

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

**Thursday, September 27, 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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**New Public Hearing**

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

*Applicant is seeking commercial site plan approval 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 concurrently is seeking a use variance with the ZBA at their 08.09.18 meeting and has a public hearing scheduled for the September 13, 2018 ZBA meeting.*

*The Planning Board was declared Lead Agency on 07.26.18.*

*Information was circulated to all involved agencies and referral to the Ulster County Planning Board on 08.08.18.*

*The Negative Declaration to be completed prior to opening the public hearing.*

*Commercial use variance was granted by the ZBA 09.13.18.*

**Extended Public Hearing**

**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 Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 07.26.18 for August 23, 2018.*

*The Planning Board is requesting a more complete site plan.*

*A survey will be prepared for the proposed project.*

**Old Business**

**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 HydroCAD calculations, revised drainage area maps, and revised Pre and Post-Development Runoff Rate Comparison has 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.*

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

*Medenbach & Eggers revised waiver letter received 06.21.18.*

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

*The Public Hearing was opened June 28, 2018.*

*Application was submitted 07.11.18 for an area variance for side yard parking in the GM Zone to the ZBA. The public hearing for the ZBA application was held on 08.09.18.*

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

*Baisch and Casabura public comment letters received 07.26.18.*

*The public hearing was closed on 07.26.18.*

*Michael Moriello, applicant's attorney, agreed that the applicant would waive compliance with the 62 day limit on final conclusions after the public hearing was closed.*

*Area Variance for side yard parking was granted by the ZBA on 09.13.18.*

## **Informal Discussion**

**Hudson Valley Wine Village, Route 9W. SBL# 96.3-2-8, in R1 Zone.**

## **Administrative Business**

### **Minutes to Approve:**

Planning Board Meeting Minutes August 23, 2018 and  
Planning Board Workshop Minutes September 20, 2018.