

**MEETING AGENDA**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, July 26, 2018**

**CALL TO ORDER TIME: 7:00pm**

**PLEDGE OF ALLEGIANCE**

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

**OFFICIALLY OPEN THE MEETING**

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**Extended Public Hearing**

**MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110 & 88.17-6-16.110, in GMU zone.**

*Dollar General / Multifamily*

*Development project of 21.7 acres of land along Route 9W. The applicant desires to take three lots (SBL: 88.17-6-15.11, 16.11 and 25.11) and subdivide and lot line revise those lots into seven (7) lots. Lot 1 will contain the existing Trustco Bank, Lot 2 will contain an existing Burger King, and Lot 3 will contain a proposed Dollar General retail store. Lot 4 will contain an existing retail and apartment buildings and the existing pond parcel will be Lot 5. Lot 6 will be a small vacant lot fronting on 9W with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.*

*A full environmental review under SEQRA was completed.*

*Revised subdivision plan with EAF and Preliminary Site Plan submitted.*

*Lead Agency notice sent 01.24.18*

*Revised Pond Outlet Plan and revised draft of SWPPP (Storm Water Pollution Prevention Plan) with new water flows off the site submitted.*

*Analysis of the water flow to the existing 21" CMP pipe near Christopher Avenue submitted.*

*Abutting property owners were notified and attended an informational Planning Board meeting on February 22, 2018.*

*Revised Hydro CAD calculations, revised drainage area maps, and revised Pre and Post-Development Runoff Rate Comparison have been submitted.*

*Two Environmental Phase I reports submitted.*

*Revised 03.19.2018 Site Plan and SWPPP (Storm Water Pollution Prevention Plan) with revised runoff reduction volume totals submitted.*

*New site plan maps, a revised EAF, and a current SWPPP submitted 03.22.18.*

*New site plan maps submitted 04.16.18.*

*UCPB Recommendations received 04.19.18.*

*Smit Environmental Services, LLC, Report Review, Environmental Assessment, Proposed Lloyd Sewer Easement submitted 05.17.18.*

*Moriello Memorandum addressing SEQRA issues received 05.22.18.*

*Medenbach & Eggers revised waiver letter received 05.23.18.*

*Medenbach & Eggers revised waiver letter received 06.21.18.*

*The Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 05.24.18.*

*Medenbach & Eggers response to UCPB recommendations letter received 06.21.18.*

*The public hearing was opened June 28, 2018.*

*Applicant is concurrently seeking an area variance for side yard parking in the GM Zone from the ZBA submitted 07.11.18. The public hearing for the ZBA application will be on 08.09.18.*

*Michael Moriello letter addressing public hearing comments from the 06.28.18 meeting received 07.19.18.*

## **New Public Hearings**

### **Cusa, Paul - 2 Lot Subdivision, 539 N Elting Corners Rd., SBL# 87.1-1-3.260, in R1 Zone.**

*Applicant's parcel is part (Lot 6) of an approved subdivision on North Eltings Corners Rd by the Planning Board on September 19, 2016. Applicant proposes to subdivide Lot 6 into two lots, Lot 6A (lot approved in 2016) and a new lot 6 B with a new house, septic, and well. The proposed additional lot (6B) has an approved septic by Ulster County Department of Health. The wetlands were delineated in the original 2016 submission and is still valid for the additional lot.*

*The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on 06.28.18 for the July 26, 2018 meeting.*

### **Rizzo/Schmitt - Lot Line Revision, 181 Lily Lake Rd, SBL # 87.2-2-1.110, in R 1 Zone.**

*Applicants Stephen M. & Marcianne Schmitt, 243 Hawleys Corners Rd, tax map SBL: 79.4-1-32.210 proposes to convey and combine 10.71 acres to lands of Eugene J. & Rena C. Rizzo, 181 Lily Lake Rd, tax map SBL: 87.2-2-1.110. Properties are located within the R-1 zoning district. Resulting acreage: Lands of Schmitt, 22.85 acres and Lands of Rizzo, 21.80 acres.*

