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By: _____
Rosaria Peplow, Town Clerk

MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD
Thursday, April 27, 2017

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

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

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

Set Public Hearing

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 an 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 24 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

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.

This application is for site plan approval and lot line revision.

Revised plans have been submitted.

Rob S: The Board has had part 1 of the Environmental Assessment Form for quite some time. It was originally drafted in July 2016 and revised in October 2016 so that has been circulated. From that part 2 was generated for each potential impact and asks whether or not it will occur. If it might occur then what are the relative magnitude of various impacts of study. Part 3 is generated for initial determination of significance followed by the negative declaration and the resolution. Essentially the Board's engineer recommended the issuance of the negative declaration of significance. If the majority of the impacts considered in Part 2 do not exist or if they do exist they are in the no to small impact range. Those that are in the no to small impact range are described in greater detail in the Part 3 determination of significance of the negative declaration itself. The negative declaration includes a point by point breakdown of Section 617-

7 of the SEQRA regulations which set forth criteria determining whether or not there may be a significant adverse impact.

Dave P: I know the last discussion we had on this was with Andy Learn last week at the workshop where he was satisfied now with where they put the drainage ponds. It looked like to us that there is actually less water using the site now than there was prior. That was good and I have no further questions.

Peter B: I happen to see John Beck, Torsons Funeral Home, and asked him if he saw the catalog cut for the fence that is being proposed. He said he did and that it looked fine but he thought the fence was going to go the whole back length. If you look at the plan you'll see it only goes as far as the end of the current building.

Dave B: Someone came into my office today from Torsons and asked for one more panel. So we asked for the applicant himself.

Dave P: It is on top of the hill then?

Dave B: One more panel would resolve the issue.

Dave P: The map will get changed to add the additional panel. I think we can move on and set the public hearing and then this would go back to the Zoning Board on May 11th.

Dave B: The variance has not been satisfied yet.

Dave P: The Zoning Board had to wait for our SEQRA and then they would assess the variance which will be before the public hearing.

Dave B: Everything has been circulated. They did create a map that shows the turning radii. The Fire chief will make comments next week.

Dave P: I don't remember there being any issues and comments concerning that.

Dave B: Ultimately we can't always wait for an interested agency because it could take eight months.

Dave P: When we circulate it I thought there was a timeframe.

Dave B: It's usually thirty days. We've tended to make allowances in the past.

Peter B: Yes we would like to move it forward but not ideally without hearing what they have to say.

Dave B: True, but it's too long when you get to the 6-8 month mark.

Carl D: If it gets to be that long then maybe the Town Board should get involved.

Dave P: We will go ahead and finish the SEQRA so it can go to the Zoning Board. We will send the Fire Department that their comments should be in because they have been in receipt of it for six months. Maybe in the future we say it has to be thirty days. We are going to move forward with this resolution.

The Board is waiting on hearing from the Zoning Board of Appeals.

The Board anticipates the public hearing to be set for the next meeting.

The resolution of Declaration of Non-Significance and Set Public Hearing was read.

A **Motion** to accept the resolution of Declaration of Non-Significance and Set Public Hearing was made by Carl DiLorenzo, seconded by William Ogden. All ayes.

Old Business

Health Quest, 514-520 Route 299, Site Plan SBL#87.1-3-33.100, in R1\2 zone.

The applicant is proposing to remove the existing building and driveway and construct a 15,000 square foot medical office building with parking, drainage, onsite septic and water supply.

The site consists of two parcels that will be combined to a 5.6 acre lot.

Revised maps have been submitted.

Elevations have been submitted. 04/24/17

The Applicant's architect was present.

Dave B: Is the Board satisfied with the landscaping because that was one of the comments Andy Learn had made. He suggested more landscaping.

Bill O: Particularly behind it.

Applicant's architect: There is a fair amount of screening out there already but they could put more trees in. Andy Learn asked for more trees in the parking lot but one of the things the clients complained about is blocking the view of the building because it sits so far up on the hill.

Dave P: I think they are every 35 feet because that is what's in the code.

