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WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, June 16, 2016

CALL TO ORDER TIME: 5:30pm

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Closed Public Hearings

Smith, Matthew (Gina Marie Dance), 10 Commercial Ave, SBL#88.17-9-5.100, in GB zone.

The applicant would like site plan approval to renovate the second floor of the building located at 10 Commercial Avenue. Gina Marie's Dance Studio would like to occupy 5770 sq.ft. of the second floor for her business. Interior and exterior renovations will be made.

This application has been given a special meeting consideration notice. The Planning Board can act on this application tonight if they choose to.

David Toder of Bolder Architecture was present for the meeting.

The Board reviewed the Ulster County Planning Board comments addressing them as follows:

Dave Toder added the existing lighting to the plan, the map now shows the five audible warning devices, and a note was added to the map regarding the removable curb stops. Dave T. explained that only the existing lighting is shown because he thought that the Board was content with the existing lighting.

Dave T.: We would ask that this be a condition of approval. What we would be requesting is a conditional approval, with conditions satisfying the building department. We do want to do things correctly. We are on a little bit of a tight time frame; the bank is tied to the Planning Board Approval.

The Board discussed lighting.

Dave P: What we still need is the lighting specifications.

Dave T informed the Board that the applicant intends to come before the Board separately for sign request.

Larry reminded Dave T. that the map cannot be signed until the conditions have been met.

Dave T: Yes but a conditional approval resolution might satisfy the institution. I think they just need an acknowledgement that says we are going to achieve an approval.

The Board discussed handicapped parking. With the number of parking spaces required three handicapped spaces are required, possibly one handicapped space on each end and one in the middle.

Andy L: The surface has to be ADA compliant.

Dave T. will add three handicapped spaces with paving and signage.

The Board discussed channelization of this site at past meetings.

Peter B: I'd like to explain to the Board why when the vote comes I am going to vote no. It is because as nice as the applicant is I think this lot should be paved and striped and channelized. I have not heard any good reason for it not to be done.

Andy L: Drainage does become a concern, if you start putting curbing along the road and the drainage is currently draining into a catch basin on the site then you would be talking about catch basins in the road, possibly grading the road to make sure it drains toward the catch basin. Drainage becomes very cost prohibitive issue. But nothing is impossible. I have not done a full review on this.

Peter: The proposition that is in front of us has always been it is too difficult and we cannot do it, but we have not even figured out the elevations to know. All we have heard is the assertion that it would not work.

Carl: The site is flat but the rail trail is raised. I lived there years ago and that whole area used to flood out. They changed the drainage under the road way back in the 1970's and eliminated some of that problem. There is all rock under there; anything running through there is going to run through the crevices.

Larry: This site has come before the Planning Board a number of years ago with other projects.

Dave P: We have discussed this three or four times and talked about channelization. I do understand where you are coming from Peter but we have been talking about this for two months and we have rationalized why we are okay with the site this way. Now to go back may be a bit unfair.

Bill: I understand that it has come up for many years and it is always the same thing, that it is not practical to do (channelize/pave) it.

Carl: By blacktopping it you will be creating a lot of impervious surface and a lot of runoff.

Dave P: I thought we talked about this and we said we were not prepared to do that, I know we did not have all of the detail then. We were waiting for the County comments.

Andy: If you do put curbing in there you are going to start losing parking spaces.

Peter: That is part of the problem. There are all of these nice little lines on the site plan to show where people should park but there is nothing like this at the site, people park where-ever they want. And what we have heard from Matt is that people work it out. I don't think we would accept that from anyone other than Matt. The Planning Board decided not to act on this tonight and will wait for updates.

The Board would like the *Future Connection to Rail Trail* note taken off of the map at this time.

Anthony Giangrasso, Deputy Building Inspector, informed the Board that the fire escape exits the back of the building onto the property of the Rail Trail.

Dave T: This is existing and it is being repaired in place.

Larry: Where will the air conditioning units be? On his property?

Dave T: We will put in wall units if that is better. I have also added notes addressing the landscaping. The Board anticipates revised maps and resolution next week.

Extended Public Hearings

Hudson Summit LLC 2016 (3 lot subd), 52 Mayer Dr, SBL#95.12-2-7, in R ½ & R1 zone.

The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.

This public hearing has been extended. The Planning Board has some concerns regarding comments heard at the last public hearing. Rich Klotz, Highway Superintendent; Andy Learn, Town Engineer and Anthony

Giangrasso, Deputy Building Inspector have all been out to the site. Andy Learn put a memo together (dated 061616) with a sketch to show where additional catch basins should go. (See attached).

