

**APPROVED:**

**MOTION BY:**

**AYES:**

**NAYS:**

**SECONDED BY:**

**ABSTENTIONS:**

**ABSENT:**

**DISTRIBUTION:** OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.

Certification of Receipt

By:

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Rosaria Peplow, Town Clerk

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

**Thursday August 17, 2017**

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

**PLEDGE OF ALLEGIANCE**

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

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**New 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.

Patti Brooks, Brooks and Brooks Land Surveyors and applicant's representative, showed the plan of the proposed addition and spoke about the particulars including parking and the entrance and exit of delivery trucks.

Andy Learn, Town Engineer, inquired if they were proposing to landscape out of the property line.

Patti Brooks said that is already existing landscaping. She additionally said they need to submit a lighting plan that would need to be forwarded to the Ulster County Planning Board.

**New 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 is set for August 24, 2017.

Ann Waling, Zoning and Outreach Manager for Cypress Creek Renewables, presented a pictorial presentation of the proposed solar farm for what would be physically visible from the surrounding parcels.

Charles Utschig, applicant's engineer, explained the perpendicular realignment of the poles and the automatic way the power for the solar farm could be metered and can be shut off manually or remotely. He explained that it would be all code driven requirements.

There was a discussion of where the placement of shade buffers would be as well as a discussion of the glare analysis.

**Highland Estates LLC Subdivision and Lot line**, 3746 Route 9W, 96.9-1-30.100, in HBD and R-1 zone.

The applicant is proposing a two lot subdivision of a 19.85 acre parcel of land located on Route 9W, Mack's Lane and Sherwood Lane. The application includes a consolidation of a 0.40 acre parcel of land with the commercially zoned portion of TM lot 35.2. The property has approximately 450 feet of road frontage on NYS Rt. 9W, 715 feet of road frontage on Macks Lane and 390 feet on Sherwood Lane.

The site is located in the zoning district HBD and R-1. It is proposed to use the zone line as the division line between Lot 1 and Lot 2 of this subdivision, with residential access solely from Sherwood Lane.

The area of the proposed lots are as follows:

- 1) Lot 1 to be 7.44 acres plus 0.40 acres, totaling 7.84 acres in the HBD zoning district.
- 2) Lot 2 to be 12.41 acres in the R-1 zoning district.

The public hearing is set for August 24, 2017.

Patti Brooks, Brooks and Brooks Land Surveyors and applicant's representative, said there is no new information concerning the proposed project.

### **Extended Public Hearings**

**Beer Universe**, 1-3 Haviland Rd, 96.1-1-29.100, in GC zone.

The applicant would like site plan approval to construct a retail store for his Beer Universe business. The retail/service will be 5,750 sq. ft. and the warehouse-wholesale sales/storage portion will 1,000 sq. ft. The applicant is proposing 24 parking spaces, creating new sidewalks and site landscaping.

The public hearing was opened July 27, 2017.

Khattar Elmassalemah, Praetorius and Conrad, P.C. and applicant's engineer, discussed briefly what was planned for the façade of the building.

**Tremont Hall Corp.**, Vineyard Ave, 88.17-9-48, in R1/4 zone.

The applicant would like to convert an existing vacant 9600 square foot lumber storage building into a multi-family residential structure with 20 apartments, with associated parking and amenities.

The public hearing was opened on May 25, 2017.

The memorandum from Andrew Learn, Morris Associates, was received concerning bridge load rating. Learn explained that they had been waiting for confirmation of the material used for the bridge.

Plavchak asked if Learn if he was comfortable with the bridge handling any kind of load that would be necessary to cross it in reference to the proposed Tremont Hall project.

Learn replied that he was.

### **Administrative Business**

**Mountainside Woods Phasing Amendment**, Hilltop Ln. & Vista Dr.; Zoning and Subdivision.

Applicant desires to amend the phasing plan.

Second Addendum to Revised Developer's Agreement received. The Board anticipates resolution to accept.

Barton discussed the plans to amend the phasing plan. He said once it is approved by the

Planning Board then it would go to the Town Board for the calculation for the bond.

Plavchak asked if the applicant is meeting the requirements for the number of starts.

Barton said that is not changing.

The Board anticipates a resolution of approval at the next meeting.

A **Motion** to adjourn was made by Larry Hammond, seconded by Peter Brooks. All ayes.

6:35pm.