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WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, October 15, 2015

CALL TO ORDER TIME: 5:33pm

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Chairman; Scott Saso, Brad Scott, Dave Plavchak, Carl DiLorenzo, Lawrence Hammond, William Odgen, Fred Pizzuto, Peter Brooks, David Barton; Building Department Director
Absent: Michael Horodyski; 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

Servpro - Gil Morrissey, 10 Lumen Ln, Siteplan SBL#88.1-6-1.100, in GB zone.

The applicant proposes to construct a 2,700 sq.ft. office space and 15,000 sq ft. warehouse with on-site parking, and on-site wastewater treatment system. The site is serviced by municipal water. This space is intended to be occupied by SERVPRO which is an emergency response cleanup and restoration service for water, fire and mold. The operation consists of 24 employees including 12 office staff and 12 technicians (working off site). The office is generally open from 8am to 5pm. A portion of the warehouse is used for equipment and product storage. Other portions of the warehouse are used to clean, deodorize, organize, and store customer’s belongings and carpets. Work in the warehouse is limited as most work is done at the customer’s home/business site.

Gil Morrissey, the applicant, was present for the meeting.

This application has been circulated to the Ulster County Planning Board, Highland Fire Dept., Highway Dept., Water & Sewer, and Ulster County Dept. of Health. There is an email on file from the BOH dated 8/17/15, but no other comments have been received yet.

Peter: The County will have comments; they are concerned about water management particularly because of the soil composition there. The soil is what is called hydric soils so the UCPB will be suggesting a closer look at how the water is managed.

Patti Brooks explained Hydric Soils: There are certain types of soils that hold water longer through certain seasons. Normally hydric soils are associated with wetlands. What they did to mitigate it on this particular property was a substantial amount of drainage work, years ago, and then brought fill in. When Billy Milano owned the property they put a substantial amount of money and soil and drainage work into the site to remediate that property so that it would be a developable property.

Gil: We perked it a couple of times and it did fine.

Scott: With Shari no longer with us will you be taking over the MS4?

Dave B: I am. My office is very comfortable with the Planning that Peak Engineering has done. We had a question about how the water is going to flow off of the site, which was satisfactorily answered. If that is a County comment we could say we took a hard look at it. Sign details were submitted (the size and color). The Board has no other questions on this application. The public hearing is set for next week.

Closed Public Hearings

Shamrock Liquors (Khodiyar LLC), 3559 Route 9W, Siteplan SBL#88.17-9-25.100, in GMU zone.

The applicant would like site plan approval for an addition of 7,520 sq. ft. to an existing 4,270 sq. ft. commercial building for use as a mixed commercial space building of retail business, service business, restaurant, office and medical uses.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. The Public Hearing was held last month, it was opened and closed. The resolution of approval was postponed due to the fact that updates were needed on the map.

The Board reviewed new maps.

Patti: At last month's meeting there were concerns so changes were made to the map. Seedlings that were planted on the berm back sometime for a different site plan approval have died off. On the second page of the map we have proposed to put a conifer buffer, I suggested a Canadian Hemlock, Norway Spruce or an Eastern Red Cedar. I picked three varieties that are hardy in this area and grow between 12" and 24" inches per year. When they hire a professional they can choose which variety. It is only a 100 ft. section that we have control over. Also, as a result of concerns at the Planning Board meeting, Mr. Patel had an electrician come in and had all of the lights that were pointing out now point down. I think that has alleviated some of the bright light concerns the neighbors on Roberto Ave. had. I had sent some of the lighting concerns of the neighbors to a lighting company (this email was distributed to the Board and is on file)

The Board discussed lighting.

Peter: We left you with some thoughts about the second floor issue. Should you leave it as a fake façade or should you build out the second floor.

Dave P: I thought we were under the impression that it may be slightly different, but you were sticking with the façade.

Patti: That is what I thought.

Mr. Patel: During the second phase is when we will possibly be building the second story.

Dave P: The new zone does not show that the second floor is mandatory, it is encouraged.

Brad: As this gets built out are we looking for residential as well?

Patti: Potentially. If there is a demand for it, we are hoping that this corridor becomes more residential friendly.

Dave P: (To Dave B) in the code does it say mandatory residential or is it mixed?

Dave B: We want to encourage more residential use but it could be offices up there.

Scott: Were there other comments of concern?

Patti: Vegetation, construction of the retaining wall and lighting.

Dave P: There was a neighbor who wanted to know the material of the retaining wall.

Patti: He just wanted to make sure it was not wood.

The Board anticipates final resolution of approval next week.

New Business

Brad Builders, 514-520 Route 299 Lot Line Revision SBL#87.1-3-33, 87.1-3-11, and 87.1-2-25.120 in DB zone.

