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WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, January 21, 2016

CALL TO ORDER TIME: 5:30pm

PLEDGE OF ALLEGIANCE

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

Administrative Business

Chairman Dave Plavchak welcomed new alternate members Nicki Anzivina and Scott McCord to the Planning Board sending thanks and appreciation for their volunteerism.

Brad Scott recused.

Larry Hammond recused.

Demora LLC, 3584-3594 Route 9W SBL#88.17-6-25.110

Informal

Mr. John Joseph of Southern Realty & Development LLC, was present on behalf of the proposed to discuss a conceptual siteplan. The proposed is in the process of acquiring 2 lots a 7.2 acre lot and a 13.58 acre lot.

John: We will be acquiring both of these lots. Burger King has its own tax bill but was never subdivided off. In this process we will be subdividing off Burger King, develop a Taco Bell, a Dollar General (hoping to have committee approval by Feb.)

Peter: What happens to the buildings where Dirty Dogs shop is?

John: All of those buildings will come down.

The Board reviewed a conceptual plan.

Peter: Have you looked at our Walkway-Gateway Zone? This hardly looks like what is called for.

Dave P: I know it is an allowed use though. This conceptual is really not what we had envisioned for that zone. It is an allowed use so it will be important how we work together to have this come together.

The Board also discussed the proposed road that will run through the site.

Peter: You should look at our Design Standards.

Dave B: I spoke with Barry Medenbach today and told him the same thing; I also sent him a copy of the Design Standards.

John: Putting the road in between to access the apartments affects the ability to construct the commercial. I do not even know that this road needs to be a through road it could be an emergency access road. We will work on the parking through the Planning process.

Bill: I think what concerns us the most is not what you are doing but the layout you have here. Maybe the same thing arranged in a different way. Generally what we are looking for is more frontage on the road and less parking lots on the road.

Dave P: So the apartments are a part of this?

John: Yes. There are 60 units.

Peter: I think having that separate entrance on Mile Hill Rd. is a good idea.

Dave B: I spoke with Andy Learn (town Engineer), making a left hand turn is possible for cars going South but I don't know if you want the residential piece cutting through there. I do not think that we want cars going through there and making a left hand turn on to 9 South.

Dave P: With the access road in the back would deliveries be made through the back? This is something to think about.

Bill: Would this be in many phases.

John: I guess it depends on the need. Building details are to follow.

Carl: Have you done any type of a traffic study?

John: Not yet. For our purposes we do not care if the apartments exit out onto Route 9. We can do some sort of a security gate so that there is an emergency access only to Route 9W and have apartments exit out to the traffic light on Mile Hill Rd.

Dave P: We will look at a traffic study.

John: I was thinking of using Maeser Consulting for a traffic study.

Peter: The design concept is that it should feel like a more traditional downtown.

This plan would be hooking into the Town sewer and water. Peter also pointed out that the conceptual plan should be changed from the Town of Highland to the Town of Lloyd. Mr. John Joseph will work on the layout and aesthetics of the plan. He anticipates coming back in March with a full application.

Larry Hammond returned to the meeting

Brad Scott returned to the meeting.

New Business

Jamal, Violet, 12 Casse1 Rd. Special Use Permit SBL# 96.3-3-5 in WBOD.

Site improvements are proposed to stabilize a failing slope on an existing lot previously developed as a single family home. Any existing improvements affected by the failing slope will be stabilized and restored to their prior condition.

Andrew Learn with Morris Associates was present to represent the applicant.

Andy, being the Town Engineer, submitted a letter to Planning Board members to see if they felt it would be inappropriate for Morris Associates to continue as the applicant's representative.

Discussion ensued about this project which is a slope stabilization project that is in the Waterfront Bluff Overlay District, which is why it is before the Planning Board for Special Use Permit approval, otherwise it would go right to a Building Permit.

Peter: In general I am not in favor of having our Engineer represent an applicant although in this case it seems like a modest thing. But I do not like the precedent.

Brad: I do think it is a problem with the precedent but I do think it is a straight forward application. Because of the size and the nature I do think that I could go with it this one time.

Dave P: To me a conflict is a conflict. I do understand this is straightforward but I am a little bit torn on it.

Larry: Where is the grey area?

Bill: How urgent is this?

Andy: It is pretty urgent. The slope is failing to the point that they may lose the pool. The applicant has a geotechnical engineer in New Hampshire and they have given us the basic idea of what design they want to see.

Dave P: If it is urgent and this seems to be straight forward and small, I would err in protecting the resident from having a problem. I would justify going forward tonight based on that.

