

New Public Hearings

Dakota Field Properties (Storyk), Subdivision Martin Ave, SBL# 79.2-2-10, in R1 zone.

The applicant is requesting a two lot subdivision of his 17.143 acre parcel of land. Lot 1 will consist of 6.257 acres for a proposed single family dwelling and Lot 2 will be the remaining land consisting of 10.886 acres. Board of Health approval has been granted for the proposed residence.

The Board reviewed this application at previous meetings and had no additional concerns.

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

There were no public comments.

A **Motion** to close the public hearing was made by Fred Pizzuto, seconded by Nicki Anzivina. All ayes.

The Resolution of approval was read, with the condition of a \$2,500.00 recreation fee. (See attached)

A **Motion** to accept the resolution of approval was made by Fred Pizzuto, seconded by Scott McCord. All ayes.

Curci, Michael, Special Use Permit, 812 New Paltz Rd, SBL#87.1-1-21.111, in R ½ zone.

The applicant would like to add a 656 sq. ft. accessory apartment above his detached garage.

The Board reviewed the plans at past meetings.

Larry informed the Board that he does not agree with the proposal.

Bill replied that the Board is just following the code.

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

There were no public comments.

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

The Resolution of approval was read. (See attached)

A **Motion** to accept the resolution of approval was made by Peter Brooks, seconded by Fred Pizzuto.

All ayes with Lawrence Hammond abstaining.

Watkins, Charles & Corinne, Special Use Permit, 22 Blue Point Rd, SBL#96.3-1-14, in R1 zone.

The applicant would like to construct a small addition and modify the existing garage to provide a 638 sq. ft. accessory apartment for personal family care.

Applicant needs a Use Variance and Area Variance relief from the Zoning Board of Appeals.

Notices were sent out for this public hearing so the Board opened it.

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

There were no public comments at this time.

The Board discussed extending the public hearing until the Zoning Board of Appeals has a Decision.

A **Motion** to extend the public hearing was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

Set Public Hearing

Tillson Realty and Management Inc. 23 New Paltz Rd., Site Plan, SBL#88.13-10-1 in R ¼ zone.

This is an Adaptive Re-Use building.

The applicant is requesting an Adaptive Re-Use of a former, 1240 sq. ft., gas station located in the R 1/4 acre zone. He is proposing a 920 sq. ft. addition to the first floor; for a total of 2160 sq. ft. of first floor office space. He is requesting two apartments in the proposed 1240 sq. ft. 2nd story addition.

Sent to the Ulster County Planning Board for comment.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. Applicant, Al Barone was present for the meeting.

At the Board's request this application was sent to the Ulster County Planning Board.

The Board reviewed revised maps of the proposal.

The new revisions show the lighting and where the existing blacktop to be removed will be replaced with landscaping and grass.

Peter: We have been talking about maximum lot coverage, do you have an estimate of the maximum lot coverage building and impervious?

Patti: No but I can calculate that. I will do a comparative coverage of today and what is proposed.

The Board anticipates comments from the Ulster County Planning Board.

The Board reviewed the short environmental form and declared a negative declaration.

The resolution was read. (See attached)

A **Motion** to accept the resolution of negative declaration and setting of the public hearing was made by Lawrence Hammond, seconded by Nicki Anzivina. All ayes.

The public hearing is set for March 23, 2017.

Tremont Hall Corp., Vineyard Ave, Site Plan, SBL#88.17-9-48 & 54.200, in R1/4 zone.

This is an Adaptive Re-Use building.

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.

Updated plans have been submitted.

Circulated for SEQRA Lead Agency on 2/2/17.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting.