Applicant's architect: We may have to request a waiver from that because as you can see from this perspective view, which is from the driveway entrance on Rt. 299, the building is already somewhat obscured where we had to put it on the site to get the driveway grades where we wanted them. We don't want to put trees in here that will further obscure the building and the sign on the building. We have low shrubs and such to screen any cars and such but we did not want to put any more trees that would screen the building itself.

Dave B: What about screening on this side of the parking lot?

Applicant's architect: That would additionally screen the building but we could put some trees on the other side of the parking lot.

Andy Learn's comment #6 - the Parking Lot Layout and Landscape Plan should be revised; specifically all parking spaces should be located within forty feet of a shade tree, a ten foot wide landscape structure be provided around the perimeter of the parking lot. Shade trees should be provided around the perimeter of the parking lot spaces and no more than 35 feet on center.

Applicant's architect: I think that is a lot of trees, is there some way we could compromise on the amount of trees? Is that a standard that this Board has the ability to waiver?

Dave B: Yes, they can do that.

Dave P: Is there a way to put some lower landscaping and maybe not every thirty five feet?

Applicant's architect: Our biggest concern is the visibility of the building.

There was a discussion of the landscaping. The Board anticipates working with the applicant to revise the landscaping. The applicant will provide a revised landscape proposal at the next meeting that the Board will review.

Barry Medenbach, applicant's engineer: I don't think there is any legal requirement for an archeological study. It's an expensive item and I know it's been deemed a sensitive area. If we hire an archeologist they will have to do "digs"; they will not just give you a letter. It's been disturbed before, however, so we were hoping the Board give us some latitude as far as the archeological component.

Dave B: A full environmental was done at Lowes, they dug 100 holes on the site and nothing was found. Properties can just fall within the radius of a sensitive area.

Barry M: It is in the environmental assessment, is it possible for the Board to waive it?

Dave B: What we could do is take it under advisement and ask the applicant to satisfy the concerns that Andy Learn had on his list, while we check on the archeological aspect.

Dave P: We can discuss it with Andy Learn. I think we could write the SEQRA based on Lowes and the history of the site but I would like to discuss it with Andy Learn first before a decision is made.

Dave B: Andy has been working with them closely on the drainage. I will talk to Andy tomorrow and get his thoughts on the archeological aspects.

Bill O: Will there be shielding on lights?

Applicant's architect: Yes, we have a one hundred percent shielding on the lights, it will be all dark sky. We have also looked at the site and determined that when the building is not occupied at night the entrance lights can be shut off. The side light we still want on. The building on the back side we would still want dimmers as security.

Carl D: Will there be road access in the back of the building?

Applicant's architect: No, there is an entrance door for service and then the pump station will be there. There will be some equipment in the back.

Carl D: Did you check out the fire truck turn around with New Paltz fire department?

Applicant's architect: Yes.

Carl D: I still would like you to contact the Highland Fire Department.

Applicant's architect: They planned on doing that.

Carl D: They may want to get behind the building in case of an emergency.

Barry M: I think the way the code is written the trucks need to get within 150 feet of anywhere around the building. They will be able to access the back by the two ends of the building. The other is a single story structure so they don't need ladder access. There are sprinklers in the building, storage tank and a booster pump.

Dave P: Then Andy would still need to write up the storm water and erosion.

Barry M: As far as procedurally, are we ready to send it to the county yet?

Dave P: I think we have to go through the comments and the storm water. Maybe next month we could.

Barry M: We would like to satisfy any comments and perhaps next month set a date for the public hearing.

Dave P: We could probably set the public hearing in June.

Dave B: SEQRA determination will be before the public hearing or can be done the same night.

Dave P: Do we need the County comments for the SEQRA?

Dave B: No, they prefer to have our review first. We send it to the County after the Negative Declaration.

Peter B: What about the NYSDOT?

Barry M: We sent it them and I don't anticipate a problem. Did you send a notice of lead agency on this?

Dave B: It is an unlisted action.

Dave P: What we should be able to do at next meeting is get everything satisfied except the Negative Declaration, then set the public hearing and circulate it to the County. We may possibly get the comments back from the County sometime in June.

The Board anticipates completing the Negative Declaration then setting the public hearing at the next meeting.

