

**REGULAR MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, June 24, 2021**

**CALL TO ORDER TIME: 7:00pm**

**PLEDGE OF ALLEGIANCE**

**OFFICIALLY OPEN THE MEETING**

**VIA Webex**

**Attendance:** Board members: Franco Zani, Bill Meltzer, Sal Cuciti, Charly Long, Carl DiLorenzo, and Gerry Marion; Board staff: Dave Barton, Paul Van Cott, Andy Learn, Sarah Van Nostrand

**Minutes to Approve**

May 20, 2021

Motion made by Gerry to accept the minutes, 2<sup>nd</sup> by Bill. Vote was taken all ayes, motion passed to accept the minutes.

**Old Business:**

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

Applicant proposes a 2-lot subdivision and 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.

Procedural status: Public hearings closed and preliminary plat plan approved; UCPB comments received.

SEQRA status: Negative Declaration issued.

Procedural status: Public hearings closed  
UCPB comments received  
Preliminary plat approved  
Draft final plat resolution prepared  
Draft site plan resolution prepared

Justin (applicant's agent) mentioned that he had asked the board if they could draft resolutions for both site plan and final plat. He also said that Andy L. had a comment about the water easement, if it could be extended down to Argent Drive, so the team did make that modification to the plat.

Franco asked if the plat could be shown?

Justin showed the plat. He mentioned that the modification that was made was, the water easement. The applicant is proposing a 30-foot water easement from Dominica Lane to Argent Drive. They will provide a meets and bounds description per Andy L.'s request.

Andy L. said that he has taken a look at the plat and it is basically the same as the preliminary one. He did mention that the meets and bounds are needed for both the water line, the trail easement and the proposed right-of-way to be dedicated to the town. He has checked the cover limit and they are under on both lots which would be max of 35% coverage. He still has a few minor issues but is fine for them being conditions of approval if the board is okay with it. His letter also talks about the developer agreement to cover the cost of future sewer improvements, there also might be some bonds required for the right-of-way.

Franco asked if they had received comments from the Ulster County Planning Board?

Dave replied yes, they were very positive.

Franco asked Paul to take over to go over the resolutions.

Paul said the 1<sup>st</sup> thing is the Costal Assessment Form, which is required by the town's Waterfront Revitalization Program. Basically, the board will go through the form and make sure the project is consistent with the local Waterfront Revitalization Program Policy.

Franco asked for a motion to accept the resolution.

Bill made the motion, 2<sup>nd</sup> by Charly.

Franco asked for a roll call vote.

4-ayes, 1-nay, motion passed to accept the resolution.

Paul then went through the final plat resolution, which also waives the additional public hearing, which is something that needs to be done under state law and local law. It also approves the final plat, and there are serval conditions, which includes the developer's agreement, payment of all fees (escrow, recreation), approval of all required easements that are shown on the final plat. Once all conditions are met then the approved chair will be able to sign the plat.

Franco asked for a motion to accept the final plat resolution.

Motion was made by Bill, 2<sup>nd</sup> by Charly.

Franco asked for a roll call vote.

Carl-aye

Charly-aye

Bill-aye

Gerry-nay

Franco-aye

4-ayes, 1-nay, motion passed to accept the final plat resolution.

Paul read the site plan resolution.

Carl asked if the fire department should be listed as an interested agency?

Paul replied that they have been consulted, do they require an approval?

Dave said that he doesn't believe so.

Franco asked for a motion to accept the site plan resolution.

Motion made by Bill, 2<sup>nd</sup> by Charly.

Franco asked for a roll call vote.

Carl-aye  
Charly-aye  
Bill-aye  
Gerry-nay  
Franco-aye  
4-ayes, 1-nay, motion passed to accept the site plan resolution.  
Mr. Gerentine (applicant) thanked the planning board and staff.

### **Rover Contracting (Riverside Corners): Site Plan Review: 251 N. Riverside Rd.: SBL: 87.8-1-10.3 in LI zone.**

Applicant is seeking site plan approval to permit construction of a 9,800 square foot warehouse building for storage and maintenance of equipment for a construction company, with an attached two-story office and file storage annex totaling 3,000 square feet in size.

SEQRA status: Unlisted

Review status: Updated maps received and circulated to the board.

Referred to UCPB

Potentially set public hearing for July 22, 2021 at 7pm

Andy L. mentioned that he has received comments from the County DPW on the driveway configuration, he found the email that Patti (applicant's agent) had sent saying that they were in acceptance with that configuration. He also, mentioned that a few minutes ago Patti sent the lighting plan.

Patti apologized for not getting the lightning plan to the board sooner. She mentioned that she has received Andy's comments and feels that they are very close to having everything addressed.

Sal asked if there were any questions?

Gerry asked if the drainage was ever addressed?

Andy L. said that that it pretty much drains along the ditch that is along the road.

Sal asked, so the catch basins just drain out to the road?

Andy L. replied, yes.

Sal asked for a motion to set a public hearing for July, 22.

