

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, November 18, 2021

CALL TO ORDER TIME: 5:32pm

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: Board members: Scott McCarthy, Sal Cuciti, Carl DiLorenzo, Franco Zani, Gerry Marion, Bill Meltzer, Lambros Violaris, Larry Hammond (5:52), Charly Long (5:52); Board Staff: Dave Barton, Paul Van Cott, Christian Moore (filling in for Andy Learn), and Sarah Van Nostrand.

Minutes to Approve

October 21, 2021

Old Business:

Peppino's Foods: Amended Site Plan: 304 Station Rd. SBL: 86.4-1-22

Applicant is seeking an amended site plan originally approved on 3/21/02 to delete the 12 parking spaces on the north side of the building and add 18 parking spaces on the east side of the building.

Review Status: Public comments circulated to board.

Dave said that Peppino's Foods has requested to be off the agenda for tonight, as they are applying to the ZBA for relief. He feels that ZBA might refer back to the board for comments.

2007 Route 9W LLC: Commercial Site Plan: 10 Lumen Lane, SBL: 88.1-6-1.100

Applicant is proposing an expansion of use at the commercial site at 10 Lumen Lane Highland, NY, SBL 88.1-6-1.100. The proposal includes the addition of a 15,000 sq.ft. warehouse building to the parcel existing office/warehouse use on site. The new building shall be accessed through the existing parking area and be provided with additional parking. The site is

serviced by municipal water and on-site subsurface sanitary treatment facilities. An expansion of the existing sanitary facilities is proposed to accommodate the connection of bathroom facilities and additional staffing requirements.

Review Status: Application and site plan circulated to board.

Dave mentioned that the applicant is working on the landscaping plan, SWPPP, and lighting plan. He talked to the applicant who thinks they might have the stuff ready by December 2, which is the next meeting, but feels that the board should hold it until their January meeting to allow CPL some time to look over the plans.

JTK Management- Site Plan, 86 North Rd., SBL #88.1-4-21

The applicant proposes construction of two two-family dwellings on the property. It is located primarily in the R-1/2 zone, and is located in a mixed-use area of single-family residences, multi-family residences and businesses. Each dwelling will be serviced by Town of Lloyd municipal water and sewer service.

SEQRA Status: Unlisted Action

Review Status: Public hearing closed

Patti (applicant's agent) said that she has submitted a comment response letter, added an overflow to the dry well. Has changed the light pole to the northerly side of the driveway, so no spillage over property line. There was some concern about the proposed culvert pipe on the driveway, has talked to the Highway Superintendent and he has put in a ditch and a catch basin which she mapped today and will supply new maps. Also, has added a landscape plan with trees and fencing. She also mapped out trees of note that they will try to avoid, if possible, added a note that says all existing trees on site to remain except those within the proposed limits of disturbance or any dead or diseased tree.

Sal asked what the LOD must be delineated with orange fencing mean?

Patti replied that the LOD is the limit of disturbance and because they are so close to the 1-acre disturbance threshold, it is a requirement that the surveyor stake out the limits and then construction fencing be put around it, so they don't disturb more than they are supposed to. She also mentioned that a handicap spot was added per board request.

Dave asked Patti to go over the extra spaces for guests.

Patti replied that the required number of spaces is 8, originally, they were proposing 12, in the revised map because the distance between buildings increased, they were able to add another 2 spaces, so they are providing 14.

Sal asked if everything was paved?

Patti replied yes, she thinks they are proposing millings as opposed to blacktop, but it will meet the criteria as a dust free impervious surface.

Christian asked if DOH approval was necessary for this project?

Patti replied that she would send it over.

Christian said that the lighting in the parking area should be toned down. The plan should show the lighting levels all the way to the common property line to make sure light is not spilling over

the property line. The mounting height for the lights should be indicated on the plans. He suggests that the Planning board take a look at the fencing and trees along the property line. Patti replied that there is 6-foot traditional fencing in 24-foot sections and then 2 trees, then another 24-foot section of fence.