Dave P: I think this will answer some of the neighbor concerns. We will follow up with Dave B. when he returns from vacation regarding additional green space and if there is any.

Dave P. confirmed with Rich K. that access to the pond is sufficient.

Peter B: I know the contract said the developer can subdivide and the Town will take the pond, but it seems like a bit of a stretch to think he can subdivide and also create two extra lots. This had all gone through a planning process that determined a certain number of lots.

Larry: This is where the wells were to be but that ceased to be.

Dave P: Teresa has given us direction on this.

The Board discussed Morris Maintenance Memo dated May 13, 2016. (See attached)

The Board discussed grates being placed over pipes; Andy L. informed that this is not normally done because it becomes a maintenance problem.

Scott: I went out there and looked at this site; there really should be a grate over the inlet. There are neighbors with children.

The Board will make a condition that a grate be placed over the inlet.

New Public Hearings

Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100 & 95.2-2-6.100, in GB zone.

The applicant proposes demolishing an existing commercial office building, previously a residence, and construction of two self-storage buildings with a footprint of 37,100 square feet and total square footage of 89,300 square feet. The proposal includes a phasing plan, with Building 2 commencing construction upon 75% occupancy in Building 1.

The two tax parcels will be consolidated to create one new 8.63 acre lot.

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

Ulster County Planning Board (UCPB) comments were received. (See attached)

Peter B: What was not in the UCPB comments was that they had complimented the Town of Lloyd and their nicely designed storage unit businesses.

Andy L. reviewed some of the updates the applicant's engineer commented on in a memo dated June 7, 2016. (See attached)

Andy: They did a curb delineation, no issues there. To help reduce the amount of waste that would need to be removed they raised the proposed grade. The floor elevation will be raised 1 ½ foot. Last meeting I had spoken with you about the slope inside of the pond; they have changed this back to a gentler slope which is what I was looking for. They have also increased the size of the infiltration system which is more water going underground which is a good thing. We are still working on some of the SWPPP details.

Patti B: In regard to the UCPB access comment; we have it set up right now just as the DOT wanted it which unfortunately grading wise will not work. Right now we show three curb cuts, one being a one way in and one being a one way out (both done by striping not DOT curb cuts). When we are done with this it will be channelized in accordance with their current standards.

Andy: Keep in mind that the county comment may be able to be met in the future by eliminating this access (points to unknown)

Patti: I had a conversation with Chief Miller and he sent me the schematic for the fire truck turn movement. I have made sure that we meet the clearances and avoid obstructions.

Andy: We need to talk about the water line extension. We will need to prepare a Map Plan & Report and that will have to be approved by the Town Board. This could be a condition of approval. The applicant only needs to do a 10" line rather than the 18" line that is already there. Morris will need to review the Map, Plan & Report so the Town Board will have to establish an escrow account for this, separate from what we are doing for the Planning Board.

(The Planning Department will hold the two escrow accounts.)

OPRHP (Office of Parks, Recreation, and Historic Preservation) comments have been received; the Board anticipates SEQRA determination next week.

Old Business

Vieira Sardinha Realty, LLC, Route 9W, SBL#96.1-4-18.241, in GB zone.

The applicant would like site plan approval to construct a 2,100 sq.ft. Dunkin Donuts Drive-thru restaurant with customary appurtenances.

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

Patti: We just submitted the engineering design and SWPPP to Andy (Morris Associates) and will wait for his comments. Interior plan and exterior plan has been submitted.

New Business

New Village View, 1 Grove St, Siteplan SBL#88.69-1-10, 11, & 12, in R ¼ zone.

This project consists of a 13,150 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 33 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

Richard Cantor, the applicant's attorney; Stu Messenger, the applicant's engineer and Anthony Trochiano PE, the applicant's architect were present for the meeting.

This application was previously submitted and it was recommended that it go to the Town Board for a re-zoning and the Town Board voted to re-zone the site to R 1/4.

Mr. Cantor: This is a pre application meeting to show you what we are thinking and to take with us some of your recommendations. The actual application will be put together after tonight.

Anthony T: This project consists of three tax parcels with a total acreage of 1.3 acres. One parcel contains the existing assisted living facility and a two story dwelling as well. The next parcel over contains a two story dwelling and the property next to that also has a two story dwelling. The proposal is to construct and expand the existing assisted living facility to include new bedrooms and a new kitchen and dining facility. The existing facility is 13,660 s.f. with 46 beds and the proposed expansion will add 13,150 s.f. and 34 beds. To accommodate this proposal all 3 lots will be combined to one lot. This will be expanded with additional parking and a second entrance for a better flow through the site.

