumbering a current paragraphs 1-6 as numbers 2-7 respectively was introduced at a meeting of the Town Board held on the 16th day of January, 2019 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 was opened thereon on the 20th day of February, 2019 at 7:00 P.M., and continued on the 20th day of March 2019 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 a Referral Response from the Ulster County Planning Board which included a “Required Modification” that Accessory Apartments be tied to acreage calculations through the number of bedrooms and the underlying zoning in areas without access to central water and sewer as follows: “One acre zoning for a four a bedroom house, 0.25 acres, 2 acre zoning, 0.5 acres for a four bedroom house or additional quarter or half acre for the fifth additional in a free standing structure.” The Town Board feels that the proposed Local Law addresses this issue sufficiently by requiring that the lot where in the secondary structure Accessory Apartments is proposed must have a minimum 2 acres regardless of the zone in which such use is allowed. The County response also contained a “required modification” that short term rentals not be an allowed use for the structures. The Town Board feels that short term rental is an issue that should be addressed in a comprehensive manner and anticipates addressing this issue on a Town wide basis in the future;

NOW, THEREFORE, it is resolved that Local B of 2019 be enacted as in the form attached here to as Schedule “A” as a fully set forth herein, being a Local Law to revise Chapter 100 “Zoning”, Article VII “Special Use Permits” §100-42 “Accessory Apartments” by revising subsection “J” thereof which section allows Accessory Apartments by Special Use Permit that is provided in the use table in secondary structures (garage, carriage house, etc.) under the conditions contained in said subsection “J” by adding a new subsection “J (1)” which provides that the lot wherein the secondary structures Accessory Apartments unit is proposed must have a minimum of two acres regardless of the zone in which such use is allowed.

Roll call: Mazzetti, nay; Winslow, nay; Guerriero, nay; Hansut, nay; Auchmoody, nay

RESOLUTION FAILED

- L. MOTION** made by Winslow, seconded by Auchmoody to close the Public Hearing on Local Law C–2019, a Local Law to revise Chapter 100 Entitled “Zoning” §100-12 “Allowable Uses” to prohibit the placement of Assisted Living Facilities and Nursing Homes in the R2 (Single Family Residence) (2 acre) zone at 7:22 PM.

Five ayes carried

- M. RESOLUTION** made by Mazzetti, seconded by Winslow

WHEREAS, a proposed Local Law C of 2019 was introduced on the 16th day of January, 2019; and

WHEREAS, this local law revises Chapter 100 Entitled “Zoning” §100-12 “Allowable Uses” to prohibit the placement of Assisted Living Facilities and Nursing Homes in the R2 (Single Family Residence) (2 acres) zone; and

WHEREAS, New York State Environmental Quality Review Act (SEQRA) requires the Town Board to make a determination on every project that is not a Type II Action; and

WHEREAS, said Local Law constitutes a Type I Action under SEQRA, and the Town Board has previously declared itself lead agency to do all necessary reviews in this matter; and

WHEREAS, after reviewing part 1 and part 2 of the Full environmental Assessment form and considering the factors, as contained in 6 NYCRR section 617.7 (c), in considering the Environmental effects of the Amendment to Chapter 100 entitled “Zoning” Section 100-12 “Allowable Uses” to prohibit the placement of Assisted Living facilities in Nursing Homes in the R2 (Single Family Residence) (2 Acres) zone, the Town Board of the Town of Lloyd has determined that the adoption of the Local Law will have no significant environmental impact.

NOW, THEREFORE, it is resolved by the Town Board of the Town of Lloyd that Local Law C of 2019 to amend Chapter 100 entitled “Zoning” of the code of the Town of Lloyd to prohibit the placement of Assisted Living Facilities in the R2 zone will have no significant environmental impact, and the board hereby issues its negative declaration pursuant to part 617 of the New York State Environmental Review Act.

