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MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, October 22, 2015

CALL TO ORDER TIME: 7:00PM

PLEDGE OF ALLEGIANCE

ATTENDANCE **Present:** Chairman; Scott Saso, Dave Plavchak, Carl DiLorenzo, Lawrence Hammond, William Odgen, Fred Pizzuto, Peter Brooks, David Barton; Building Department Director
Absent: Brad Scott, 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 costumer’s home/business site.

Nadine Carney of Peak Engineering, the applicant’s representative, was present for the meeting.

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

The comments from Ulster County Planning Board have been received and are on file. The Board addresses the comments below:

Nadine: The only comment that has yet to be addressed is the lighting. Cut sheets of the lighting being used on site have been submitted (they are all downward facing), but this is not on the map yet. This is an industrial location and the elevation of this property is considerably lower than 9W.

There will be a condition added into the resolution of approval regarding the lighting.

There is an email from Tony Puccio of the Dept. of Health Dept. on file. The applicant will also need the BOH approval when the building permit is issued.

The Board reviewed the landscaping on the plan and is satisfied with the landscaping shown. The soils have been addressed in the storm water management plan.

Nadine: The soils up near the septic system are a gravelly soil and there was no problem getting a shovel in this area. In the lower area at certain depths you do get down to a clay and eventually water but they are not hydraulic soils. We do manage the water in this area and provide two dry swales which lead to the existing pond.

With modifications the UCPB comments have been addressed.

The Board and representative were confused at the UCPB comment on the access easement because there is not an access easement.

The Board is satisfied with the application.

The public hearing notice was read.

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by Lawrence Hammond. All ayes.

No public comment.

A **Motion** to close the public hearing was made by William Ogden, seconded by Dave Plavchak. All ayes.

The resolution of approval with conditions was read. Conditions being: 1) Parking fees will be paid at the time of building permit. 2) Lighting levels should not exceed the Illuminating Engineering Society Outdoor/Area recommended Illuminance levels. (See attached)

A **Motion** to approve the resolution was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

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

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

David and Judi Roehrs, the applicants, were present for the meeting.

A new lighting plan was submitted and is on file. The lighting will follow the path shown (photo on file), taking pedestrians to the barn venues.

The Board was satisfied with the application and reviewed the conditions of approval.

Public hearing notice was read.

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes.

There was no public comment.

A **Motion** to close the public hearing was made by Dave Plavchak, seconded by Lawrence Hammond. All ayes.

The resolution of approval with conditions was read. Conditions being: 1) The source of entertainment/music moves inside by 9:00pm. 2) A Maximum occupancy of 99 people inside the barn. 3) All venues will end by 11:30pm. (See attached)

A **Motion** to approve the resolution was made by Fred Pizzuto, seconded by William Ogden. All ayes.

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.

Alyssa DiCapua, the applicant, was present for the meeting.

At the last meeting the Board had a concern of their personal driveway, which appeared to go behind the house, encroaching onto the neighbor's property. The driveway is placed before a natural tree lined border and the property ends behind that. The Board had no additional concerns.

The public hearing notice was read.

A **Motion** to open the public hearing was made by William Ogden, seconded by Fred Pizzuto. All ayes.

No public comment.

A **Motion** to close the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes. The resolution of approval with conditions was read. Conditions being: 1) The special use permit shall expire when the occupation changes or the property is sold. 2) A maximum of 14 day consecutive stay. 3) This permit will be open for suggested inspection by the Town Inspector as needed. 4) This special use permit is solely for the purpose of running a bed and breakfast. (See attached)

A **Motion** to approve this resolution was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

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 Surveyor, the applicant's representative, was present for the meeting. Eric Neiler with Tinkelman Architecture was present for the meeting.

Mr. Patel, the applicant, was present for the meeting.

At the last meeting the Board had closed the public hearing but had questions about the buffering and lighting which then were addressed at the workshop. (Oct. 15, 2015) A question rose about the sewer connection in which it will follow an easement and be hooking in down at the end of the cul-de-sac. The existing pipe servicing the building may be sufficient but the option of a gravity feed sewer does exist.