The proposal is to add tax lot 25.12 and an additional 0.62 acres from tax lot 33, to tax parcel 11 to make the pre-existing non-conforming lot conforming with regard to road frontage. The resultant revised lots 11 and 33 will share an existing highway access currently serving the auto body shop, and provide a commercial access opportunity to both parcels, which are located in the DB zone. The right of way access over Whitley Lane will remain as an emergency access, but any commercial development of the parcel will be accessed from Route 299.

Brad Scott recused.

Scott Saso recused.

Dave Plavchak took the Chair.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. There is currently a sign violation on the parcel with the auto body shop and this sign is going to be moved. This is three contiguous parcels, the northerly parcel tax map lot 11 is currently 2.02 acres and it is effectively land locked because the only access to it is Whitley Lane. Whitley Lane used to be a through road until Route 299 came along. All of the four residential structures were in disrepair and removed by the applicant. There is a potential buyer for the lot with the auto body shop, so they would like to give themselves access off of the highway.

Patti informed the Board about the history of this property and how it ended up with the little .17 acre strip of land between the other two parcels.

Bill: You are creating a flag lot.

Patti: Yes. They will have a common entrance within the highway bounds but once they get onto their own property they will have their own access strips. A reason for the lot line revision is to take a pre-existing non-conforming lot and make it conforming. I did not see anything in the code regarding any specific restrictions or regulations for the flag lot.

The Board discussed Whitley Lane access. Patti B will send this to the FD. This application does not need to go to DOT at this time because no changes are being made. The Board discussed resolving the land locked lot issue and how this is creating a non-conforming lot due to loss of acreage. The Board requested that Patti try to keep the front lot at a 3 acre minimum.

The Board anticipates setting the public hearing next week for Dec. 3rd.

Brad Scott returned to the meeting.

Old Business

Scott Saso recused.

Brad Scott took the Chair.

Serini, Michael, Bell Dr, Special Use Permit – 2 Family SBL#88.17-4-34.100, in R1/4 zone.

The applicant would like a special use permit for a two family.

Lou Dubois, the applicant's representative, was present for the meeting.

New site plan and elevations have been submitted and Board of Health approval has been given.

The Board discussed the proposed two-family and reviewed the plan. This will be a side by side two family with one entrance in the front giving the resemblance of a one family. The Board encourages the look of a

single family home and is happy with the plan. Plans have not been done for the interior but there will be at least a crawlspace in the basement. Test digging was done and it does not look like any blasting will be needed. This was approved for a shallow septic system.

The Board has no further concerns. They anticipate setting the public hearing next week for Dec. 3, 2015.

Scott Saso returned to the meeting.

Closed Public Hearings

Behnke, David 244 Pancake Hollow Rd, Subdivision SBL#87.3-2-21.150, in R1 zone.

The applicant proposes to subdivide their 9.863 parcel of land. The existing house lot would have an area of 1.264 acres, and the vacant lot would have an area of 8.599 acres. The vacant lot is to be conveyed to their son with the expectation of building a 4 bedroom house. The vacant lot would have a new driveway from Pancake Hollow Rd, a drilled well and a subsurface sewage disposal system.

Mr. Behnke was present for the meeting.

Dave P. informed the Board that last month the public hearing was closed and the resolution of approval was almost granted but then realized the maps that were submitted had a pool that did not meet the setbacks for the new lot line. The applicants had the choice to either move the swimming pool or move the lot line and decided to move the lot line. New maps were reviewed and the pool is now in compliance. The New lot line meets the setback requirement. The resolution of Approval will be done at the meeting next week.

Apple Greens (Roehrs), 161 South St, Siteplan Amendment SBL#87.3-5-15.100, in A zone.

The applicant would like site plan amendment to include a barn wedding venue.

The public hearing is set for October 22, 2015.

DiCapua, Alyssa 168 South St, SUP Bed & Breakfast SBL#87.3-5-12, in A zone.

The applicant currently has a special use permit for a one bedroom Bed and Breakfast. They are converting a current portion of the house to add another suite with a private entrance and private bathroom. The applicant would like to change their special use permit from a one bedroom Bed and Breakfast to a two bedroom Bed and Breakfast.

The Board reviewed an updated floor plan and an older survey of the property. They had a question about the driveway that runs around the back of the garage; on this survey it looks like it may run onto the neighbor's property. Dave B. will drive by the house to check on the driveway.

The public hearing has been set for October 22, 2015.

Administrative Business

A letter of resignation for Fred Riley was read by Scott informing the Board that in light of his new position in the Building Department it was a conflict for him to remain on the Planning Board.

There is now a vacancy on the Board and a new alternate is needed.

A **Motion** to adjourn was made by Dave Plavchak, seconded by Carl DiLorenzo. All ayes. 6:48pm