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

Five ayes carried

N. RESOLUTION made by Mazzetti, seconded by Auchmoody

WHEREAS, proposed Local Law C of 2019, a local law to revise Chapter 100 Entitled “Zoning” §100-12 “Allowable Uses” to prohibit the placement of Assisted Living Facilities and Nursing Homes in the R2 (Single Family Residence) (2 acers) zone was introduced at a meeting of the Town Board held on the 16th day of January, 2019 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 was opened thereon on the 20th day of February, 2019 at 7:00 P.M., and continued on the 20th day of March 2019 at 7:00 P.M., at which time all interested persons were given an opportunity to be heard thereon.

NOW, THEREFORE, it is resolved that Local Law C of 2019 be enacted as in the form attached hereto as Schedule “A” as if fully set forth herein, being a law to revise Chapter 100 Entitled “Zoning” §100-12 “Allowable Uses” to prohibit the placement of Assisted Living Facilities and nursing homes in the R2 (Single Family Residence) (2 acres) zone. (See Attached)

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

Five ayes carried

O. RESOLUTION made by Guerriero, seconded by Winslow

WHEREAS, the Town of Lloyd (the “Town”) is proposing to reconstruct the existing Tillson Avenue intersection with Vineyard Avenue and Toc Drive, to replace the existing culvert carrying Tillson Avenue over the Twaalfskill Creek, and to provide pedestrian accommodations along Tillson Avenue, in the Town of Lloyd, Ulster County, New York (the “Project”); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, as amended, the New York State Environmental Quality Review Act (“SEQRA”) and the implementing regulations at 6 NYCRR Part 617 (the “Regulations”), the Town desires to comply with SEQRA and the Regulations with respect to the Project; and

WHEREAS, the Town of Lloyd Town Board’s (“Town Board”) desire to serve as “Lead Agency” (as this quoted term is defined in the Regulations) for an uncoordinated review under SEQRA of the Project; and

WHEREAS, on December 30th, 2014, the Town certified the Final Design Report for Design Approval, which included all environmental documentation as required and related to the Federal Highway Administration and New York State Department of Transportation preliminary design process; and

WHEREAS, the Final Design Report is available for reference; and

WHEREAS, pursuant to the Regulations, the Town Board has considered the significance of the potential environmental impacts of the Project by (a) using the criteria specified in Section 617.7 of the Regulations, and (b) examining the short EAF for the Project, including the facts and conclusions on Page 1 and 2 of the EAF, together with other available supporting information, to identify the relevant areas of environmental concern, and (c) thoroughly analyzing the areas of relevant environmental concern:

WHEREAS, the proposed Project will not have a significant adverse effect on the environment for the reasons enumerated in Part 2 and Part 3 of the short EAF:

NOW, THEREFORE, BE IT RESOLVED, pursuant to and in accordance with the uncoordinated review requirements of SEQRA, that the Town of Lloyd Town Board hereby establishes itself as Lead Agency for the Project; and

BE IT FURTHER RESOLVED, that based upon an examination of the short EAF and other available supporting information, and considering both the magnitude and importance of each relevant area of environmental concern, and based further upon the Town Board’s knowledge of the area surrounding the Project and such further investigations of the Project and its potential environmental impact as the Town Board has deemed appropriate, the Town Board makes the following findings and determinations: the Project constitutes an “Unlisted action” (as the quoted term is defined in the Regulations); and no significant adverse environmental impacts are noted in the EAF for the Project and none are known to the Town Board. Therefore, the Town Board hereby determines that the Project will not have a significant adverse

environmental impact and will not require the preparation of a Draft Environmental Impact Statement (DEIS) with respect to the Project; and

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

Five ayes carried

P. RESOLUTION made by Mazzetti, seconded by Guerriero

WHEREAS, the owner of premises located at One Main Street, Highland has brought to the Town Board’s attention a Mortgage of record encumbering the property, said Mortgage made by John M. Cassel and Shelia M. Cassel dated April 18th 1985 in the amount of \$27,000.00, said mortgage having been recorded in the Ulster County Clerk’s Office on April 22nd 1985, and