The resolution of approval with condition was read, condition being: 1) Parking fees will be paid at the time of building permit. (See attached)

A **Motion** to approve this resolution was made by Dave Plavchak, seconded by William Ogden. All ayes.

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 1.085 acres, and the vacant lot would have an area of 8.778 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.

This public hearing was closed last month. The resolution was not done because there was a problem with a new lot line and the existing pool's setback. Updated maps were reviewed at the workshop and are ready for approval.

The resolution of approval with condition was read, condition being: 1) A \$2,500.00 recreation fee is due before signing of the maps.

A **Motion** to approve this resolution was made by William Ogden, seconded by Lawrence Hammond. All ayes.

Set Public Hearing

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.

Scott Saso recused.

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.

Patti Brooks, the applicant's representative, was present for the meeting.

New maps were submitted and revised to show one of the parcels at 3.01 acres at the Board's request.

Patti: I thought it made more sense to make the back lot larger since the front lot has already been improved. Increasing the back lot gives a little more breathing room for the driveway to go back. I was talking with Chief Miller and his concern with flag lots is that people do not maintain the whole width of it. I did remind him that right now the access is through Whitley Lane.

The Board had no additional questions.

The short EAF (Environmental Assessment Form) was completed.

A resolution of negative declaration and setting the public hearing was read. (See attached)

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

The public hearing has been set for December 3, 2015.

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

Scott Saso recused.

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

The Board took another look at the plans for this application. This has been reviewed at past meetings; there were no additional Board concerns.

The short EAF (Environmental Assessment Form) was completed.

A resolution of negative declaration and setting the public hearing was read. (See attached)

A **Motion** to accept this resolution was made by Fred Pizzuto, seconded by Lawrence Hammond. All ayes.

The public hearing has been set for December 3, 2015.

Scott Saso returned to the meeting.

New Business

Hudson Valley Wine Village, Blue Point Rd., Special Use Permit SBL#96.3-2-8, in R1 & HBD zone.

The applicant would like to harvest 196 mature trees from approximately 400 acres. Tree tops to be removed also.

Andy Maxon the applicant was present for the meeting.

Ben Coleman, the applicant's representative, was present for the meeting.

Andy: I am not asking for a permit to cut all of the trees, that will come about when we come for a full site plan approval. We are doing a selective harvesting. I have interviewed many people and come up with someone from your community that has a stellar reputation.

Mr. Coleman: We are looking to take out about 196 trees, not counting the dead or dying trees. All of the existing farm roads will be used. Staging is set at the top of the road and is not visible at all.

Bill: What is timber used for?

Mr. Coleman: Most of the good stuff will be exported and the rest will be sold to local mills.

A **Motion** to set the public hearing was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. The public hearing has been set for December 3, 2015.

Administrative Business

Andy Maxon informed the Board that the Wine Village project is still moving forward telling the Board that the County considers this site shovel ready. He showed the Board a proposed elevation of the proposed conference center.

Minutes to Approve

A **Motion** to accept the minutes, as edited, from the August 20, 2015 Planning Board Workshop was made by Dave Plavchak, seconded by Peter Brooks. All ayes with Scott Saso abstaining.

A **Motion** to accept the minutes, as edited, from the August 27, 2015 Planning Board Meeting was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes with Brad Scott, Carl DiLorenzo and Peter Brooks abstaining.

A **Motion** to accept the minutes, as edited, from the September 17, 2015 Planning Board Workshop was made by Lawrence Hammond, seconded by William Ogden. All ayes with Dave Plavchak abstaining.

A **Motion** to accept the minutes, as edited, from the September 24, 2015 Planning Board Meeting was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes with Scott Saso, Brad Scott, and Fred Pizzuto abstaining.

A **Motion** to adjourn was made by Scott Saso, seconded by William Ogden. All ayes. 8:19pm.