

**WORKSHOP MEETING Minutes**  
**TOWN OF LLOYD PLANNING BOARD**  
**Thursday, September 24th, 2020**

**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**  
**VIA Webex**

**Public Hearings for 9/24/2020**

**30 Church Street Highland, LLC. Site Plan. 30 Church Street #88.69-1-8.100**

Applicant desires to convert former Library space into medical office and medical administrative offices.

Type 2 SEQRA. No additional SEQRA review required.

Motion to Open the Public Hearing by Jerry seconded by Sal

No public comment

motion to close public hearing by Sal seconded by Larry

Resolution read into the record.

Motion to approve by Larry seconded by Jerry

Vote count: Unanimous in favor of approval

**Terra Group WBOD. Waterfront Bluff Overlay District. #88.13-4-40.100**

Applicant desires to construct a new single-family dwelling along Bellevue Road. The proposed location is within the Waterfront Bluff Overlay district. Access is via a shared driveway.

Type 2 SEQRA. No additional SEQRA review required.

Board anticipates response to Esopus SASS and WBOD Overlay questions from last month. Narrative and other items anticipated.

Letter received from Jeff Anzevino for Scenic Hudson. Entered into record. Board received via email

Motion to Open the Public Hearing by Sal seconded by Larry

Public input

Sal visited the site and met with applicants. Applicant submitted new documents Discussion concerning visual impacts. Board received email from the applicant with some changes to the proposed site plan:

- Changes to the WBOD report as follows: Page 7 & 8: Confirm that a railing or similar TBD safety restraint system will exist to prevent falls from the basement door facing the steep slope. New language is in red color font.
- Change to the Site Plan: A statement confirming the same is now on the official site plan. The new comment is in bold font (right side, middle of page).

Based on new information, the Board decides to leave the public hearing open to allow the members and the public time to digest the new data. Public hearing to remain open until October meeting.

## **Pedro Subdivision Preliminary Plat Application. North Eltings Corners Road**

Applicant seeks approval of a preliminary plat for a 4-lot subdivision.

Board reviewed driveway proposed modifications.

Set public hearing for September Planning Board meeting

Neg Dec declaration on August 27<sup>th</sup>, 2020. Preliminary plat application complete. Public Hearing set for September 24<sup>th</sup>, 2020.

Andy Learn CPL submitted a letter for the Board on 09/23/2020 which he had discussed at the 09/17/2020 meeting. Andy thought that the project was very close with a few minor and one major caveat. Some sections of the driveways appear to be over the maximum 15% grade (16%) and therefore would require ZBA relief.

Nadine Carney and Patti Brooks had worked on the maps and got the final grade to within the appropriate 15%. Board reviewed maps and felt that although this was a tough subdivision, the applicant got the layout to the best place they could.

Motion to Open the Public Hearing by Carl seconded by Sal

No public comment

If ready, motion to close public hearing by Jerry seconded by Larry

Scott read resolution

Motion to approve by Gerry seconded by Larry  
Unanimous approval.

**New Business:**

Applicant proposed to construct a three story, 55,000 square foot (total, all floors) affordable, rental housing complex for senior citizens. The complex will include 57, one-bedroom units, outdoor parking areas, a new roadway configuration from Argent Drive to access the complex and pedestrian connections to Argent

**EAF submitted**

The Board had questions concerning the new information related to the Town Board SEQRA of the original PUD approval. The applicant indicated that the PUD is served by the light at Argent and 9W, that the total dwelling count would not be over the original approval based on the present design. Building height is being investigated in relation to the max 35' requirement.

No additional information or maps submitted.

Board intends to circulate for lead agency. The applicant desires that step to be accomplished before proceeding too much further with their design. Board agreed that they would circulate.

**Circulate for Lead Agency**

**Motion to circulate for Lead Agency by Carl seconded by Larry  
Unanimous approval to circulate for Lead.**

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**Old Business:**

**Villages ALF: Site plan and SUP. Route 9W: master parcel # 95.12-1-15.100**

Applicant desires to consolidate Five (5) parcels with site plan review for an Assisted Living Facility (approx 120,000 sq. ft.) with Aquatic Therapy Center (approx 7,000 sq. ft.) and Primary Care Center (approx 5,000 sq. ft.)

Review submission, especially as relates to completeness. Will ultimately need to be referred to County Planning Board, DOT, Dept of Health, Water/Sewer Committee and Administrator, etc. Possible public informational meeting to be scheduled.

New plans submitted 08/26/2020 reflecting discussion with Planning Board on 08/20/2020

August 27, 2020 - Declared Lead Agency, directed circulation to interested and involved agencies based on an updated FEAF Part 1 and most current site plan.

New plans submitted 09/13/2020.

Lead agency mailing postponed while waiting for revised EAF documentation.

Andy Learn, CPL, submitted letter of review for the Board (09/23/2020). Andy spoke to some of the bigger issues, especially related to water supply. Some additional concerns over grading plans (to be worked on by applicant). Other present issues include lighting spill-over as shown on the maps, fire department access, the continued issue of second access, general map items such as a Bulk Table to be shown.

Board had questions concerning the traffic into the ALF from 9W. Carl suggested that the turn into the site at the northern end of the ALF, while heading north on 9W, would be very dangerous. Mark Sanderson (owner) agreed and suggested he would work with Andy Willingham to revise.

Additional discussion concerning the "Health Care Way", the road accessing the rear of the facility and which would be the route to the future proposed independent housing.

Public comment concerning shown topos on the map and actual.

Applicant offered to host a public information meeting for October 13. They will coordinate the event. Board stated that the public information meeting was on and for the developer, and that it was not a formal Planning Board meeting, which would require public notice and meeting records to be kept.

No additional comment.

Motion to adjourn: Gerry, seconded by Larry. Unanimous approval.