The Board continued discussion and because of the obvious urgency the Board will move forward with this application tonight and refer the comments to a different Town Engineer (Lawrence Paggi). The Board also requested that Tom Harvey, with Morris Associates, sit in as this applicant's representative for future meetings.

The Board reviewed plans and anticipates setting the public hearing next week for the February meeting.

Set Public Hearing

Fisher, Armen, 200 Lily Lake Rd, Subdivision SBL#79.4-1-48.113 in R1 zone.

This subdivision application was revised on Jan. 8, 2016, as follows:

The applicants own 79.93 acres located on the west and east sides of Lily Lake Rd. They are proposing a three lot subdivision to create a 38.81 acre lot to be offered for sale as a residential parcel located on the westerly side of Lily Lake Road. The remaining lands will be separated, by Lily Lake Rd, into two lots with the existing barn and pool on the westerly side of the road containing 36.64 acres and the vacant lands on the easterly side of the road containing 4.48 acres.

Prior to the sale of the 38.81 acre parcel, the entire site will be logged in accordance with the Special Use Permit granted by the Town of Lloyd on December 3, 2015.

Armen Fisher was present for the meeting.

At the last meeting the Board reviewed maps for a two lot subdivision and suggested Mr. Fisher consider a three lot subdivision. New plans were reviewed which reflect a three lot subdivision. The Board had no additional questions and anticipates setting the public hearing next week for the February meeting.

New Business

Polizzi, Rosario; 541 Elting Corners Rd, Lot Line Revision SBL#79.3-1-35 and SBL#79.3-1-34.22 in R1 zone.

The applicant, owner of two contiguous tax parcels located on the west side of North Elting Corners Road, held in title with two separate deeds. SBL 79.3-1-35 is a 2.44 acre parcel of land improved with an existing house and septic. SBL79.3-1-34.22 is a 5.22 acre parcel of land improved with existing storage sheds, well and driveway.

The proposal is to relocate the lot line between lots. A 1.53 parcel from lot 35 will be conveyed to lot 34.22. This will allow that the well, driveway and main storage shed, now located on Lot 35, will be included with Lot 34.22, the main house parcel.

Resulting: SBL79.3-1-34.22 will increase from 2.44 acres to 3.97 acres.

SBL79.3-1-35 will decrease from 5.22 acres to 3.69 acres.

The Board reviewed maps and determined that when the lot line change is approved they will both continue to be conforming lots.

The Board anticipates setting the public hearing next week for the February meeting.

Olson, Louis and Olaf; 277 Pancake Hollow Rd, Lot Line Revision SBL#87.4-1-13.120, SBL# 87.4-1-13.113, SBL#87.4-1-14, and SBL#87.4-1-15 in R1 zone.

The applicant proposes multiple lot line revisions between his individual parcels and lands of Olaf Olson to remedy the encroachment of an accessory dwelling, revise acreages to conform to zoning requirements, and reconfigure lot lines to remedy a driveway encroachment.

No new construction is proposed as the result of this application which seeks to resolve many problems which have existed due to multiple contiguous parcels under common ownership.

The Board reviewed maps for this lot line revision, one map shows the existing lots and another map is of the proposed new lots. This revision is to give one of the lots (the house that has a two-family) more acreage so that it conforms to the 2 acre zoning. On the map of existing lots a Right of Way passes right through a house in the front. This will all be corrected as a result of this lot line revision.

The Board anticipates setting the public hearing next week for the February meeting.

G. Dan. Ros. and Sons; Meadow St, Commercial Siteplan SBL#88.69-10-29, in GB zone.

The applicant proposes to construct a 4000 s.f. building on a 0.88 acre parcel of land located in the General Business Zone for use as an office workshop and storage facility for a construction service business.

The site is to be cleared, graded, seeded and landscaped as part of this proposal. As the parcel abuts a residential district, care will be taken to protect the residential parcels through screening with both a solid fence and evergreen landscaping.

Daniel Rosinski, the applicant, was present for the meeting.

The Board reviewed a proposed siteplan. Also submitted was the sign detail, fence detail, entry lantern detail, and a proposed elevation of the 4000 s.f. workshop.

There will be lights triggered by motion detectors on the building about 16ft. up to discourage trespassers and they will be shielded properly. There are no plans for any lighting in the parking area.

The Board discussed the screening between the proposed new building and the residential properties adjacent to it. A fence is planned for the back of the property, there is some existing shrubbery and evergreen trees will be planted also.

