

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

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Date: _____

MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, August 25, 2016

CALL TO ORDER TIME: 7:00 pm

PLEDGE OF ALLEGIANCE

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

New Public Hearings

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.

Mr. Faison was present for the meeting.

The Board reviewed this application and with no changes made to the plan, had no additional comments.

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

There were no public comments.

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

The Resolution of Approval was read into the record.

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

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.

Applicant, Paul Cusa was present for the meeting.

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

The Board has not heard from the Ulster County Planning Board as of yet. If there are comments the applicant will take care of them and this will become a condition of approval.

Andy: One comment that I have not mentioned is that there seems to be a Central Hudson easement that runs along the road, you might want some sort of documentation on whether Central Hudson has any issues with putting driveways through that easement.

Paul C: They don't and I will submit a copy of that.

Andy: The buildable acreage calculations are there, so I guess that is okay. Another thing I had mentioned was about the 100 yr. flood plain which probably coincides with the wetlands in the back.

Lou: It does. It is almost exactly to the foot.

Andy: The plan should note, at least, that the 100 year flood plain is back there. And according to Lou the area is flat so there is not going to be any grading to show for the driveways. I was also looking for a typical driveway construction detail.

Paul: I met with Rich Klotz and he said we would handle on a per driveway basis.

Andy: The only other information I would ask is that there be additional information on erosion and sediment control. We are going to need an NOI and a MS4 acceptance form and these can all be conditions. I also think the limit of disturbance should be noted.

Lou: I drew up the limit of disturbance for the building inspector and he will be using it for his permits.

The Board made a list of conditions for conditional approval being:

- 1) \$2,500.00 recreation fee for each new lot.
- 2) Filing of an NOI and MS4 acceptance before issuance of building permits.
- 3) 100 yr. flood plan notation
- 4) Document from Central Hudson approving use of easement.
- 5) UCPB comments to be handled by Lou DuBois and Dave Barton.

There were no additional Board comments.

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 Fred Pizzuto, seconded by William Ogden. All ayes. The Resolution of Conditional Approval was read into the record.

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by William Ogden. All ayes. (Resolution attached.)

Brad Scott recused.

Nicki Anzivina stepped into the meeting.

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.

Wesley Walker was present for the meeting.

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

The Board has reviewed this a couple of times and has agreed to override the Ulster County Planning Board's recommendations.

A **Motion** to open the public hearing was made by Fred Pizzuto, seconded by Carl DiLorenzo. All ayes. There were no public comments at this time.

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

A **Motion** to accept this resolution was made by William Ogden, seconded by Carl DiLorenzo. All ayes. (Resolution is attached.)

Set Public Hearing

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

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

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. The Board received a copy of a memo from Morris Associates dated Aug. 19, 2016. This is the official memo of what Andy Learn had discussed at the last meeting.

Patti B: The applicant did not realize that the engineer did not propose everything as being curbed and the applicant wants it all to be curbed. The engineer broke it down for me to show the water flow will not be interfered by the curbing. The curbing is a pretty substantial change and I just wanted to make mention of that before the public hearing. The engineer did not want to finalize the SWPPP until he knew there were no more changes. The other issue is Mario, the applicant, was very stressed about putting the space in the parking area back down to 20'. He has 16 other stores and they all have the 24' of space between the parked cars, he knows what he needs to make the site work.

The Board discussed the parking area, having the main concern that the traffic in the lot continue to stay as one way.

With additional signage and lane markers the Board was comfortable changing to a 24' distance between the parked cars. The pork chop area will be made bigger and better.

Patti: The traffic study will be submitted after Labor Day. Only the adjacent owners will be part of the study. Patti reviewed some of Andy's concerns (grading, ponding) with the applicant's engineer and he informed Patti that because the retaining wall is going in the area will be as flat as or flatter than it is now. Water will be intercepted so that it does not leave this parcel.

A **Motion** to set the public hearing for September 22, 2016 was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

(See resolution attached.)

Brad Scott returned to the meeting.

Nicki Anzivina stepped down.

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.

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

Administrative Business

An audience member from New Paltz had some questions about the Highland Assisted Living at Village View project. The Board informed him that they have not received any new information and the public meeting will be noticed in the paper and on our website.

Solar Review

The Board reviewed a revised draft of a *SOLAR ORDINANCE* drafted by Bill O.

Draft ordinance is attached; this is still a work in progress.

The Board discussed allowable square footage for residential roof installations, ground mounted solar panels, setbacks, and when should solar panels require a Special Use Permit.

Bill O. will revise this draft and that will eventually be melded into the sample Model Law.

Minutes of Approval

A **Motion** to approve the meeting minutes, as amended, of the July 21, 2016 Planning Board Workshop was made by Lawrence Hammond, seconded by William Ogden. All Ayes with Brad Scott abstaining.

A **Motion** to approve the meeting minutes, as amended, of the July 28, 2016 Planning Board Meeting was made by William Ogden, seconded by Lawrence Hammond. All Ayes with Carl DiLorenzo abstaining.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by William Ogden. All ayes. 8:11 pm