**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. Revised plans have been submitted.

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

Andy Learn of Morris Associates submitted his comments.

Dave B: Comments from the Fire Chief will come next week.

A suggestion was made to schedule a meeting with the fire department to address any issues of concern.

Dave P: If the fire department is going to submit their comments by Tuesday then maybe they could be present for the workshop meeting.

Dave B: I will invite the fire chief to the workshop meeting.

The Ulster County Planning Board suggested a walkway down the driveway. The Board compromised with having the driveway wider and striped to accommodate walking and bicycles. They would like to see that on the new site plan.

The Board would like to hear the comments from the fire department.

The Board reviewed and completed Part 2 of the Short Environmental Assessment Form.

A resolution of Declaration of Non-Significance and Set Public Hearing was read.

Any comments concerning changes from the fire department can be added to the resolution at the discretion of the Board.

A **Motion** was made by William Ogden, seconded by Peter Brooks for the resolution to establish a Negative Declaration and set the public hearing for Thursday May 25th, 2017 at 7:00 PM. All ayes.

The Board discussed possibly increasing the square footage of the apartments and will review the issues concerning that at the next workshop meeting.

Savino, JoyAnn, 131 South St, SUP SBL# 87.3-5-32, in A zone.

The applicant would like to add a 442 square foot accessory apartment above her existing garage. Her residence is in the Agricultural Zone. The A zone requires a minimum of 2 acres. Ms.

Savino's lot is pre-existing non-conforming with .82 acres.

Ms. Savino is requesting lot area relief of 1.18 acres from the Zoning Board of Appeals

The Board anticipates a new updated drawing of the plans. No new information at this time.

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

The applicant has recently been approved by the Planning Board for a two lot subdivision of his 17.143 acre parcel of land.(This has not been filed yet) 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. He revised his maps to add a lot line revision.

Dave B: This is new Dakota Fields as they are looking for a subdivision plus a lot line revision.

Dave P: The Board already approved their two lot subdivision and now they are doing a lot line revision. The maps have been revised to include the lot line revision.

Dave B: The map has not been filed so they need a public hearing on it and also because there is a second party involved for the lot line revision.

A resolution was read to set the public hearing for a 2-lot subdivision and lot line revision.

A **Motion** was made by William Ogden, seconded by Larry Hammond to approve the resolution to set the public hearing on Thursday May 25, 2017 at 7PM. All ayes.

New Business

Beer Universe, 1-3 Haviland Rd., Siteplan SBL#96.1-1-29.100, in GC zone.

The applicant would like site plan approval to construct a retail store for his Beer Universe business. The retail/service will be 5,750 sq. ft. and the warehouse-wholesale sales/storage portion will be 1,000 sq. ft. The applicant is proposing 24 parking spaces, creating new sidewalks and site landscaping.
No new information at this time.

Administrative Business

Watson, David, 10 Bellevue Rd, WBOD SBL#88.17-2-36.120, in R2 zone.

The applicant would like to add a 24' x 24' 2 car garage / carriage house on his property which is in the Waterfront Bluff Overlay District.

Mr. Watson is requesting a front yard setback variance of 13'.7" from the Zoning Board.

No new information at this time.

Sign Approval

Smoke Shop of Lu INC, 3650, Route 9W SBL#96.29-2-39.240, in PUD zone.

Applicant would like to install a new sign in the window of his business.

A **Motion** was made by William Ogden, seconded by Nicki Anzivina to approve a 24" illuminated channel letter sign. All ayes.

Minutes to Approve

A **Motion** to accept the minutes from the March 16, 2017 Planning Board Workshop was made by Fred Pizzuto, seconded by Peter Brooks. All ayes.

A **Motion** to accept the minutes from the March 23, 2017 Planning Board Meeting was made by Fred Pizzuto, seconded by William Ogden. All ayes.

As per William Ogden's suggestion, the Board informally discussed increasing the minimum square footage for an adaptive re-use which is presently 750 sq. ft.

A **Motion** to adjourn was made by Peter Brooks, seconded by Carl DiLorenzo. All ayes. 8:30pm