The Board discussed water runoff and grading. Andy Learn will look at the stormwater piece and submit comments. Parking was discussed. Storage was discussed and there will be no storing of equipment outside, that is the purpose of the building.

Access to the site would be from Commercial Ave. The Board discussed the access and channelization from this site thinking it better to have wider access due to the line of sight. The Board did suggest some sort of barrier (perhaps bushes so that it would not change the stormwater) between the road and the gravel area so that there is some delineation of the access.

This application will be referred to the Ulster County Planning Board for comment.

The Board feels this is a big improvement to the site.

Mt. Triumphant Church; 1377 Route 44-55, Commercial Siteplan SBL#94.4-1-9, in A zone.

The applicant proposes demolishing an existing 1,456 s.f. structure and constructing a 40' x 65' (2,600sf) church assembly hall with associated parking, and septic system. The proposed will include a kitchen, bathrooms, a 50 seat dining area and a small office.

Andrew Willingham PE of Willingham Engineering, the applicant's representative, was present for the meeting.

The Board reviewed a proposed siteplan of the Mount Triumphant Church of God dated 1/11/16.

Mr. Willingham informed the Board that some septic soil testing was completed in the presence of the Board of Health. There is an existing septic, which will flow to a new system. The flow rate of the existing well will need to be investigated to make sure it could support both the church and assembly building. The disturbance area will be less than half of an acre.

The Board discussed the parking. Required is 1 parking spot per 3 seats. There is parking for the church and parking for the assembly hall, this will be shared parking as most people would go from one building to the other. (Walk from the church to the assembly building, for example.)

Dave B: According to the Building code at 15s.f. per person the maximum seating is 80 for this building size. So for 80 seats it would be 27 parking spots. They could limit the parking spaces if they want by how many seats they have.

The Board discussed the slope of the driveway which will be an approximate 15ft. rise from top to bottom. The Board noted that some of the parking spaces were very close to the highway and suggested rethinking that. Different parking options were discussed. Changes would need to be shown on the map.

Andy Learn requested seeing the grading.

The Board also requested landscaping, lighting and revised parking.

The applicant will make changes.

Erichsen's Auto Service; 8 Lumen Ln, Commercial Siteplan SBL#88.1-6-10, in DB zone.

The applicant is requesting siteplan approval to put up a fence at their property located on Lumen Lane to use for the increase in business at their shop located at 170 State Route 299.

Jerry Erichsen was present for the meeting.

The Board reviewed an old survey of the site. Brooks & Brooks Land Surveyor will be his representative and submit new maps.

Mr. Erichsen informed the Board that this is vacant land, which has natural buffers, which he would like to put an 8ft. fence on. He told the Board that when he built his garage on Rt. 299 the Board wanted an 8ft. fence with slats in it so that is what he plans to do for this property. He also informed the board that this site is not very visible from the Route 9W.

The Board discussed whether the fence is permitted to sit on the property line. They discussed that this is storage for the overflow of cars and none of the area will be paved at this time. The Board discussed lighting and security of the site. Mr. Erichsen informed the Board that he would like to get one of the lights that are installed by Central Hudson, which lights the site up – with shielding of course.

The Board anticipates new maps at the next meeting.

Walker, Desmond; 3945 Route 9W, Commercial Siteplan SBL#95.4-1-18, in HBD zone.

The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.

Wesley Walker was present for the meeting.

The Board reviewed a site plan for this property.

This property borders the Town of Marlborough. There is presently a trailer on Mr. Walker's property that goes over the Town line into Marlborough. Mr. Walker would like to move the trailer to the west side of his property and access the trailer from Perkinsville Rd. Mr. Walker currently has a driveway permit for Perkinsville Rd. access. He also informed the Board that he would like to use the front portion of the property that is on 9W for his repair shop.

The Board would like to see a full sized site plan. The new plan should show signage, lighting, landscaping, septic, and well and also show where the trailer is being moved to.

Peter: What is it that we are approving?

Dave P: This use has expired; this is site plan approval because it is like a new use.

The Board had no comment about what the applicant wants to do; they just requested a better plan.

Mr. Walker will come back with new plans.

New Public Hearings

Alfano, James P., 99 Haviland Rd, Special Use Permit SBL#96.1-2-23.100, in WBOD zone.

Corrective action in slope of the Water Bluff Overlay District (WBOD) to stabilize it.

The Board anticipates the public hearing next week.

Nicki Anzivina recused.

Anzivina, Nicola, 16 Thorns Ln, Lot Line Revision SBL#88.17-2-53 and SBL#88.17-2-54, in R1/4 zone.

