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**MOTION BY:**  
**AYES:**            **NAYS:**            **ABSTENTIONS:**            **ABSENT:**  
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Certification of Receipt
By: _____ Rosaria Peplow, Town Clerk
Date: _____

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

**Thursday, September 21, 2017**

**CALL TO ORDER TIME: 5:30pm**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**    **Present:** Dave Plavchak, Lawrence Hammond, William Ogden, Fred Pizzuto, Nicki Anzivina, Scott McCord, Peter Brooks, Carl DiLorenzo, Andrew Learn; Town Engineer, David Barton; Building Department Director, Jeff Paladino; Town Board Liaison  
                         **Absent:** Debra Dooley

**ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.**

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**New Business**

**The Melt Down Food Truck**, 101 South Riverside Road, 87.11-2-23 in LB zone  
The applicant is proposing a food truck business to operate at 101 South Riverside Road, New Paltz Road and Pancake Hollow Road.

The applicant gave an overview of what is proposed.  
The Planning Board discussed their concerns about traffic from customers on both sides of the road.  
The applicant was asked to come to the next Planning Board meeting with a more detailed site plan for which the Building Department could help with.

**315 Vineyard Ave., LLC & 299 Vineyard Ave., LLC**, 95.2-1-19.110, in R1 zone.  
The applicant would like a lot line revision to convey 3.5 acres from SBL: 95.2-1-33 and add it to SBL:95.2-1-19.11.

Patti Brooks, Brooks and Brooks Land Surveyors and applicant’s representative, presented an overview of the proposed lot line revision.

The Board anticipates setting the public hearing at the September 28, 2017 meeting for October.

## **Old Business**

**Big Sky Realty, LLC**, 261-271 Upper North Road, 87.8-1-2.100, in LI zone.

The applicant is proposing to add a 7,750 square foot addition to an existing 18,500 square foot light industrial building located on the westerly side of North Road. The additional square footage will be used for product warehousing for an existing packaging and fulfillment business. No additional employees are proposed, no new signage is proposed, and no additional daily traffic trips will be generated. Deliveries to the site will be decreased as more warehouse space will be available and pick up trips are anticipated to remain the same. The site is currently serviced with municipal water, and individual septic system, and gas service.

## **ZBA Area Variance Pending**

## **Extended Public Hearings**

**Windgate Solar LLC Solar Farm**, 3809-3813 Route 9W, 95.4-1-31.100, in R1 zone.

Construct 2MW solar farm on 20 acres off Perkinsville Road.

The public hearing was opened August 24, 2017.

Plavchak said that he, Bill Ogden, Teresa Bakner, Town Land Use attorney, and David Barton met with representatives from Windgate Solar on September 6<sup>th</sup> to go over the input from the public hearing. The biggest concern to residents is the visual viewshed, the maintenance entrance, and the overhead power lines. Ann Waling, Zoning and Outreach Manager for Cypress Creek Renewables said during construction the entrance would be busy, however, after construction it would be possibly used once a month. As far as the visual viewshed, they have reconsidered what they were originally proposing. She said they would like to give the Town money to keep in escrow for a landscaping plan. The landscaping plan could be determined after the first year of seasons. The goal would be to fortify the buffers.

Charles Utschig, applicant's engineer, was present to offer different calculations on buffers and present an overview of the proposed landscaping and the slatted fence that will encase the solar farm.

Plavchak asked what the reasoning was not to locate the farm closer to Route 9W.

Waling responded that it would impact the wetlands significantly if they moved it closer to Route 9W and the land owner has expressed certain specific preferences as to where he wants the solar farm on his property.

Plavchak said another concern that keeps being questioned is the distance between the property lines and the outer edges of the solar farm. He asked what the closest distance would be to another parcel.

Utschig said he believes the closest is 75 feet.

Plavchak suggested that the Planning Board have a site visit of the property.

Learn said he believes the landscaping plan needs to be part of the overall plan and approval and not separate the way it stands now.

Waling agreed.

Plavchak said the Planning Board would like to see the power lines buried.

Waling said she was asked for a cost differential between the lines being overhead or underground. The cost is about two to one but the maintenance cost stays about the same. The easement area still needs to be maintained.

According to the code and what the property is zoned for, Plavchak said it states that the lines shall be buried.

DiLorenzo stated that the word shall means it has to be done otherwise they would have worded it with “may”.

If this is approved without the lines being buried there could possibly be a lawsuit. He said that it would be smart to have Teresa Bakner’s input because she is the Town’s Land Use Attorney.

Ogden said it is imperative to go with the law.

The Planning Board discussed talking to Teresa Bakner and getting back to the applicant.

Learn inquired about the frequency of pruning.

Utschig responded that it would take place approximately every 3-4 years.

Waling would like to present a different set of visual than the last meeting which will show more clearly what landscaping will be left natural and what would be planted.

Plavchak said the landscaping plan should be absolutely clear as to what is being cleared, augmented and planted.

Peter Brooks recommended that the key distances be clearly shown on the map.

Waling stated that they do already have some of those distances but would include all when complete.

Ogden added that they need to present clearer visual maps with more specific measurements.

Learn said he is concerned about the storm water calculations and that it needs to be figured out more clearly and accurately especially the peak flow rates. When trees are taken out and panels are installed it will change things.

Plavchak reiterated that the Planning Board has to make plans for a site visit to the property.

A **Motion** to adjourn was made by Carl DiLorenzo, seconded by William Ogden. All ayes. 6:52pm