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**WORKSHOP MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, August 18, 2016**

**CALL TO ORDER TIME:** 5:30pm

**PLEDGE OF ALLEGIANCE**

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

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**New Public Hearings**

**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.

Louis DuBois, the applicant’s representative, was present for the meeting.

The Board reviewed a comment letter from Andy Learn dated July 26, 2016.

Andy: Mostly I would like to see the building calculation provided on the subdivision map.

Lou D: It is there.

Andy: It is on the map, okay. I asked to show the 100 year flood plain on the plan so that everyone is aware of that. I am not sure if any proposed grading is necessary for the driveways or the septic systems but if that is necessary I would like to see that.

Dave P: Is there any?

Lou: No. It is flat with a general slope.

Andy: Okay. The other big one was that the erosion & sediment control plan needs a few things added based on Town requirements.

The Board had no additional questions.

The public hearing is to be held next Thursday, August 25, 2016 at 7:00pm.

If the public hearing is closed next week the Board will consider a conditional approval.

**Faison, Donnell, 22 Tano Dr, SBL#87.20-1-15, in R1/4 zone.**

The applicant would like approval for a 767 square foot accessory apartment in his existing home.

This application was reviewed; the Board had no additional comments.

The public hearing is to be held next Thursday, August 25, 2016 at 7:00pm.

Brad Scott recused.

**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.

This application was reviewed; the Board had no additional comments.

The public hearing is to be held next Thursday, August 25, 2016 at 7:00pm.

**Old Business**

**Vieira Sardinha Realty LLC (Dunkin Donuts), 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.

Revised maps have been submitted dated August 2016.

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

The Board received copies of the follow up letter submitted by Brooks & Brooks dated August 5, 2016.

Andy Learn did not yet submit a memo for the applicant's most recent submission but he did review his own draft of revisions he would like to see updated. Andy will circulate an updated memo.

Discussion on comment letters;

Patti B. has sent the layout to the fire chief, water/sewer administrator and she spoke with and sent a letter with the plans to the Town Highway Superintendent and told him the plan is down to a 7% grade. She has asked for his input and has not gotten any comments back yet.

Andy: There is a letter from OPRHP saying that they are good to go. Comment number 4 has to do with a conceptual plan.

Patti: At this time we are talking about having one additional pad. Because the soils are so poor the engineer is thinking that he is going to need about 25% of the site. We were hoping to get three pads but we are not sure that this is possible because of the soils.

Dave P: What did you base this on, a retail thing?

Patti: Yes. I met with Dave Corrigan, (NYS Department of Transportation) on the site and what he is most concerned about is the signage. There is a line for the turning lane into the shopping plaza and there is a right turn only sign which will be moved up for the shopping plaza, so that people are not confused. Dave Corrigan was happy with the distance between this entrance and the turning lane.

Andy: Is it intended that this will be a shared access with future development.

Patti: Yes. After meeting with Dave Corrigan he said we could definitely do this.

Andy: There are a few places that the grading is still a little steep which I would like to see adjusted to 3(H):1(V) or 2:1 at most.

Andy: Another concern is the proposed grass bypass swale along the toe of the proposed retaining wall, calculations should be provided to prove that the proposed retaining wall can be constructed without resulting in discharge across the northerly property line.

Patti: If need to be we will have to slide everything slightly, there is room enough to accommodate that.

Andy: Spot grade elevations should be added to the plans where the potential exists for ponding along the proposed curb line. Also related to curbing, there is not any curbing around the drive thru and I am just worried that cars will cut the corners, as they drive around, which will result rutting of the soil. You do not have to add curbing, maybe stones, pavers or the pea gravel that is shown on the bioretention detail.

The Board suggested this to go around the whole area.

(Previous discussion is based off of Andy Learn's comment letter dated August 19, 2016, which is attached.)

Andy: In general there are a lot of construction terms that need to be added to the plans for sidewalks and what few curbs that they have.

Patti: We are still missing some message/menu board detail from the site plan, which we will add onto the plan.

Andy: I still have not been able to address the stormwater.

Patti: We are still waiting for them (Brinner and Larios PC) to complete the SWPPP. I hope to have it by next week.

Bill: I am correct in saying that 99% of what is pending is water flow?

Patti: Correct. I hope and believe that at this point in time the design and the details are complete enough to at least have a public hearing, so that we could see if there are any other issues from the general public.

Carl: Do we know how much this project and the pad next to it will impact Argent Dr. and Bridgeview Plaza?

Patti: Yes. We did also get a comment letter back from Department of Transportation (DOT) as part of the circulation which is standard on what they want in a traffic study. Creighton Manning has been hired and they are working on that at this point in time. DOT does not even want the application until we have the traffic study complete.

Carl: I mention it because we are going to have a public hearing and we do not have that piece of information yet, in the event that someone from the public wants to raise that issue.

Patti: I would hope that we would have it by then.

Peter: There are many reasons why we need to understand the second potential use, even the Environmental Assessment Form (EAF).

Dave P: We can still open the public hearing and extend it if we have to. I do think it is good to get the public input early.

The Board anticipates setting the public hearing next week for September.

Brad Scott returned to the meeting.

### **Extended Public Hearing**

**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.

The Board anticipates applicant's map revisions.

No additional information at this time.

### **Administrative Business**

The revised PRD (Planned Residential District) was approved last night at the Town Board Meeting. Dave P. thanked the Planning Board for all of their help on it.

### **Solar Review**

There is still a moratorium on Commercial Solar for a few more months.

Bill O's latest revision on Solar will be circulated to Board members

Bill informed the Board on a seminar he attended on Wind Power, adding that wind power is growing very quickly.

Dave B informed the Board: In 1997 a study was done in the Town of Lloyd and other Hudson Valley communities to test whether our ridges were appropriate for wind. Typically it would require a sustained 7 knot wind, even to turn the rotors, and we do not have it.

Bill: It turns out it is more efficient than solar panels. People are going to try it because it is very green.

Dave B: We should probably relook at the language in our code which has things like consideration for view shed, so we would not allow them across the top of the mountain.

Bill: And this is where height becomes very important.

Dave P: Are there any in Town?

Dave B: There was one applicant on North Roberts Rd. who has his own pole, his application was sent to the ZBA and they gave him a onetime pass.

The Board will continue to research wind power.

There is an open house at Barton & Loguidice, P.C. down in Newburgh, on September 14<sup>th</sup> for those who are interested.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Carl DiLorenzo. All ayes. 6:10pm