Patti: We have not reached the 30 day time frame since circulation of intent to be lead agency, but we did hear back from the Department of Environmental Conservation (DEC) and Department of Transportation (DOT). I sent an email to the Fire Chief and his second in command and have yet to hear comment from them. We are waiting for the bridge evaluation. I know the Board has concerns with the sight distance so I went there and sat in my smaller to mid-sized SUV. I had the bumper of the car 10 feet behind the pavement so I could see what the view was. No matter how much clearing they do you will still have the abutment there, that is what the main visibility constraint is. I called Dave Corrigan after the last workshop and asked him if could get back to me by next week regarding SEQRA and again we talked about what should be done here. I told him we are okay with right turns only out of there. At this particular site he said he would make a recommendation that a no left turn sign be placed at the end of the driveway. So they (the DOT) did send a right turn only recommendation.

Larry: You will probably have to place the mailbox in that area somewhere and a place for the school bus to load and unload.

Andy: Did the DOT mention anything about a sign before the abutment, a blind driveway type of sign?

Patti: No, but I could raise that issue with them.

Patti: I spoke with the architect to revise the 19' x 10' area to accommodate the stair area coming off of the north end of the building. If he is able to rotate that I would be able to put a 50' x 20' structure, which would give everybody a 5' x 10' storage area in a fully enclosed structure. All of these details are what we need next.

Peter: When looking at the site there were a couple of drainage pipes, are there any concerns of this in terms of water runoff?

Patti: Those are pre-existing. Any new impervious surface of construction on the site will be directed through a system that is being put onto the site.

Peter: So the existing drains will continue to be used for existing purposes.

Patti: We do not know exactly what their existing purposes are. During construction if they find that that little 8 inch or 5 inch pvc pipe is actually a footing drain to this building - one of Andy's comments was to make sure that all of the footing drains to this building are incorporated into the drainage system.

The Board discussed elevations of the property.

Fred: Will the proposed walkway be a path or steps?

Patti: That is one of the details I need from the proposed purchaser.

Fred: Will there be visitor parking?

Patti: I have exceeded the parking requirement.

The Board discussed the driveway and pedestrian access.

Patti: This is not a road; it is a driveway to be used for the residents and visitors. The likelihood of two cars passing on a regular basis is slim. We are widening it and believing that it will be safe and adequate to continue to accommodate pedestrian traffic.

Discussion continued on green space and rail trail gate placement.

Patti: The only question/concern I have with Andy's comments (see attached) was about extending the water line out to Van Wagner Ave. is that we do not have the right to do that. We only have the right to pass and re-pass over the roadway 10 ft. in width as it now exists.

Andy: My main concern with the water supply is that extending the line from Tillson into the site is basically a dead end.

Patti: It already is a dead end; we are only extending it another 250 ft.

Andy: There are two issues with dead ends, water quality and fire flow. The best thing to do is create a loop and connect into the adjacent street. If that is not possible because of water quality issues there may need to be more frequent flushings. If it cannot be looped you will need a hydrant. The bigger issue is fire flow. We would need to see some fire flow calculations to show that adequate flow would be there.

The Board discussed different possibilities to get water to the site. Andy L. will talk to the water department.

Andy: Because this is going to be a corridor from the rail trail to the village it is really important to pay attention to the parking lot requirements, landscaping and green space. You will also need some landscaping to screen the parking lot.

46-48 Front St. Owners, 96 North Rd. Subdivision & Lot Line Revision SBL#88.1-4-8.220 in R ½ and GB zone.

The applicant is requesting a 2 lot subdivision and lot line revision of his 39.15 acre parcel. He would like to create a one acre parcel for an existing dwelling and convey 2 acres of land to a neighbor which will be made part of an existing lot. Remaining 36.15 acres to remain undeveloped.

Barry Medenbach of Medenbach & Eggers Civil Engineering & Land Surveying, the applicant's representative, was present for the meeting.

Dave B: Last week the Board was asking about the right of way coming in from Grand St. I spoke with the applicant today and he informed me that either way the lot line is placed this will remain a shared right of way.
Barry: I know that there was a lot of discussion on this, I am not part of the discussion but I have sketched it up many different ways.

Dave B: Either way this is conceptually a one way in, I do not think this would ever be an exit because of the line of sight.

