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WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, September 15, 2016

CALL TO ORDER TIME: 5:30pm

PLEDGE OF ALLEGIANCE

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

New Public Hearings

Vieira Sardinha Realty, LLC (Dunkin Donuts), Route 9W, Siteplan; 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.
A Traffic Assessment was submitted.
Dennis Larios of Brinnier and Larios PE, the applicant's engineer, was present for the meeting.
Dennis: I am working with Patti Brooks on certain components of this. Revisions to the site grading and SWPPP information were done. Andy Learn had some concerns so I met with him and have made about 90% of the changes on the maps submitted (rev. 9/15/16). I expect to deliver this completed next week.
Andy L: I have not had a chance to review this plan yet but just looking over it, it looks like they have done a lot of work on it.
Dave P: Between now and next week you will do another review on it?
Andy: Yes.
Dennis: You may think this is a simple little lot and a simple little building but it has a huge slope to it and to make all of the grades work, collect all of the stormwater, and treat all of the stormwater coming off of the state highway is complicated. Any change with the plan and we have to rerun a very detailed model through the HydroCAD program; so we did not want to make too many changes too quickly. Andy had some initial concerns on how steep the grade was going to have to be down to the adjoining property owner so we put in a retaining wall (2 ½ ft. to 4 ft. high) with a guard rail along it. We show a lot of detail for the three stormwater treatment areas on site.
Dennis submitted a Post-Development Watershed Map and a stormwater summary for Dunkin Donuts.
Peter: Have you seen the Ulster County Planning Board (UCPB) comment about the entry from 9W?

Dennis: No. It is kind of the whole team's issue but I do know that Patti has met with Dave Corrigan of DOT and I met with Dave Corrigan of DOT.

Peter read from the UCPB comment as follows: *The County supports the proposed right-in-only access to the property, but notes that a portion of the parcel is slated to future development.*

Peter: So they want to know if the proposed right-in-only access is the only means of access for not only this but all other future development.

Andy: They may have another ingress/egress on the cul-de-sac, but the highway is just going to be the one.

Dave P: As long as Andy is okay with the stormwater I think the rest of us will be okay with the plan. Next week is the public hearing and I am sure there will be some questions on stormwater, and there will be questions on the traffic.

Andy: It looks like based on the additional trips, the analysis result is that there is basically no change.

Dave asked Dennis if he could check with Patti to see if the Traffic analysis took in the full build out of the site.

Jeff P. questioned tractor trailer turning radius on site.

Andy: Patti had the turn radiuses and that is how this Dunkin Donuts site was established.

Dave P: Patti was changing the radiuses for the fire trucks. We will check on this next week.

The Board had no additional questions.

The Board suggested that Dennis come for the public hearing next week.

New Business

Marreiros, Antonio, 15 Bell Dr, Lot Line Revision, SBL# 88.17-6-20 & 19, in R1/4 zone.

The applicant would like a lot line revision of .05 acres. The applicant's father and owner of property 36 Bell Dr., who lives across the street, has property which traverses the street and crosses into 15 Bell Dr. The applicants would like to make a lot adjustment so that the property of 15 Bell Dr. reaches the street.

Mr. Marreiros was present for the meeting.

The Board reviewed maps dated 12/18/15 revised 09/12/16. The Board agreed with the revision and anticipates setting the public hearing next week for the October 27, 2016 meeting.

Andy L. had a concern about the Town having a right of way on this property. It was requested that Rich Klotz, Highway Superintendent take a look at the map.

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

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. Eight 2 bedroom and twelve 1 bedroom apartments are proposed.

Ethan Jackman, the applicant, was present for the meeting.

Ethan informed the Board that the property in question is eligible for Adaptive Reuse. The permitted uses in this section of the code are retail businesses, service businesses and apartments. Density requirements for apartments are waived because of critical community benefits and mix of uses is allowed.

Ethan: We would like to convert apartments. The proposal is for adaptive reuse in the existing building. We will not take this down. I have discussed this with Dave Barton and discussed it with an architect and they both said this is doable. An additional parcel that I own will be combined with this lot (lot line revision) and will be used for parking, no additional construction will be done on this parcel.

The Board discussed the location of this proposal and the condition of the bridges.

Dave P: You would like 20 apartments will this be one story or two story apartments?

Ethan: Two story.

Dave: What type of apartments are they going to be? High end or low end apartments?

Ethan: I am glad that you asked that because a lot of people are concerned about that. These are going to be very high end apartments. We think there is a market for people who are interested in being close to the rail trail. I do not have them tonight but the architect plans are coming. The first floor apartments have both a patio area and grass area and it is anticipated that the apartments on the upper floor have balconies. These are not intended to be low income or affordable housing.

