

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, August 27th, 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

New 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.

John Furst, Esq. lead presentation of the new proposed assisted living facility.

Furst pointed out that although the applicant is doing a larger review, including the not presently proposed individual cottage environs, in order to satisfy the demands of the State Environmental Quality Review Act.

Furst shared with the board a powerpoint presentation (attached) showing the new proposed project. The presentation included discussion of the regional need for this type of facility and the need for affordable senior housing in relation to the seniors need for present or future medical care.

The presentation included elevations and artist depiction of the 9W side, upper side, community center, aquatic center, typical streetscape.

Mark Sanderson (developer) spoke about the light, which he said they would do first, at Mayer and 9W. Currently, a left hand out of Mayer going north and a left hand into Mayer going west is an illegal and unsafe turn. The light is designed to mitigate that danger while allowing access to the rear of the ALF (and possibly future development). Mark also spoke of the sidewalk plan.. The project intends to run sidewalks up Mayer drive and along 9W to the north to connect the project site and Mayer Drive (and the other roads within the Hudson Hills project) to the Hudson Valley Rail Trail so that residents don't need to drive to use the trail, or take the risk of going along the highway.

Sanderson talked about a secondary emergency access point which would travel through the Self Storage facility and go up the hill to the life plan community.

Sanderson also talked about buffering between the project and the 11 homes on Mayer Drive and Apple Lane. There is existing buffering (shown in the presentation) and they will enhance that wooded area. They

will also dedicate to two homes the access area currently owned by the project and which some trepidation about it being an access point.

Architect for project discussed the sight line cut sheet showing the building, although it is stepped into the hill, will appear to be a two story building from the center of 9W at eye height. The buildings comply with the design standards for commercial properties in the GB and DB zones, gabled roofs, stone and siding, articulated facades.

Planning Board discussed parking and travelways into and within the site. Some consideration of the parking shown close to Mayer Drive was moved in order to allow residents of Hudson Hills to taverse Mayer Drive without parking right on the roadway. Franco suggested a connection to the north of the ALF building allowing cars from the lower level access to the upper. Mark said the engineer would look at that.

Furst reminded the Board that Barton had sent a letter to the developer after a pre-meeting discussion concerning items the Planning Board might want to see and discuss. Furst reported that the project knew they had more work ahead, and appreciated the Board's time this evening.

Regular Meeting additional notes:

Mark Sanderson offered some revised points and reiterated early project elements (see above).

Sal Cuciti asked about traffic. Ken Worstead, PE, traffic engineer, responded by walking the Board through the traffic considerations and mitigations. Sal asked about the decrease in level of service coming out of Mayer Drive: it appears the traffic service drops significantly, probably partly due to the wait time increasing substantially. Worstead responded that the drop in level of service was due to the light wait time. Turning north out of Mayer Drive now might have an average short wait time, but that turn, it was pointed out, is illegal and unsafe. Worstead explained that any mitigation there would improve safety but might diminish level of service (wait time, through put).

Carl Dilorenzo questioned the location of the left hand turn into the northern 9W entrance; he is concerned about turning across traffic which is heading south on 9W. Sanderson agreed, noting that he has the same concerns. The Board agreed with Carl's concerns. Sanderson said the engineer would look at that issue.

Sanderson pointed out that they could move the primary care building to the rear of the property, moving some of the parking from the front of the property, which, it was pointed out, was not allowed in the zoning. He stated that he could move all the parking. The engineer would examine how that would work.

Planning Board motion to Declare its Intent to be Lead Agency (see attached)

Motion: Carl Second: Sal Vote: Unanimous Aye
Motion passed.

Furst asked about the board about a public informational meeting. Board's response that we will work on setting something up in the near future.

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.

Review submission, especially as relates to completeness

Will ultimately need to be referred to County Planning Board, Ulster County Public Works(?), Dept of Health

Patti Brooks presented site plan map. Applicant will use the property mostly as administrative offices with some client visits for treatment. Parking is limited on site, but project is in the CB zone, and as such can use the municipal parking lot nearby. No additional changes, except upgrades, will happen on the site or to the building.