Franco made the motion, 2<sup>nd</sup> by Gerry.

Vote was taken all ayes.

Motion passed to set a public hearing for July 22.

### **New Business**

**Leprechaun Ventures- Commercial Site Plan, 436 Upper North Rd., SBL #80.3-1-29.100, in LI zone.**

Applicant is seeking site plan approval to construct a 2,400 sq. ft. warehouse.

SEQRA status: Type II

Review status: Application and site plan circulated to board.  
No applicant appearance planned for 6/24 meeting

**Basciano, Stephanie- Lot line revision, 404 Pancake Hollow Rd., SBL #87.1-2-19.300 & 87.1-2-19.400**

Applicant is seeking a lot line revision between 4 existing lots on Pancake Hollow Rd. located in the R-1 zone and A zone.

SEQRA status: Unlisted

Review status: Application and subdivision map circulated to board.  
Potentially set public hearing for July 22, 2021 at 7pm.

Patti (applicant's agent) said that the project is a lot line revision includes 4 parcels, the proposal is for some to be consolidated and enlarge some. She mentioned that one is being created, so the applicant's daughter can construct a home.

Sal asked why they are using the existing driveway?

Patti replied that the reason they will be using the existing driveway is because that driveway was previously approved to serve two lots and if there was any more development that happens with the parcel the road will be relocated to where the proposed future driveway is on the map there will be a driveway maintenance agreement.

Sal asked for a motion to set a public hearing for next month?

Motion made by Charly, 2<sup>nd</sup> by Gerry.

Vote was taken all ayes, motion passed to set a public hearing for next month.

**P. We Holdings- Commercial Site Plan, 3475 Route 9W, SBL #88.14-4-25, in GB zone.**

Applicant is seeking site plan approval to construct a commercial kitchen for catering and on-site take-out food sales.

SEQRA status: Type II

Review status: Application and site plan circulated to board.  
Further board review planned for 6/24

Patti (applicant's agent) mentioned that nothing has changed, she has received Andy L.'s comments. She also mentioned that Andy W. (part of the applicant's team) is working on these comments.

Sal asked if the utilities are coming from North Rd.?

Patti replied that they will be underground from North Rd.

Andy W. said that is the best choice to bring the utilities in from North Rd.

Sal mentioned that it looks like some grading has to be done and some work done on the roadway.

Andy L. mentioned that phasing should be considered, he mentioned that the applicant might need a pump station and to size it to accommodate future development on the site, so that there won't be multiply lines and pump stations. Improvements are going probably going to be needed to the sewer line if the project gets larger. He also mentioned that grading has to be done. He also said that the drive-thru should be screened if possible.

Patti said that she would look into screening, but because of the 30-foot elevation change between 9W and this property as it seemed like an isolated area.

Sal asked what the size of the lot is?

Patti replied 9.84-acres.

Dave said that screening along the 9W side is a good idea.

Franco asked Andy L. and Andy W. because there is potential to enlarge the project in the future how would the grease traps be sized?

Andy L. replied that they would do a grease trap for each building.

Franco said at this point they would be sized by flow and pipe size.

Andy L. replied, yes.

## **Public Hearings**

### **Mountainside Woods- Lot Line Revision, 2 Benjamin Dr. and 23 Vista Dr., SBL# 87.21-3-11 and 87.21-1-39.100**

Applicant is seeking to revise lot size to accommodate setbacks.

SEQRA status: Unlisted

Review status: Draft SEQRA resolution prepared

Board to open public hearing

Draft subdivision approval resolution prepared.

Andy L. said that he has no comments on this project.

Paul said that he has no comments, but will help with the resolution.

Dave went through SEAF part 2.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

Board agrees no impact.

2. Will the proposed action result in a change in the use or intensity of use of land?

Board agrees no impact.

3. Will the proposed action impair the character or quality of the existing community?

Board agrees no impact.

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

Board agrees no impact.

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

Board agrees no impact.

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

Board agrees no impact.

7. Will the proposed action impact existing: a. public/private water supplies? b. public/private wastewater treatment utilities?

Board agrees no impact.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

Board agrees no impact.

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

Board agrees no impact.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

Board agrees no impact.

11. Will the proposed action create a hazard to environmental resources or human health?

Board agrees no impact.

Sal read the negative declaration resolution.

Roll call vote.

Sal-aye

Carl-aye

Bill-aye

Charly-aye

Franco-aye

Gerry-aye

All in favor motion passed to accept the resolution.

Sal asked for a motion to open the public hearing.

Motion made by Franco, 2<sup>nd</sup> by Carl.

All in favor, public hearing opened.

No public comments.

Sal asked for a motion to close the public hearing.

Motion made by Carl, 2<sup>nd</sup> by Gerry.

All in favor, public hearing closed

Resolution was read.

Sal asked for a motion to accept the resolution.

Motion made by Franco, 2<sup>nd</sup> by Gerry.