Bill: What is the square footage of these apartments?

Dave P: Even with adaptive reuse I do think there are restrictions on apartment sizes. The minimum for a one bedroom would be 700 sq. ft., 900 sq. ft. for a two bedroom and 1050 sq. ft. for a three bedroom.

Ethan: I hope to have the plans for next week's meeting.

Peter: I am not sure if the County is correct but they have this building being built in 1977.

Ethan: This is the newest of the buildings; I'd say 1977 is reasonable.

The Board discussed ingress and egress from the site. An option for ingress/egress was to use Linwood Ave. as the entrance and the bridge out to Vineyard Ave. as the exit. Tremont Hall has an easement to cross over the rail trail.

Ethan: In discussion with the neighbors their preference would be that traffic not use Linwood Avenue. The bridge off of Vineyard Ave. is wide enough for two lanes of traffic (about 20ft.). The other consideration with the traffic flow is that the Town of Lloyd asked for an agreement to open that bridge and pathway for pedestrians and bicyclist to have easier access to the rail trail. We did grant that agreement to the town in the nature of a license agreement, it is not an indenture. I made that agreement because I thought it was good for the Village and Town residents. That agreement could be terminated and we could use the driveway and that bridge solely for two lanes of traffic.

The Board discussed the plan and the road.

Peter: I visited the site and came in using Linwood Rd. I can appreciate the people living on Linwood being concerned, even though it is a town road it is very narrow.

Ethan: It does not matter to me. We could come in and out over the bridge and not have any of the traffic using Linwood Rd.

The Board will go and visit the site.

Dave P: I know what this is zoned for but personally I would like to see mixed use especially on the walkway.

Ethan: That is probably going to come when I develop the other parcel.

Dave P: Patti Brooks is the surveyor and she will know all of the requirements we want to see on the site plan.

Peter: Understanding what the building is about I assume there is a certain kind of sleight of hand calling this converting this building because when the new building is done and it meets code, there won't be a shred of anything left of the old building.

Dave P: Maybe we need some clarification from Dave or Terresa, what constitutes how much of the old building you have to use?

Ethan: The structural members that are there will still be there. There will be new siding. We will be keeping the structure in its entirety. We will not be lifting up the roof; the two floors will fit in the existing building. The Board anticipates the architectural draft.

Andy: I see sewer manholes, is there a water source that comes to this building right now? If so where does it come from?

Ethan: There is not a water source right now. The option is to either come from Vineyard Ave. or to extend the water line on Linwood. Ave.

The Board appreciated the presentation and anticipates updates for the next meeting.

Extended Public Hearing

Jeff Paladino recused.

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 reviewed maps with a revision date of 9-6-16.

Andy L: They show the catch basins are exactly where we asked them to put them on the map but there are a couple of things going on with elevations. On the existing line the slopes are flipped, the ins and the outs are backwards.

Dave P: When we went up to look at the site it does not match the map. We either have the wrong map or the as built does not match the site plan we are looking at.

Andy: The numbers are not adding up which leaves me with some concerns. They show the catch basins where we asked but we can't build it the way the numbers are right now.

Peter: I am still the lone holdout, I read the document that Bob Shepard signed and all I see it tell me is that he can subdivide off the parcel he wants to give to the Town; it does not say anything about making two other lots.

Dave P: We clarified that with Terresa B. and Sean M. and we need to take legal advice on that. The Board discussed the old agreements made between the Town and the developer.

Andy L. will write up a comment memo.

Jeff P. returned to the meeting.

Sign Review

Crossfit - 10 Commercial Ave. SBL#88.17-9-5.100

Tracey Baker the new owner and applicant for Crossfit, was present for the meeting. The Board reviewed the proposed sign which will be 25 sq. ft. and where it will be placed on the building.

The Board liked the sign and anticipates approval at the meeting next week.

Informational

Jeff P. has been working with Ray Jurkowski of Morris Associates and John Storyk with the Walkway, who are proposing a capital improvement job near the main entrance of the Walkway. (A small draft of the proposal was distributed to the Board.) This is a conceptual plan and, as you can see, it brings in a bus turn-around loop and also availability for parking three buses if necessary. There is a little shelter and some benches so people can wait for the bus. They were also able to add about 20 parking spots. This realistically would not be done until 2018, when other work is completed.

Solar

The Board discussed inspection guidelines for solar, possibly making a living document so that inspections could be made annually to commercial properties. The Planning Board would like to try to get a first draft of the solar law to an attorney for review by next month. The Solar Moratorium that is in place could be extended if needed.

Bill will continue to work on the draft.

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

6:43pm