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By:

Rosaria Peplow, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday January 17, 2019

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Fred Pizzuto (Chair), Lawrence Hammond, Charly Long, Sal Cuciti, David Barton (Building Department Director)
Absent: Carl DiLorenzo, Scott McCarthy (Vice-Chair), Laura Oddo-Kelly; Administrative Assistant to Planning and Zoning) , Claire Winslow (Town Board Liaison).

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

New Public Hearings

Black Creek Bed and Breakfast, 430 N Riverside Road, SBL# 87.2-4-15.110 in R1 Zone.
Applicant is seeking a special use permit to open a bed and breakfast in a five bedroom house. **At the Board's request the applicant meet with the Building Department on October 30, 2018 to resolve the particulars of the project and present a more sufficient and accurate site plan.**

The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for the January 24, 2019 meeting.
No new information.

Cusa, Sal - Pancake Hollow Rd - 3 Lot Subdivision, SBL# 95.1-1-4.150, in R1 Zone.
Applicant would like to subdivide parcel, SBL 95.1-1-4.150 into three lots, two will be building lots and the remaining lot for future development. The septic design for Lots 1 and 2 are pending Ulster County Department of Health approval.

The Board anticipates the revision of the two flag lots on the parcel.
New maps received November 7, 2018.

The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for the January 24, 2019 meeting.
No new information.

Long, Steven & Myriam, 15 Lockhart Ln, SBL# 88.13-8-7 in R ¼ Zone.
Applicant is seeking a special use permit to convert their attached garage into an accessory apartment.

The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for January 24, 2019 meeting.
No new information.

Extended Public Hearing

Pavlovich and Company, LLC/Joyful Moments, 185 South Street, SBL# 87.3-5-29 in A Zone.

Applicant is requesting commercial site plan approval and special use permit to open a daycare center in an existing building on the parcel.

On July 26, 2018 The Planning Board reviewed the EAF and issued a negative declaration on and the public hearing was held on August 23, 2018.

The Planning Board is requesting a more complete site plan.

A survey will be prepared for the proposed project.

Louis Du Bois' report of the existing septic system, indicating that it was suitable for the proposed use, was received October 30, 2018.

No new information.

Barton said he will send a letter this month to the applicant stating without any action or information from them for months, the Board may consider, if amenable, an action next month to deny without prejudice. This way, the applicant can come back at a future date.

New Business

Camaj, Prentas, 246-252 Vineyard Avenue, SBL# 95.2-2-19 in R1 Zone.

Applicant is seeking a special use permit to legalize three apartments in an existing three family house.

Barton explained the application and presented the plans to the Board.

Barton said the applicant recently bought the property and explained that it has been a multifamily forever. The assessor has the building listed as a two family, there are three units, and the applicant would like to legalize it into three. Square footage doesn't count because it is not deemed an accessory apartment. It would be going from a legal two family to a legal three family. Barton said he has been to the property many times as the Building Department has done numerous fire safety inspections. From a zoning perspective, he stated, it is all copasetic. If the Board approves it they will pull a building permit which will make it legal.

The Board reviewed the plans with the applicant present.

There was a discussion of entrance ways to the apartments.

The Board anticipates setting the public hearing on January 24, 2019 for the February 28, 2019 meeting.

Informal Discussion

210 Bellevue Road Assisted Living Facility, 210 Bellevue Road, SBL# 88.1-2-6.100 in Water Bluff Overlay District.

Proposed Assisted Living Facility Project located to be on a vacant 27.0 acre parcel at the north end of Bellevue Road. The proposed project will consist of 150 total assisted living units in three buildings. Access to the project parcel will be through a single drive on the east side of Bellevue Road. On-site water supply and sanitary sewage disposal is anticipated.

Dave Young, Chazen Companies and project manager for the proposed project, presented an overview of the proposed project. He stated, Nathaniel Liu the developer, is in the process of transferring ownership of the property from his deceased parents.

The project is outside of any buffer of the wetlands of the property. There was a discussion of the existing ponds on the property, one of will be used for purely aesthetic purposes. There will be three buildings on site, two of the buildings for assisted living and the third designated for an Alzheimer's unit. Mr. Liu is seeking the project to be a high end development, with two of the buildings overlooking the river and abide with the Water Bluff Overlay District. As a part of the process of the proposed project there will be various tree and visual studies. They have tried to locate the top of the bluff with existing topography maps from the county and a survey will follow. Building coverage regulations are being met with the three proposed buildings but there is an issue with the impervious cover of the site for which they are working on to reduce it to ten percent for the district. They are currently at thirteen percent but they will reduce the amount of parking which will bring the lot coverage down. A single two way drive is proposed approximately 1100-1200 feet from Great View Lane with two looped parking areas.

Barton inquired about fire department access to the corners of the buildings and stated that the areas around the buildings should be graded on the high side of the property to allow for the access. Right now, he stated, the building to the south is not desirable for this.