Christian said that he is not sure if the connection to the town water needs a full saddle connection or not. He would like to see some sizing calculations for the 2-inch water service, showing that a 2-inch line will provide sufficient water and pressure for both residences.

Patti said that was the only comment that she hasn't addressed yet.

Christian said that the sewer cleanout detail needs to be revised to show the back-to-back cleanouts, the Town of Lloyd likes to have one heading out to the main and one heading toward the house, this way if the line going into the house has to be snaked, they can do that without entry into the structure.

Sal said that he likes the fence detail with the trees.

Patti replied that she thinks it will be softer than having just fence.

New Business

Mountainside Woods: Lot Line Revision: 20 and 22 Emerson Terrance: SBL: 87.21-3-24 & 87.21-3-23.

Applicant is seeking a lot line revision for the purpose of meeting setbacks.

Review Status: Application and maps circulated to board.

Board and staff had no questions on map that was shown.

Garland, Stacey: Special Use Permit: 20 Carmella Rd.: SBL: 87.20-2-40.

Applicant is seeking a special use permit to install a roof mounted solar array.

Review Status: Application and plans circulated to board.

Dave said that it is before the board due to the size of the array.

Gerry asked if the array exceeds the structure of the roof?

Dave replied that they are required to leave pathways for firefighters for ventilation purposes.

The edge of the roof is 3 feet from the side of the panels, and the ridge has to be clear.

Public Hearings

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.

SEQRA Status: Type II

Review Status: Public hearing was opened and extended.

Scott said that the board took a poll at the last meeting about the exit onto Chapel Hill Rd, and the applicant came back and changed the exiting onto Chapel Hill which is no longer there. Bill also had a question about the entrance and exit onto South Chapel Hill Rd, and if that was still there? It is still there, but the applicant didn't show the arrows on the plans.

Dave mentioned that the applicant has removed the exit on Chapel Hill Rd., landscaping looks good, CPL found the man hole needed, figured out how to get sewer to the property which will require an easement with the neighbor to the south.

Tyler (applicant) said that they worked with the Town and CPL to figure out where the connections for the water and sewer will roughly be. He reached out to the property owner to the south and he is willing to work with them.

Sal asked about if a left turn lane could be put on 9W to turn onto South Chapel Hill Rd.?

Tyler said that he will check and see if that would be possible.

Christian said that the Town Board authorized CPL to map the water and sewer district extension pending the creation of an escrow. The board should make sure that the white vinyl fencing is okay to use for screening purposes and also check that the landscaping meets the requirement as a dense vegetive buffer. The lighting and wires should be shifted out of the easement near Chapel Hill. The proposed landscaping on Chapel Hill is over the man hole and should be moved. The location of the proposed sewer main should be checked as it appears not to maintain the 10-foot horizontal separation from the proposed fire hydrant on Route 9W.

Suleiman, Saman: Subdivision: 465 Red Top Rd. SBL: 88.1-2-4.110

Applicant is seeking a subdivision of a 36.6-acre parcel into a 7.02-acre lot and a 29.5-acre lot. Proposed lot 1 will be a 7.02-acre lot with an existing house, well and septic system. Proposed lot 2 will be the remaining lands, a 29.5-acre vacant lot upon which no construction is proposed at this time.

Review Status: Application and maps circulated to board.

No staff or board comments.

Lombardo, David: Special Use Permit: 8 Sheep Ln. SBL: 95.2-3-7.100

Applicant is proposing a small-scale ground mount solar, hidden from the neighborhood on a 7-acre parcel. Array will be 20' x 40'.

Review Status: Application and site plan circulated to board.

Bill asked if it was going to be hidden from both Perkinsville Rd and Sheep Lane?

Dave replied that the array is way in the back, and you might only be able to see it if you pull into the driveway.

Board Discussion

Franco brought up the sign on South Chapel Hill Rd., the old sign used to say weight limit 3 tons except for local deliveries, the new sign just says weight limit 3 tons, and a gasoline tanker is more than 3 tons.

Scott said didn't Riche go out and look into it?

Dave replied he did, but he will double check with Riche to see if that road is local deliveries still or not.

Motion to Adjourn.