

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, March 25th, 2021

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

Attendance: Scott McCarthy, Sal Cuciti, Gerry Marion, Larry Hammond, Franco Zami, Carl DiLorenzo, Charly Long, Lambros Violaris, and Bill Meltzer

Old Business:

Stewart's: Site plan review: 3733 Route 9W: SBL: 96.9-1-33.100 in Highway Business District

Applicant is proposing a new typical Stewart's Shops convenience store (3,850 sq. ft.) with self-service gasoline.

New maps received and circulated to the Board.

Andy mentioned that he had a chance to review the new maps. Will have a letter going out. Want to get project in front of water & sewer committee next week. Still looking for a SWPPP and traffic study which are in progress. More landscaping buffering.

Sal asked what the rationale was for 60% vs the 40% allowed.

Tyler (applicant) mentioned that the zoning had changed from 50% to 40% and so had to ask ZBA for a larger variance. He also, mentioned that this area is a "hot spot"

Sal asked what a hot spot was.

Tyler mentioned that it had to do with runoff and stormwater management wise.

Sal asked what the size of the lot was.

Tyler replied that it was 1.19 acres, roughly 51,638 sq. ft.

Sal asked do have the sq. ft. of the lot coverage?

Tyler responded green space is 37%, building 7%, concrete 19%, pavement and gravel 37%. Building and pavement is very similar to existing conditions.

Sal asked what issue were they going to the ZBA for?

Tyler responded it was for our sign.

Sal asked how tall is the sign?

Tyler said its 7'10"

Sal asked about the lot coverage over the allowed 40% and what it was for?

Tyler said that the town fire department raised concerns about truck access and the extra lot coverage made sure all the vehicles could make the movement in and out.

New Business

Public Hearings

Michael Serini; Lot Line revision. 326, 330 Vineyard Ave. R-1 zone. 95.2-6-29.140 + 95.2-6-32

Applicant desires to perform a lot line revision to make the lots more conforming.

Paul Van Cott- went through the short EAF form, and all the items were answered as a no.

Paul then read the negative declaration for the project.

Sal asked for a motion to accept the negative declaration.

Franco made the motion, 2nd by Gerry, all ayes motion carried.

Sal asked for a motion to open the public hearing.

Gerry made the motion, 2nd by Charly, all ayes, motioned carried to open public hearing.

No Public Comments.

Sal asked for a motion to close the public hearing.

Gerry made the motion, 2nd by Franco. All ayes, motion carried to close the public hearing.

Paul read the resolution.

Sal asked for a motion to accept the resolution.

Franco made the motion, 2nd by Gerry, all ayes, motion carried to accept the lot line revision.

Silver Gardens (was Goldenview II): site plan. Argent Drive. #96.29-3-3.11 in PUD

Applicant proposes 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

SEQRA status: Type I Action based on Part 1 of SEAF. Planning Board is lead agency.

Sal asked for a motion to open the public hearing.

Motion made by Carl, 2nd by Gerry.

Justin (applicant's agent) mentioned that they submitted replies to the public comments.

Sal asked if they were going to do another rendering?

Mr. Gerentine (applicant) said that if they want to see different color renderings in the future, he would be happy to provide.

Franco asked if they were looking for a pilot for this project?

Mr. Gerentine replied no.

Franco asked about lot 2 and if Justin wanted to say anything else.

Justin mentioned that they have no development planned for the 2nd lot at this time.

Franco said that Palisades Interstate Park Commission wants to keep lot 2 forever green.

Mike Moriello (applicant's lawyer) said the applicant has no plans for development right now and that is as far as the applicant has to go for SEQRA.

Franco asked if this was under a special use permit?

Justin replied no.

Paul added that this project was for site plan and a subdivision review.

Gerry asked if the other site was going to be used for demolition or disturbed it at all.

Mr. Gerentine said he has no plans to put any material on lot 2.

Larry mentioned with the beginning of Bridgeview there was a total bed count or house count are we anywhere near it or over it? Has anybody checked it?

Dave mentioned that it was part of the original SEQRA documentation that came in for the project.

Justin mentioned that the hamlet was 110.

Dave said so Silver Gardens is proposing 57.

Franco asked if there would be blasting?

Mr. Gerentine advised that from the test pits they have done they don't foresee any blasting, but if they do, they will follow all town laws concerning blasting.

Maureen Flaherty (Bridgeview Resident) mentioned that a study was done in the 1990's that stated that there shouldn't be any low income or affordable housing in the Bridgeview development. She is also, concerned about how far along the project is without the Bridgeview residents knowing, and isn't happy that they were the last to know.

Suzanne Garica (Bridgeview Resident) said she felt blindsided about this project as well, feels she doesn't know enough about the project. She then asked if there was blasting when Goldenview was built?

Mr. Gerentine replied yes there was blasting when Goldenview was built, but the terrain was different than this terrain.