Young said they are considering putting the buildings closer together for that reason along with other considerations. There is a location shown for a river overlook in trying to provide for a high end development. The provisions for utilities for the site would include drilling wells for water which would have to accommodate 30 gallons per minute on a daily basis considering 8-12 hours of draw. Two wells will most likely be drilled, where one would provide back up for the main well. Project coordinators have been in touch with DEC to discuss options for a sanitary sewer discharge that would work for the Town as well as one the DEC accept. The heating of the facility is one of the major concerns at this point; the developer is currently in discussion about several different options for heat sources.

Young said his reason for the presentation this evening is to get input from the Planning Board as far as the location and whether there were any comments in regards to the plans.

Pizzuto said the topography looks pretty flat to him.

Barton said it is a bluff and that the upper part is flat and descends by the buildings.

Young said there are some undulations and rock outcrop indicating that rock is very close to the surface. They are looking at several different options for storm water management including using the 1 ½ acre north pond.

Cuciti asked if it would be classified as assisted living.

Barton responded yes.

Long asked if they were going to store any water for fire suppression or dry hydrants.

Young said yes and that they are looking at the pond as a source for the fire protection. He added that they would meet with the fire department to make sure the type of facility is acceptable to them.

Long said they may have an issue trying to get to the corners of the buildings.

Barton said he had a discussion with Young that they are considering consolidating some of the buildings in such a way that would prevent residents with memory loss from wandering as the space would be slightly more contained. Young had also stated the developer may put together some of the buildings to address the reach issues of the fire department.

Young said the developer is considering making the buildings single story to be less of an impact of views from the Hudson but has not ruled out two stories.

Barton said they might want to do two stories just for the fire separation. He added the proposed project, just with the square footage, would be a Type I Action under SEQRA. Barton said the reason for Young's presentation is to get the thoughts and seek guidance from the Board.

Barton said one of his concerns is that the discharge point is clean and not producing odor and/or bacteria. That can be elevated by a treatment facility.

Young said the treatment facility would have to be tertiary for this type of discharge channel.

Barton said as a building inspector he has a concern with the distance of the ladder operations to the buildings. He feels it is a long reach. The fire code addresses this in footage but the developer hasn't addressed it yet as the project is very preliminary.

Young said they have a code enforcement expert in house and added the developer is inclined to combine two of the buildings.

Hammond suggested they have an aerator in the ponds to keep mosquitos from breeding.

Cuciti inquired as to why they are over the coverage.

Young said it is just an initial layout and they are working on correcting by design.

Barton said if the Town Board does not amend the zoning, because there has very recently been discussion concerning it and the Planning Board is amenable they can move forward with the application.

Young said he appreciates being notified about the possible change in zoning before they officially apply to the Planning Board.

Barton and Hammond said that they have to wait and see what the Town Board decides in reference to the zoning.

Tremont Hall/High Bridge Discussion – 128 Vineyard Ave., SBL# 88.17-9-48, in R1/4 zone.

Barton said it was agreed that pedestrian traffic not be put through the site. He explained that there is a three foot wide, striped only passage way for the residents walking down the hill. The developer is willing to give the Town a sidewalk on Commercial Avenue extension in lieu of letting pedestrians pass through this private site. We all agreed that the school bus shelter is in the best location on the property because of the guard rail in the front and the boulder in the back for protection in both directions. There are four two family and sixteen single family units on the site. The grilling area has been placed on the north end of the property. On the south side of the building, the proposed wood post and rail fence discussed has been added as well as additional trees being added along that route. The fence has been extended down to the gate where the intent is to keep pedestrians from passing through a private site. Barton stated that the dumpster is a problem in that they have not delivered or ordered enough of the fence to encase it. There is currently a chain link fence with slats surrounding it. All the trees to the creek will be coming out. On the west side of the property along the block wall there will be a safety fence which is till on back order.

If the Board is amenable none of the items are significant to require to go to a second public hearing. At the regular meeting the site plan amendments could be approved. The only thing needed to be clarified is a clearer interpretation of the sidewalk on Commercial Avenue Extension.

There was a discussion of the balconies and Barton said he would further discuss with Patti Brooks.

Mark Reynolds, reporter, inquired about the bridge being fixed.

Pizzuto said because of an issue with timing and weather it has not been fixed. They have a cash bond in the amount of \$158,000.00 so when the weather becomes amenable in the Spring they will drill and make additional concrete piers so water will never get under the granite stones the bridge is sitting on. Since they have the cash bond, if for some reason it does not get done by the developer, the Town has the money to do it.

Reynolds asked if there was a problem weight going over the bridge.

Barton said no as that was already determined during siteplan approval.

Reynolds asked if the Board knew what they would like to do about the Affordable Housing at the complex.

Pizzuto responded, it was his understanding, the Town Board is in the process of setting up a committee to deal with the issue of and laws affecting Affordable Housing within the Town. There was a discussion of the Town's possible administrative avenues for Affordable Housing.

A **Motion** to adjourn was made by Larry Hammond, seconded by Sal Cuciti 5:59 PM. All ayes.