Peter B: The Highway Department does have it on its list of future improvements.

Dave B: Additionally, Lot #1 on the map has a right of way that will be granted to the lot with the house next door. This will have no impact to North Rd. because this house already uses that right of way. Lastly, the applicant has agreed to shift the lot line to give the access in completely to Applewood Property Management. The applicant will need to submit revised maps.

The Board reviewed the Environment assessment form and issued a negative declaration.

Deb Dooley recused.

Andy advised the applicant that Applewood Management would need to be a signatory on the plan.

The Resolution of negative declaration and setting of public hearing was read. (See attached)

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

The public hearing is set for March 23, 2017.

Deb Dooley returned to the meeting.

New Business

Cuciti, Salvatore, 37 Brescia Blvd, Special Use Permit SBL#87.20-6-7, in R ¼ zone.

The applicant would like to add a 1 bedroom accessory apartment in his home. The apartment will be created by converting an unused storage room and adding 270 sq. ft. on to the back of the house. The apartment will be approx. 670 sq. ft. and will include a living room, kitchen, full bath and sitting room.

Mr. Cuciti was present for the meeting.

The Board reviewed floor plans of the proposed apartment.

The Board reviewed the Environmental assessment form and issued a negative declaration.

The Resolution of negative declaration and setting of public hearing was read. (See attached)

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

The public hearing is set for March 23, 2017.

Old Business

Highland Assisted Living at Village View (former New Village View), Siteplan; 1, 7, & 9 Grove St, SBL#88.69-1-10, 11 & 12, in R1/4 zone.

This project consists of a 18,310 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 15 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities. Lot Line revisions are proposed as well.

Feb. 17, 2016 - 1 Grove, 7 Grove, and 9 Grove Street were rezoned from CB to R 1/4.

July 2016 - New submittal with name change (formerly New Village View) Highland Assisted Living Center at Village View.

The Board anticipates updates. No updates at this time.

Administrative Business

Mountainside Woods, Toc Rd. RE: Deed Restrictions

Rules and Regulations –

Mountainside Woods - Amend Planning Board's resolution adopted Jan.24, 2013, which adopted certain deed restrictions.

David Weinberg was present for the meeting.

Peter B: I compared the original deed restrictions to the proposed and the entire difference seems to be that it no longer restricts golf carts, vans over 14 feet in length, box trucks, pickup trucks in excess of 8' and/or licensed for more than 9,900 lbs, all terrain vehicles, snowmobiles, motorized campers, motorized go carts or any other related transportation device. They were in the original restrictions and are excluded now.

Dave W: There is really no other place in Lloyd with restrictions as to work vehicles or people coming home to restrictions of what is going into their driveway. We originally put this in because we know that the lots are small but we do not think that this development is any different than some of the adjoining developments. I just thought this was intrusive to the people moving in. Some vehicles are obvious, tractor trailers and boats we do not want.

Bill: I see the point, why should this be different, or a more restrictive development, from the rest of the Town.

The Board discussed the pickup trucks and their length and weight, vans over 14 ft. and box trucks.

Dave W: There will be certain restrictions in the deed which will be lot specific; the other ones will be rules and regulations which will be filed on the subdivision plat.

Resolution of approval was read. (See attached)

A **Motion** to accept the resolution to amend the January 24, 2013 resolution was made by Lawrence Hammond, seconded by Scott McCord. All ayes.

Minutes to Approve

A **Motion** to accept the minutes from the January 19, 2017 Planning Board Workshop, as amended, was made by Lawrence Hammond, seconded by Nicki Anzivina. All ayes, with Scott McCord abstained.

A **Motion** to accept the minutes from the January 26, 2017 Planning Board Meeting, as amended, was made by Lawrence Hammond, seconded by Nicki Anzivina. All ayes, with Scott McCord abstained.

A **Motion** to adjourn was made by Scott McCord, seconded by Nicki Anzivina. All ayes. 8:30pm