Mr. Cantor: There was a meeting with the fire chief and Mr. Barton and we are aware of the fire department's concerns (of adequate ingress and egress for firefighting services and interior functioning for fire safety) and we will work to meet them.

The parking is still being worked on due to the sloping grade of the property.

Anthony T: The intention is to make everything flow and be at the same elevation of the new proposed main entrance.

The Board questioned buffering and runoff. Buffering (not yet specific) is shown on the plan and runoff is still to be worked on.

Mr. Cantor: In terms of the parking, we have a ways to go with this plan, but we have a sense that it may be that the amount of parking that your code requires may be more then we will need. So perhaps we will explore with you the concept of land banking some of the parking.

Bill: When we first reviewed this we were considering reducing the parking due to the nature of the business.

Dave P: Some concerns we have heard from the neighbors were about buffering and traffic.

Peter: There was also a certain amount of concerns of the residents meandering around.

Mr. Cantor: That is a sticky one for us. We have full sympathy with the concern but we have to be very careful in terms of the disability act and not limiting people's freedom.

Dave P: There was a problem with a fence. At the Town Board meeting you said you were going to replace/repair the fence between your property and Torsone's property.

The Planning Board will check on this.

The Board discussed the third property and think they would like to have that last house taken down. Mr. Cantor informed the Board that he and the applicants were to meet with the neighbors that evening to hear some of the concerns.

Jeff: Is there landscaping or anything between the proposed parking lot and road?

Anthony T: Yes it will be landscaped. It is not shown on the plan but we intend on putting a landscaping plan together.

Jeff: Where the dumpster is being shown on this preliminary plan, how far is that from the neighboring house? Is this the best location because of the noise and smell? Is there another option?

Peter: Are you meeting all of the zoning requirements?

Anthony T: Possibly not as far as building and lot coverage.

Mr. Cantor: It is our intent to try to stay in the dimensional limits and to comply with the zoning.

The Board suggested keeping the buffering in mind for headlights and wintertime when trees might lose their leaves. They also think talking with the neighbors may be a good idea.

Cusa Builders 6 lot subd., N Elting Corners Rd, SBL#87.1-1-3.200, in R1 zone.

The applicant would like to develop this 23.25 acre of land into 6 residential lots.

The Department of Environmental Conservation has signed off on the limits of the wetlands.

No new updates at this time.

Old Business

Walker, Desmond, 3945 Route 9W, SBL#95.4-1-18, in HBD & R1 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.

No new updates at this time.

Administrative Business

Cusa Jr., Sal, Pancake Hollow Rd.; Subdivision SBL#95.1-1-4.150 and SBL#95.1-1-24.200 in R1 and A zone.

Mike Vitari of Vitari Land Surveying LLC, the applicant's representative, was present for the meeting. The applicant currently has two abutting properties totally 30 acres and proposes to make 4 lots from this.

Mike: We are proposing a private road, something with a road maintenance agreement. They've come to the Board for any suggestions on what they would like to see as far as design and what requirements they need to meet. Mr. Cusa spoke with the Highway Dept. which is why we have the idea of a hammer head instead of a cul-de-sac. We will talk with the Fire Dept. also. There is 40 ft. shown in the back of the property that the old owner had left and we are not sure if Mr. Dufrane (from the County) had wanted that 40 ft. to still be used as an access. If we cannot use this we are showing an entrance off of the hammer head.

Andy: I see a minimum road frontage as 125 ft.

Mike: This is my question; if you come off of the hammer head do you need to have 125 ft. for each dwelling?

Andy: Yes. Keep in mind if you propose a road, you have to build a road.

Mike: If Mr. Cusa needs to build a road he would like to build more lots in here to absorb the costs of building a road.

Mr. Vitari inquired about what would be needed for this size subdivision; topography, Board of Health approval just so he could get an idea.

Andy: This could be challenging, if you have a stream that you have to cross, especially if you get into drainage requirements because than you are talking about something on each side of the stream, buffers, I do not know what class of stream this is.

Mike: There is no class.

Peter: None of it is wetlands?

Mike: No. We looked into that already. There are no wetlands and there is no class to the stream. The Board suggested Mr. Vitari speak with David Barton the Building Department Director.

-PRD Discussion

During the Town Board public hearing for the PRD two comment letters were received. (One from Mrs. Caswell and one from Mr. Martorana) Dave P will forward them to the Planning Board members. He will also send the Board members the PRD draft with Teresa's comments. The Board will discuss this at next week's meeting.

-SOLAR

The Board discussed the Model Law for Solar and will continue to review the Model Law for solar. The Board discussed Bill's draft of Solar Ordinance (See attached). The Board will continue to review SOLAR.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. 7:25 pm