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By: _____ Wendy Rosinski, Town Clerk

**MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday June 27, 2019**

**CALL TO ORDER TIME:** 7:00 pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE** **Present:** Fred Pizzuto (Chair), Lawrence Hammond, Charly Long, Sal Cuciti, Carl DiLorenzo, Franco Zani, Lambros Violaris (Alternate), David Barton (Building Department Director, Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning).

**Absent:** Scott McCarthy (Vice-Chair), Claire Winslow (Town Board Liaison), Rob Stout (Land Use Attorney), Andrew Learn (Town Engineer).

**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 Public Hearings**

**Pleasant View Subdivision, LLC, Station Road, SBL# 86.4-3-9 in A Zone.**

Applicant is proposing a lot consolidation to reduce the number of individual lots from 10 to 4. The proposal is to combine several lots and unbuilt roads as follows: Lots (SBL#'s) 86.4-3-3 and 86.4-3-5 with road "A"; lots 86.4-3-6, 86.4-3-7, 86.4-3-8, and 86.4-3-9 with a portion of road "C"; lots 86.4-3-11 and 86.4-3-12; and lots 86.4-3-28 and 86.4-3-29 with a portion of road "C".

**The Planning Board reviewed the EAF, issued a negative declaration on May 23, 2019 and set the public hearing for June 27, 2019.**

A **Motion** was made by Larry Hammond, seconded by Franco Zani to open the public hearing. All ayes.

Applicant's representative, Nadine Carney, was present and reiterated the proposed project with new maps.

There were no public comments.

A **Motion** was made by Larry Hammond, seconded by Carl DiLorenzo to close the public hearing. All ayes.

A **Motion** to accept the resolution of approval was made by Larry Hammond, seconded by Carl DiLorenzo.

## **Extended Public Hearing**

### **EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.**

Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.

**The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.**

Pizzuto said the applicant was requested by the Board to present an engineering report by noon so the Town Attorney and Engineer had sufficient time to review it. They did not supply the report at the specified time, so they will be on next month's agenda.

A **Motion** was made by Carl DiLorenzo, seconded by Franco Zani to extend the public hearing. All ayes.

## **Old Business**

### **The Views at Highland, 3715-3725 Route 9W, SBL# 95.2-2-12.100 & 95.2-2-12.200 in HBD Zone.**

Applicant is seeking commercial site plan approval to redevelop property at 3715-3725 Route 9W (SBL 95.2-2-12.100 & 12.200) for a mixed-use commercial and residential development with related parking and landscaping. The applicant proposes to construct two mixed-use buildings comprised of retail and office space on the first floor of each building and twenty-two apartment units located on the upper two floors in each respective buildings. In accordance with the Town of Lloyd Zoning Code Section 100-36D, ten percent of the proposed residential units will be designated as below market rates.

The applicant is involved in researching traffic issues with the proposed project and will appear at next month's meeting. The Town attorney and Town engineer will also be reviewing any information the applicant supplies.

## **Minutes to Approve:**

A **Motion** was made by Franco Zani, seconded by Larry Hammond to approve the Workshop Planning Board Meeting Minutes of May 16, 2019 and Planning Board Meeting Minutes of May 23, 2019. All ayes.

Barton reminded the Board there are letters from the Town Engineer concerning technical information/traffic issues regarding "The Views at Highland" that they need to review.

Pizzuto reminded the Board that the owner was aware of the traffic issues, difficulties and restrictions when they purchased the property to propose a commercial project.

Pizzuto said the Board has asked "The Views" to incorporate "The Village in the Hudson Valley" in their traffic study.

Barton commented that there are many critical traffic issues with the "The Views at Highland" but "The Village in the Hudson Valley" has a very good traffic study which will be presented

next month. It is the responsibility of the applicant of the “The Views at Highland” to come up with a solution, not the Board.

A **Motion** to adjourn was made by Franco Zani, seconded by Lambros Violaris. 7:09 PM. All ayes.