Barton asked that the Board consider asking the applicant to discourage parking in front of the building, as elderly people park near the Doctor's office across the street and need close access. Patti thought the applicant would agree.

No additional discussion by the Board.

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.

Board reviewed maps showing location of the house, building elevations, materials (siding and roof).

Board has questions concerning health department, the easement that runs through the property, the location of the house is very close to edge of slope. No additional discussion. Board will consider setting public hearing for September.

Regular Meeting notes:

Sal Cuciti advised the applicant that the code requires that any project in the WBOD must comply, via reference, with the NYS SASS (Esopus) in addition to the items required in the local law on WBOD. Sal reminded the applicant that it was the applicant's responsibility to prove to the Board that their project would comply.

Old Business:

PRRD and Highway Business District zoning amendments

Scott explained the chart (attached) that was developed that attempted to reflect items that the Ulster County Planning Board commented on and that had been discussed subsequent to the Town's receipt of those comments. Scott reminded the board that the attempt was to get something that worked for the Town, for the County Planning Board, while still recognizing a developer's need to be able to realize a return on a project. Scott proposed going through the chart item by item.

Gerry had a concern that the Planning Board was once again seeing a referral from the Town Board without some direction from the Town Board as to the direction that they (the Town Board) saw as a way forward. Sal agreed. Carl added that having some additional direction would help the Planning Board come up with better response to the referral.

General consensus that the work put in by the Committee, by the Planning Board, by the attorneys on the two zoning issues was considerable and appreciated.

The Board moved unanimously to send the new chart highlighting proposed changes which Scott opened the discussion on to the Town Board and asking the Town Board for a sense of the vision for what the Town should be moving toward was appropriate. Board also agrees that the Town Board should see all the revisions and referral responses up till the present and let them digest those items and come up with a middle ground in order to have a sense of where the issues were for the Town Board and find a space where a majority of the Town Board could vote to override the County Planning Board required modifications if necessary.

Pedro Subdivision Resolution Amendment. North Eltings Corners Road

Applicant seeks an amendment to a resolution of approval for a subdivision from 2014.

Board reviewed driveway proposed modifications.

Andy Learn, PE, noted that some minor items needed to be added to the map.

Patti Brooks reminded the Board that, in conversation with the Fire Chief, the fire department would prefer the steeper sections, or all, of the driveway to be gravel if possible, in order to increase tire grip when the weather is inclement.

SEQRA Type: Unlisted Action, No action recommended

Public Hearings for 8/27/2020

Mazzella SUP-Accessory Apartment: 18 Tricia Blvd. #88.1-8-3

Applicant seeks to construct an addition to their home consisting of a two car garage with an Accessory Apartment above.

Maps included with plan view of apartment

No additional review by the Board

SEQRA Type II, no additional environmental review required under SEQRA

Motion to open public hearing

Motion: Gerry Second: Sal

No public comment

Motion to close public hearing

Motion: Franco Second: Sal

Resolution to approve Accessory Apartment SUP

Motion ___Gerry_____ Second ___Larry_____ Vote: Unanimous Aye
Motion Carried.

Jamal Lot Line: 12 Cassel Road #96.3-3-5

Applicant seeks a lot line reconfiguration involving their two adjacent lots. The lot line reconfiguration will increase the size of 10 Cassel Rd from 3.08 acres to 3.28 acres and decrease the size of 12 Cassel Rd from 3.00 acres to 2.79,

Board anticipates setting a public hearing for August 27th, 2020.

No additional review by the Board

SEQRA Type: Unlisted Action, Review EAF Parts 1 and 2, Make Determination of Significance Negative Declaration approved on July 23rd, 2020.

Motion to open public hearing

Motion: Carl Second: Sal

No public comment

Motion to close public hearing

Motion: Gerry Second: Sal

Resolution to approve Lot Line:

Motion ____Sal_____ Second ____Franco_____ Vote: Unanimous Aye
Motion Carried.