Suzanne (Bridgeview Resident) then asked did you expect to have to blast then?

Mr. Gerentine replied yes, they knew they would have to blast.

Suzanne mentioned that with the blasting at Goldenview people on Argent Dr. ended up with damage to their homes and is worried that it might happen with this project. She also, mentioned that people are worried about the 2nd parcel and that people might be blindsided again.

Mr. Gerentine mentioned that people are more than welcome to give him a call and ask questions about the project or Goldenview.

Carmen (Bridgeview Resident)- asked about the water & sewer upgrade cost. She heard that it would be split between Bridgeview residents and the developers. Her next question was if the Goldenview seniors knew about this project. She heard that the seniors are not happy about the project, but they fear if they speak out that they will be kicked out. Would like to know what options the seniors have if they don't want to endure construction for 14+ months, is the

developer going to offer alternative options for them. She asked what about noise or vibration complaints how can the public submit comments and how the situation might be mitigated. Andy mentioned that the upgrades to the Bridgeview pump station are required for all projects and only the developers will split the cost not the customers.

Chris (Bridgeview Resident) - Wants to know how low-income credits that the developer will be receiving work and the town will be paid back. Also, would like to know who would bear the cost. When will the credits will turn positive from an investment standpoint? Chris stated that these credits will deprecate property values in the neighboring areas. He doesn't think that anyone will be paying property taxes, and that will increase Town of Lloyd's taxes even more.

Mr. Gerentine said that the project will be paying taxes and that credits come from NYS.

Kevin (RUPTCO) mentioned that Federal loans help pay for the project, and that money is awarded competitiveness in NYS.

Maureen feels that the Bridgeview residents are already paying disproportionate taxes as they are attached to other houses and that Silver Gardens will make this worse.

Claire (Town Board member) asked if Goldenview was at full capacity?

Mr. Gerentine replied yes, it is and there is a waiting list as well.

Claire then asked, so there is a need for senior housing in the Town of Lloyd?

Mr. Gerentine yes there is.

Kevin mentioned that Ulster County released a housing plan for the entire county. That mentions there is critical need for housing for seniors as there is not enough housing for them all. They expect that there will be 100s of applications. Study was done that shows affordable housing does not lower property values. 70% or more of the people in the housing units will be from the local community.

Claire mentioned that most of the people in Goldenview were local people that she knew. She then asked Dave if he feels that this project will lower property values?

Dave said that when the town did its comprehensive plan that was looked into and they found that it typically doesn't lower property values.

Claire then asks how much traffic are they going to generate?

Mr. Gerentine says that in the traffic report study they did it shows that there is very minimal traffic. In Goldenview there are 51 units and less than 30 of them have cars. Over a 2-week period about 16 of those cars never moved. In Silver Gardens the age will be 62 and older, so most likely there will be less cars than that.

Kevin mentioned that Claire was correct when she said most of the residents live by themselves. He also, said that most of them are women as they live longer than men and usually get paid less and have smaller pensions. There is a real need to provide affordable housing.

Mr. Anzevino (Scenic Hudson) mentioned that he met with the applicant on site. Based on the site visit the applicant is willing to add more screening. He mentioned that isn't a perfect solution, but likes that the applicant is willing to take extra measures. He is concerned that clearing the forest in the site will have an impact on the surrounding forest, including adverse impacts on threatened and endangered species. Would like to know why the applicant wants to sub-divide the property if there are no plans to build on it?

Mr. Gerentine said that they are very open to suggestions and being as community minded as possible within reason.

Rachel Rigolino (Resident) is concerned what will happen 20 years from now, when the buildings begin to fall apart?

Mr. Gerentine replies that most of these housing programs are 30 or 50 years during that time there are certain parameters that you must comply with. There are investors that this project will be dealing with that oversee the operation. The state will come in every 2-3 years to do an evaluation. Town will come in every 3 years for fire safety inspections. Once the tax credits expire the applicants can reapply for credits to do upgrades.

Tricia Chapman (3 Salk Drive) was glad to hear about the buffer changes to protect the park. Shares concerns about the subdivision part of the project. Thinks the developer should work with Bridgeview residents and Scenic Hudson to protect the park.

Carmen is concerned about the location of this project as it is in most of their backyards. Also, she is concerned about being able to see this from the park where not only Bridgeview residents' hike in, but others in the town and surrounding areas.

Mr. Rios (Resident) was concerned about the legitimacy of the petition that was signed by Goldenview residents in favor of the project.

Kevin mentioned that they will ask residents to sign a petition in favor of another affordable housing project, but it's on a volunteer basis.

Carl mentioned that this project is affordable housing not low-income. Feels that the term low-income has a negative connotation and it says affordable housing in the code.

Maureen said that she would like someone to look into the document that mentions there shouldn't be any affordable housing in the Bridgeview area.