WHEREAS, the current owner of said premises has requested that the Town discharge and satisfy said mortgage of record, and

WHEREAS, the Town has researched its files and records and finds no evidence of any amounts remaining due on said Mortgage and it appearing to the Town Board’s satisfaction that said Mortgage has been paid in full and no amounts remain outstanding, and

WHEREAS, the Town Board wishes to accommodate the Current owner to satisfy said Mortgage of Record;

NOW, THEREFORE, be it resolved that the Town Board of the Town of Lloyd hereby authorizes the supervisor to execute a discharge of Mortgage in the form attached hereto as Exhibit “A” and to authorize the Town Attorney to provide the original same to the Attorney for the owner of one Main Street, Highland, New York 12528 for filing with the Ulster County Clerk’s Office.

Roll call: Mazzetti, nay; Winslow, nay; Guerriero, nay; Hansut, nay; Auchmoody, nay

RESOLUTION FAILED

Councilmembers felt there was no proof the mortgage was paid or not paid.

Q. RESOLUTION made by Mazzetti, seconded by Winslow that the Town Board members agree to sign the 284 Agreement for 2019 submitted by Richard Klotz, Highway Superintendent.

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

Five ayes carried

R. MOTION made by Mazzetti, seconded by Guerriero to grant permission to the Capital Mohawk Partnership for Regional Invasive Species Management to conduct educational activities, including voluntary watercraft inspections for boaters, at the Chodikee Lake Boat launch at Chodikee Lake from May 24, 2019 through September 2, 2019.

Five ayes carried

S. RESOLUTION made by Auchmoody, seconded by Winslow to adopt the development fee schedule dated 03/20/2019 to include the following changes, as per David Barton, Building Department Director.

4.1	Residential Variances (ZBA)	\$200 + \$15 per dwelling unit (up from \$100)
4.2	Commercial/Industrial Variances (ZBA)	\$500 plus \$45 per 1,000 sq. ft of building area (up from \$300)
6.1	Accessory Structures	
	• Fence - residential	\$50 (up from \$40)
	• Fence - commercial	\$100 (up from \$75)
	• Pools, Above Ground	\$75 (up from \$50)
	• Pools, In Ground	\$250 (up from \$200)

	• Sheds, Prefabricated Drop-off	\$50 (up from \$40)
	• Sheds, Constructed on Site	\$100 (up from \$75)
6.6	Electrical Installations and Additions (no construction involved) Service upgrades, additional wiring, switches, outlets, etc.	
	Solar Panel Install	\$150 (up from \$100)
6.7	Heating Equipment Installation (Furnaces, boilers, fireplaces, woodstoves, etc.) *not covered under a building permit	
	New Installations	\$75 (up from \$50)
	Replacements	\$75 (up from \$50)
7.4	Blasting Permit	\$300 for every 30 days (up from \$100)
7.5	Research for Certificate of Occupancy & Violations Search	\$150 (up from \$100)
7.15	Multi-Family Residential Inspections	
	Multi-family dwellings, year-round	
	Residential units	\$25.00 per sleeping unit (change from set fees)
	Transient Housing (hotels, Motels, Boarding Houses, Bed and Breakfast	
	Up to 10 Units	\$150 (up from \$75)
	More than 10 Units	\$400 (up from \$150)
7.17	Places of Public Assembly	Annual Inspections
	Costs will cover posting, annual inspections, etc.	
	50-100 persons	\$100 (up from \$75)

Roll call: Mazzetti, aye; Winslow, aye; Guerriero, aye; Hansut, aye; Auchmoody, aye
Five ayes carried

T. RESOLUTION made by Auchmoody, seconded by Mazzetti to accept the resignation of Christine Giangrasso, part-time water and sewer receptionist, effective April 1, 2019.

