

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, September 20, 2018

CALL TO ORDER TIME: 5:30pm

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

New Public Hearings

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 Board set the public hearing for the September 27th meeting.

The Negative Declaration needs 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 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.

Baisch and Casabura public comment letter 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 09.13.18.

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.

The applicant made a presentation at the Town Board Workshop meeting on August 1, 2018.

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.

No new information.

Sign Approval

Lilly Rae in the Hamlet, 14 Commercial Ave, SBL# 88.17-9-4 in GB Zone.

The applicant would like to intall a 3'h x 5'w sign to reflect the new business.

Informal Discussion

Highland Commons, 3725 Route 9W, SBL# 95.2-2-12.100, in LB Zone.