Roll call vote.  
Carl-aye  
Bill-aye  
Charly-aye  
Franco-aye  
Gerry-aye  
Sal-aye  
All ayes, motion passed to accept resolution.

### **Selux Corporation: Solar Array, Site Plan Review and Special Use Permit; 5 Lumen Lane, in GB zone.**

Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.

SEQRA status: Unlisted

Review status: Referred to UCPB  
Board to open public hearing

Sal asked for a motion to open the public hearing?  
Motion made by Gerry, 2<sup>nd</sup> by Bill.  
All ayes, motion passed to open the public hearing.  
No public comments.  
Leave hearing open until July 22<sup>nd</sup> as the board needs to wait for Ulster County Planning Board comments.  
Sal asked for a motion to leave the public hearing open?  
Motion made by Franco, 2<sup>nd</sup> by Gerry.  
All ayes motion passed to continue the public hearing at the July 22<sup>nd</sup> meeting.

### **McGahan, Ryan- Solar Array (roof), 21 Falcon Dr. SBL# 86.4-3-36**

Applicant is seeking to install a 1242 sq. ft. roof mounted solar array.

SEQRA status: Type II

Review status: Comment letter circulated to board  
Board to open public hearing  
Draft approval resolution prepared

Sal asked for a motion to open the public hearing.  
Motion made by Franco, 2<sup>nd</sup> by Gerry.  
All ayes, motion passed to open the public hearing.  
No public comments.

Sal asked for a motion to close the public hearing.  
Motion made by Gerry, 2<sup>nd</sup> by Franco.  
All ayes, motion passed to close the public hearing.  
Resolution was read.  
Sal asked for a motion to accept the resolution.  
Motion made by Franco, 2<sup>nd</sup> by Gerry.  
Carl-aye  
Charly-aye  
Franco-aye  
Gerry-aye  
Bill-aye  
Sal-aye  
All ayes, motion passed to accept the resolution.

## **The Village in the Hudson Valley: Site Plan Review and Special Use Permit Route 9W: Master parcel # 95.12-1-15.100**

Applicant is seeking approvals for an Assisted Living Facility.

SEQRA status: Negative Declaration issued

Review status: Referred to UCPB  
Board to open public hearings

Andy L. mentioned that he had issued comments, that are detailed technical comments that need to be addressed.

Sal asked for a motion to open the public hearing.

Motion made by Bill, 2<sup>nd</sup> by Franco.

All ayes, motion passed to open the public hearing.

John (applicant's agent) showed the PowerPoint presentation that the team had prepared.

Katherine Rapp (Mayer Drive Resident) said that she has a question about the emergency access in the plan that was shown the team mentioned that the area between 8 Mayer and 10 Mayer was going to be the emergency access and she was under the impression based on previous meetings that the access had been moved, so if that is going to be emergency access that is between her house and her neighbor's house, she would like to be aware.

John replied that they are not proposing any emergency access or any access at though that little stub.

Katherine said that her other question is that the team mentioned landscaping and maintaining privacy for all of the residents on Mayer, she would like to know what kinds of trees and shrubs that the team is going to plant and what the density is going to be, she mentioned that the rendering that was shown is not what it looks like in the winter.

John mentioned that there is a detailed landscaping plan for the ALF and all the species are specified on the drawing, it's mostly Norway Spruce and White Spruce.

Sal mentioned that Dr. Pascale (9W property owner) had submitted comments about soil dust near his practice.

Katherine asked what the time line for this project was, construction wise?

John replied that they are hoping to get approvals to start construction.

Andy W. (a part of the applicant's team) said about 12-18 months to build.

Katherine asked when do you expect to start?

John replied as soon as they get approval from the Planning Board, then they will have to fill out a building permit application, but they are hoping with in the next few months.

Sal asked for a motion to keep the public hearing open.

Franco made the motion, 2<sup>nd</sup> by Gerry.

All ayes, motion passed to keep the public hearing open.

### **Administrative Business**

Cerniglia- ODA

Review status:

Board intends to send letter to the Town Board recommending the issuance of an ODA for the Cerniglia property with language indicating that if, as was proposed, an adjoining property owner intended to use the Cerniglia property as the driveway to a proposed house site, that the house site on the adjoining property is on notice that they will need to apply for Planning Board review for a new house in the Waterfront Bluff Overlay District.

Andy L. mentioned that he has no issues with the ODA, but it does open a lot of questions about access to the lower lot and how that driveway will be constructed.

Sal asked Paul if the board was doing anything legal?

Paul replied all the board is doing with the resolution is under Town law is to provide advice to the Town Board. The resolution is only for the lot in question and the only thing flagged is that any driveway and any development on that lower lot will require Planning Board review because it is in WBOD.

Resolution was read.

Sal asked for a motion to accept the resolution.

Motion made by Franco, 2<sup>nd</sup> by Gerry.

Carl- aye

Bill-aye

Charly-aye

Franco-aye

Gerry-aye

Sal-aye

All ayes, motion passed to accept the resolution.

### **Motion to Adjourn.**