Roll call: Mazzetti, aye; Winslow, aye; Guerriero, aye; Hansut, aye; Auchmoody, aye
Five ayes carried

The Town Board wished MS Giangrasso the best of luck.

U. RESOLUTION made by Winslow, seconded by Guerriero to authorize the Supervisor to sign the license and service agreement with CivicCMS/CivicPlus for the upgrade to the FirstClass platform for the town website. (See Attached)

Roll call: Mazzetti, aye; Winslow, aye; Guerriero, aye; Hansut, aye; Auchmoody, aye
Five ayes carried

V. RESOLUTION made by Guerriero, seconded by Auchmoody to appoint David Barton as the Affordable Housing Administrator for the Town of Lloyd at no additional remuneration.

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

Five ayes carried

W. RESOLUTION made by Winslow, seconded by Guerriero to accept the resignation of Daniel Montfort, part-time dispatcher, effective 12/17/2018.

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

Five ayes carried

X. RESOLUTION made by Mazzetti, seconded by Guerriero to authorize the Supervisor to sign the Street Lighting Authority Order for street lights at Mountainside Woods Central Hudson Order Number: H5-07689.

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

Five ayes carried

Y. RESOLUTION made by Mazzetti, seconded by Auchmoody to authorize the Supervisor to sign the Street Lighting Authority Order for street lights at Reservoir Road and Thomas Rizzo Blvd. Central Hudson Order Number: H5-07690.

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

Five ayes carried

Z. RESOLUTION made by Winslow, seconded by Mazzetti to approve the following budget amendments to the 2019 budget:

GENERAL

Unallocated Insurance	1910.40	+\$ 1,352.00
Central Data Processing CE	1680.40	+\$16,000.00
Contingency	1990.40	-\$17,352.00
(necessary, unexpected upgrades to computer system as recommended by State Comptrollers office)		

Building Dept Equip	8010.20	+\$20,198.00
2018 fund balance	00-770	-\$20,198.00

WATER

Grove/Main St Water Main	8342.41	+\$337,000.00
Future BAN expense	9730.60	-\$100,250.00
2018 Future BAN exp	20-770	-\$100,250.00
Fund Balance	20-770	-\$136,500.00

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

Five ayes carried

AA. RESOLUTION made by Winslow seconded by Auchmoody to accept the following bids from *Absolute Auctions and Realty* for the following surplus equipment:

Lot #		Extended
Sold (5)		12,125.00
1	2006 Dodge Durango SL T. Body: SUV 4D. MPI. Mileage: 84521. VIN#: drives. Title & key available.	700.00
2	2006 Ford Explorer XLS. Body: SUV 4D. EFI. Mileage: 88406. VIN#: drives. Known Issues: Bad transmission. Title	1,450.00
3	2007 Chevrolet Equinox LT. Body: SUV 4D. SF!. Mileage: 117830. VIN#: sticks. Runs & drives. Title & key available.	4,100.00
4	2013 Ford Taurus. Body: Sedan 4D. Engine:	5,400.00

March 20, 2019

Mileage: 130489. VIN#: 1
drives. Title & key available.

- 5 Art Metal Amco Safe. Exterior dimensions: 43 475.00
x 70 1/4". Interior dimensions: 33" x 19" x 53".
Laboratories - Class A Fire #: 12854. Class T-

Roll call: Mazzetti, aye; Winslow, aye; Guerriero, aye; Hansut, aye; Auchmoody, aye
Five ayes carried

MOTION made by Winslow, seconded by Guerriero to go into executive session to
discuss personnel with Adam Litman, Water and Sewer Administrator at 8:30PM.
Five ayes carried

MOTION made by Mazzetti, seconded by Guerriero to come out of executive session
at 8:55 PM.
Five ayes carried

MOTION made by Winslow, seconded by Guerriero to adjourn the meeting at 8:56
PM.
Five ayes carried

Respectfully submitted,

Rosaria Schiavone Peplow
Town Clerk