Paul mentioned that he doesn't recall any limitations on affordable housing in the Bridgeview area.

Mike Moriello (Applicant's lawyer) said that he cannot speak on what those documents say, but he can speak on the law now. If the planning board was to consider something written 20 years ago and applied it now it would violate the law now. At present the law protecting affordable housing is very strong in NY and federally. Thinks the people who have concerns about the people who would live here should go to the town board. The town board is in charge of zoning and land use of the property. The planning board applies the law as written. People can look into the document, but doesn't think it will make a difference from a legal standpoint.

Scott asked for a motion to leave the public hearing open.

Franco made the motion, 2nd by Gerry, all ayes, motion carried to leave public hearing open.

The Views at Highland: Revised application for site plan review. 3715-3725 NYS Route 9W. SBL # 95.2-2-12.100 and 12.200.

Revised application submitted to Planning Board on 11/9/20 with reduced proposal for twenty-two 2nd-floor dwelling units and 14,000 SF of commercial space on the first floor.

SEQRA status: Planning Board is lead agency and no determination of significance has been made.

Alec mentioned that after last week's meeting they decided to add park benches and picnic tables for outdoor dining. Also, they mentioned that they updated the renderings to show the color changes.

Andy had a question regarding the picnic table he would like to see the grading are you going to need to put in a retaining wall or will you be able to do it with regular grading?

Mike Morgante said that he can do it with regular grading.

Andy mentioned that they were still waiting on some kind of conceptual approval from the DOT, was that received yet?

Andrew replied the DOT conceptual approval is still on their list. Will also require a highway DOT permit would be pulled prior to construction.

Larry F. (Resident) mentioned that he reviewed the traffic study that was done and found no mention of Silver Gardens or Highland Estates being included.

Sheila (Resident) mentioned that when they cut the trees down and remove the buildings that there is a possibility of ants/termites/rodent problems. She wants a guarantee in writing that the applicant will pay for removal if it happens.

Mr. Anzevino would like to see the sidewalk put back in for this project.

Newton (Resident) mentioned that this area is dangerous even for residents. Thinks that this is not a good location for this project.

Mr. Anzevino asked if anyone has looked at an entrance off of Mayer Dr.?

Scott asked for a motion to close the public hearing.

Franco made the motion, 2nd by Sal, all ayes, motion passed to close the public hearing.

Paul read through SEQRA. Then he read the SEQRA negative declaration.

Scott asked for a motion to accept the SEQRA negative declaration.

Franco made the motion, 2nd by Charly, all ayes, motion moved to accept SEQRA declaration.

Paul then read the resolution for the site plan approval.

Scott asked for a motion to accept the approval.

Franco made the motion, 2nd by Larry.

Larry asked before the vote what about the rec. fees that they have to pay.

Dave said it was a part of the fees that they would have to pay before starting work.

Scott then did a vote, all ayes, motion moved to accept the resolution.

Administrative Business

The Villages ALF- SEQRA discussion

Franco mentioned that some of the information from the special meeting was incorrect. He said that the traffic on the Mid-Hudson Bridge was said to have 64 million cars a year cross it. In 2020 all five bridges did 51 million cars and was 63 million cars in 2019. The Mid-Hudson Bridge in 2020 had only 11.8 million cars and in 2019 had only 14.7 million cars.

Sal suggested that after the applicant speaks that they should adjourn and set up another special meeting.

Kelly (Applicant's team) mentioned that the ecologist completed another walkthrough of the site. He noted that one of the species on the old list is no longer considered threatened (Northern Long-eared Bat). Two species that were on the list were the Indiana Bat and Bog Turtle. There is suitable habitat for the Indiana Bat and mitigation has been proposed. There was no suitable habitat for the Bog Turtle found on the site. Kelly mentioned that about the light sequencing that it has to be done by the DOT. She then mentioned that another question was about energy use and the threshold is 2,500-megawatt hours per year for SEQRA. Even though the specific design for this project is not finalized they are well below the threshold.

Don Petruncola (Applicant's team) showed pictures from different points to show where the project will be visible from.

Kelly mentioned that they are going to try to relocate as many mature trees as possible for screening purposes.

Carl asked Kelly to explain the soil remediation process.

Kelly mentioned that most of the chemicals found in the soil were very common to orchards. All the materials were sub-regulatory and they have created a soil mitigation plan. Will reuse the soil on site, but will be capped.

Gerry would like to see full size pictures and not just thumbnails, to show the visibility of the site better. He would also like a better breakdown for energy usage.

Kelly mentioned that they provided support to show that there is no impact on energy and that they are well below the threshold.

Gerry said that he doesn't have anything to back up those claims.

Kelly said that they could give the board a breakdown from a comparable building in the area.

Special meeting: April 6, 2021 @ 6pm.

Time changed to 7pm VIA email

Motion to Adjourn.