The applicant would like a lot line revision between her residence at 16 Thorns Ln. and her rental property at 12 Thorns Ln. The applicant's parcel with her residence will go from 1.858 acres to 1.526 acres. Her parcel with the rental will go from 1.615 acres to 1.947 acres.

The Board anticipates the public hearing next week.

Nicki Anzivina returned to the meeting.

Administrative Business

Brad Scott was recused.

Sign - 3509 Rt 9W (Community Car Wash), 3509 Route 9W, SBL#88.13-2-9, in GB zone.

Installation of one 64sq. ft. internally illuminated pylon sign with electronic message center.

The applicant would like to install a new freestanding sign on the existing foundation and pole of the current sign.

Charlie Scott, the applicant, was present for the meeting. Mr. Scott informed the Board that he has no personal reason to raise the sign higher other than is needed to address certain needs. He said he is not competing with other gas stations and is trying to be bigger and better. He explained that the site plan inherited when he bought the car wash does not lend itself to modifying the design of the existing sign except to make it more appealing.

Charlie: Right now we have a sign that is 4 ft. high and 12 ft. long and sticks out into the pavement, it is hideous. The problem that we have is the commercial vehicles that are coming in. There is a curb cut to the North adjacent to the apartment building that I have (Highland Crossing), there is a curb cut on to Merritt Ave. and we have a nice little turn around on 9W. It is very convenient for commercial vehicles to pull in, and take a break or use their cell phones or whatever, and pull out. That is why the sign presently and for the last 30 or 40 years the sign has been 14 feet off the ground because the maximum height of a tractor trailer is 13'6". The

sign we want to put up is a very expensive sign and we do not want it to be peeled off by a truck. We could segue in to the left, toward the building, the problem is that we have a developable lot between the car wash and Highland Crossing and we would like to do something with that someday. I would eventually like to bring the lot down to grade bringing the fill from this lot to the property I own across 9W. At some point the Lanzarone property, which is three residential buildings now, will be a commercial corner. We will work with the Town to get water and sewer. I need two lanes of ingress and egress as well as enough separation from the front of the car wash for the cars coming out of the bays. What I have is 37 ft. from the front of the planter to the curb and another 7 or 8 ft. from the front elevation of the building to the front of the planter. If we have to bring the sign in and lower the elevation and put curbing around it; it will be a little tight.

The bottom of the current sign is at 14 ft. from the ground; the applicant would like to keep that elevation and wants to add some signage to the top. The top of the current sign is 18 ft. from the ground and Mr. Scott would like to add an additional 5 ft. making it 23 ft. high. Right now the actual sign itself is four feet in height. Mr. Scott is looking into two different sign companies, one proposing a 19 pixel LED and the other a 16 pixel LED. (As pixels get smaller the clarity gets better). The proposed sign will have the LED on the bottom portion of the sign and the logo will be on the top.

Charlie Scott: When we came up with the concept for the LED board we considered that or envisioned that as being a community message board. I grew up in this Town and went to school in this Town and it has never had a way of communicating its events to the public. Whatever the requirements are the sign will be compliant.

Permitted sign size is 50sq. ft. per face. The applicant is proposing 57.4 sq. ft.

The applicant is also seeking two variances from the Zoning Board of Appeals; Height and Size.

Carl: Honestly when I am driving on 9W I do not even see that sign. It is too high. Who looks that high when you are driving 55 mph.

Charlie: I find that fascinating. From my perspective it is at the right height at the appropriate distance. We want it visible from ¼ of a mile and not seen at the last moment.

The Planning Board will make a recommendation to the Zoning Board of Appeals.

3509 Rt. 9W Community Car Wash, 3509 Route 9W SBL# 88.13-2-9 in GB zone.

Siteplan Amendment

The property owner would like to add parking lot lighting to the rear retaining wall of their car wash business.

Charlie Scott, the applicant, was present for the meeting.

Charlie: Because this car wash is going to be open 24 hours, as most car washes are, we installed perimeter lighting on the retaining wall to make it safer and more secure. There are three lights that illuminate the parking area. The lights are designed to focus the light straight down and out, not backwards. Back splash protectors are on the lights; the photometric designs have been submitted. The retaining wall in the back has transformed the usability of the car wash.

Peter Brooks informed Mr. Scott about the neighbor on 9W, across from Sawyer Savings Bank, who had issues with the Bank's lighting. Mr. Scott will see how the lighting looks from that angle. He is very confident that the lighting is not disturbing the homes behind the carwash.

Brad Scott returned to the meeting.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by Carl DiLorenzo. All ayes. 7:30pm