

APPROVED:

MOTION BY:

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SECONDED BY:

ABSTENTIONS:

ABSENT:

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By:

Rosaria Peplow, Town Clerk

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday March 15, 2018

CALL TO ORDER TIME: 5:30 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Peter Brooks (Chair), Lawrence Hammond, Scott McCarthy,
Andrew Learn (Town Engineer), David Barton (Building Department Director),
Carl Di Lorenzo, Claire Winslow (Town Board Liaison), Teresa Bakner (Town
Land Use Attorney)
Absent: Fred Pizzuto, Scott McCord

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

Old Business

MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110 & 88.17-6-16.110, in GMU zone.

Dollar General / Multifamily

Development project of 21.7 acres of land along Route 9W. The applicant desires to take three lots (SBL: 88.17-6-15.11, 16.11 and 25.11) and subdivide and lot line revise those lots into seven (7) lots. Lot 1 will contain a bank, Lot 2 will contain a Burger King, and Lot 3 will contain a proposed Dollar General retail store. Lot 4 will contain an existing retail and apartments and the existing pond parcel will be Lot 5. Lot 6 will be a vacant lot with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.

The applicant anticipates a full environmental review under SEQRA.

Revised subdivision plan with EAF and Preliminary Site Plan will be submitted.

Lead Agencies sent 01.24.18

Revised Pond Outlet Plan and revised draft of SWPPP (Storm Water Pollution Prevention Plan) with new water flows off the site submitted.

Analysis of the water flow to the existing 21" CMP pipe near Christopher Avenue submitted.

Morris Associates comment letter received.

Abutting property owners were notified and attended an informational Planning Board meeting on February 22, 2018.

Revised Hydro CAD calculations, revised drainage area maps, and revised Pre and Post-Development Runoff Rate Comparison have been submitted.

Caleb Carr, project engineer, Medenbach and Eggers and applicant's representative was present to give an overview of the recent progress of the application.

Dave Barton, Building Department Director, said he received two Environmental Phase I reports very late in the day from the applicant and was not able to fully review them yet. Quickly reviewing them, Barton said, they appeared to be fine. After Andy Learn and Teresa Bakner review them, he said they will know more.

Andy Learn, Town Engineer, provided an overview as well and commented on the recent submissions of MCBS DG. He said he has received a revised set of plans, a partial SWPPP, and drainage calculations. His main focus has been on drainage because of the Christopher Avenue concerns and to have the existing conditions and the proposed conditions be in agreement. Water capacity and flow rates were discussed. Proposed flow rates will be reduced by fifty percent from existing flow rates. It will be slightly less, but they will still be seeing flooding at Christopher Avenue even with the reduction in flow rates at the one-year storm level. Learn believes that there is still more room to hold back some of the water.

Carr said they would have to raise the pipe from the natural channel where it is now and the concern would be ultimately changing some of the pond characteristics by doing that.

Learn said they could leave the pipe where it is, constrict the opening more so it may still drain where it is now thus holding back more water which would increase the rise of water in the pond.

Learn also stated a berm a few feet in height would be quite helpful because there is a lot of surface area there. He believes that there is still some room for improvement.

Carr said he was working on the SWPPP and would like to submit it in its entirety instead of partially.

Learn said it was important to get the water calculations completed.

Teresa Bakner, Town Land Use Attorney, asked as to when Carr would be able to provide the calculations.

Carr responded that it would most likely be done by the beginning of the following week.

There was a discussion and clarification of the grading calculations of the proposed project utilizing the maps provided.

Bakner added that the Planning Board needs to set the determination of significance before they set the public hearing. The Planning Board needs to feel that they have enough information to make a negative declaration for the project. The two issues most significant are the flooding and the condition of the site, about which they have received a substantial amount of information today. Bakner continued that everything else needs to be addressed in terms of the environmental impact. She stated that the proposed project is a SEQR Type 1 Action and inquired as to whether the applicant had a lighting plan or if they would be seeking a waiver. Bakner requested that the applicant get the additional information to Andy Learn as soon as possible so that he may have enough time to review everything.

Brooks stated that a lot would have to fall into place between now and the next Planning Board meeting in order to set the public hearing at the next meeting.

New Business

Hogan, Julian, 1 Tillson Ave., SBL# 88.17-7-1.200 & 1 Smith Terrace, SBL#88.17-7-1.100, in R ¼ zone.

Applicant is seeking a lot line revision to combine two parcels 88.17-7-1.200 (1 Tillson Ave.) and 88.17-7-1.100 (1 Smith Terrace) into one parcel. Applicant would like to use the remaining

structure on 1 Smith Terrace as an accessory to the existing house on 1 Tillson Avenue. Exact usage of the accessory building has yet to be determined at this time.

The applicant was present and gave an overview of the proposed lot line revision. It was additionally explained that the existing structure on Smith Terrace would be possibly used as a private guest quarters.

The Planning Board agreed that the revision is fairly simple and they anticipate setting the public hearing at the next meeting for the April 26, 2018 meeting.

A **Motion** to adjourn was made by Carl DiLorenzo, seconded by Larry Hammond at 6:32PM. All ayes.