*The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on 06.28.18 for the July 26, 2018 meeting.*

### **46-48 Front Street Owners / 7 Lot Subdivision, 96 North Road, SBL# 88.1-4-8.220 in GB Zone and R ½ Zone.**

*The applicant proposes subdivision of parcel (88.1-4-8.220) into 7 lots. Lot 1 (0.50 acre) will contain an existing single-family dwelling. Lot 2 (0.50 acre) is vacant. Lot 3 (1.8 acres), Lot 4 (1.8 acres) and Lot 5 (9.08 acres) will be created in the R ½ part of the principal subdivided lot. Lot 6 (8.12 acres) will be created in the GB portion of the principal lot, and Lot 7 (15.22 acres) will be created and have both R ½ and GB zoning. No proposed uses are suggested at this time.*

*The public hearing is set for July 26, 2018.*

*Response letter to Morris Associates 06.28.18 comments received 07.11.18.*

*New Subdivision Plan Maps received 07.11.18.*

*The Planning Board set the public hearing (contingent upon reviewing the EAF at the 07.26.18 meeting) on 06.28.18 for the July 26, 2018 meeting.*

## **Old Business**

### **ADC Ulster, LLC-Falcon Ridge Subdivision, 301 Upper North Rd., SBL# 80.3-1-18.110 & 80.3-1-31, in R1 and LI Zone.**

*The applicant proposes to develop a Residential Conservation Subdivision of existing tax lots SBL's 80.3-1-18.11 and 80.3-1-31 with frontage along Upper North Road and North Chodikee Lake Road. The site is within the Town's water district and is proposed to be served with municipal water. The site is not within the existing Town sewer district and applicant proposes to extend sewer service to the project site. The applicant proposes a 211 lot subdivision if the sewer extension is granted and a 166 lot subdivision if the sewer extension is not granted.*

***Morris Associates Review Letter received 05.21.18.***

***Resource Analysis Map, Lot Yield Calculation Memo, and Revised Sketch Subdivision Plan submitted 06.14.18.***

***An informational meeting was held on 07.19.18.***

### **Cusa, Sal - Pancake Hollow Rd - 3 Lot Subdivision, SBL# 95.1-1-4.150, in R1 Zone.**

*Applicant would like to subdivide parcel, SBL 95.1-1-4.150 into three lots, two will be building lots and the remaining lot for future development. The septic design for Lots 1 and 2 are pending Ulster County Department of Health approval.*

***The Board anticipates the revision of the two flag lots on the parcel.***

## **New Business**

### **Bark Place of Ulster, Inc, 296 Route 299, SBL# 87.2-1-14 in DB Zone.**

*Applicant is seeking commercial site plan approval and use variance to construct a 3000 sq ft, one story building for a dog training, boarding and daycare facility for an established business since June 2008.*

***The applicant will be concurrently seeking a use variance with the ZBA at their 08.09.18 meeting.***

***The Board anticipates setting the public hearing for the August 23rd meeting.***

### **Pavlovich and Company, LLC/Joyful Moments, 185 South Street, SBL# 87.3-5-29 in A Zone.**

*Applicant is requesting commercial site plan approval and special use permit to open a daycare center in an existing building on the parcel.*

***The Board anticipates setting the public hearing for the August 23rd meeting.***

### **Wild / Agor, 24 Carolyn Drive, SBL# 94.2-4-18.210 in TR1 Zone.**

*Applicant Tara Wild, SBL 94.2-4-18.210 proposes to convey and combine 0.075 acres to lands of Craig & Barbara Agor, SBL 94.2-4-18.220.*

***The Board anticipates setting the public hearing for the August 23rd meeting.***

## **Administrative Business**

### **Sign Approval:**

**Shape-Up Nutrition, 6 Main Street, SBL# 88.69-9-16 in CB Zone.**

*The applicant would like to change the existing business sign to reflect the new business.*

### **Minutes to Approve:**

Planning Board Workshop Meeting June 21, 2018,

Planning Board Meeting June 28, 2018 and

Planning Board Workshop Meeting July 19, 2018.