

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

**Thursday, March 18th, 2021**

**CALL TO ORDER TIME: 5:30pm**

**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, Carl DiLorenzo, Bill Meltzer, Charly Long, Franco Zani, Gerry Marion, Larry Hammond, Lambros Violaris

**Minutes to Approve**

January 28, 2021, February 18, 2021 and February 25, 2021

**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.

Tyler Fronte mentioned that he submitted new maps, that included truck turning and landscaping. For the truck turning map he included firetrucks, garbage, oil trucks, etc. and that they can all make the turns. Included in the landscaping one was where trees and shrubs would be placed. He would like to know what specific requirements for plantings the town would require on the small piece of land that they own. He also mentioned that they were going to remove the sidewalks from their maps as they are not already existing.

Scott asked weren't their sidewalks proposed with the Views?

Andy said they were removed from the Views for fear of fast-moving traffic in the area.

Charly said that they might want to consider sidewalks in the area.

Andy suggested that maybe not on 9W side.

Tyler said he was concerned about sidewalks that go nowhere, but is not opposed to sidewalks.

Charly asked if there were sidewalks to the south?

Dave said no just curbing.

Lambros asked isn't there a crosswalk on 9W north of Stewarts?

Andy replied yes there is and sidewalks on Macks Lane.

Tyler mentioned that project site is outside the water and sewer district. The town does have the capacity for this project to tie in. There is a water main to the east near Walgreens and they would like to tie into it, but it would only be a temporary link and would be costly.

Dave asked Franco where the water and sewer mains were.

Franco mentioned that the sewer main was near Sunoco, but the water is on the other side of 9W.

Dave asked isn't there one on Mayer Drive?

Andy said yes there is, but it's a high-pressure line and they want to limit how many link to it. It is possible to connect them to the east. They are talking about Stewarts installing a pump station and then connecting it to the main.

Franco said that the town might be able to look into a new pump station and add the houses to that.

Andy mentioned that a couple of large trees will have to be removed. The vegetive buffer is smaller than the town requires near residential properties in the area. He also asked why there were 30' movement aisles when the town only requires 24' if not needed then the building coverage could be lowered.

Tyler responded that they have 30' movement aisle in case someone is pulling a trailer that they have a place to park.

Andy said that in code book it mentions that there has to be 10' landscape strip around project and reducing parking could help with that. He also asked about utilities if they were going to be underground or not?

Tyler said that he would have to check on that.

Andy mentioned that the town might require that they be underground.

Scott asked if it was mostly brush right now on the project site?

Tyler responded that it was mostly brush.

Scott asked if there could be more trees shown on the landscaping plan.

Franco then asked if any material would have to go to a landfill for contamination?

Andy replies yes.

Sal asked what percent was lot coverage at?

Tyler said 63% of lot, but is heading to ZBA for a variance and also for sign height.

Carl asked about access to South Chapel Hill Rd. and if there would traffic entering and exiting there?

Tyler mentioned that a traffic study was done and that the South Chapel Rd. access would be full.

Carl asked who was doing the study?

Tyler said that it was Ken Wersted and the study should be in next week.

Carl feels that crossing Chapel Hill Rd to head west will be an issue.

Sal mentioned that he fears that someone will cut across Chapel Hill or 9W to turn into Stewart's which they aren't supposed to do.

Tyler mentioned that they met with Ulster County DOT and they decided that the access plan they submitted was the best solution.

Sal asked what do you want a west bound traveler to do? Maybe internal signage would help.

Andy asked Paul if Stewart's needs an agreement with the town to do landscaping in the corner they own?

Paul said no.

Gerry asked if the proposed 6' high fence needed to be white? As with all the traffic in that area it wouldn't stay white long.

Tyler mentioned that they could look at a different color.

Charly asked if there was a weight limit on South Chapel Hill Rd.?

Franco mentioned that there was a weight limit of 3 tons.

Gerry then asked if Stewart's would have trucks come in that way?

Tyler said no they would come in from Chapel Hill Rd.

Tyler asked if there was any kind of plantings that town would want on their piece?  
Dave said do your best and the planning board will take a look at it.

## **New Business**

### **Denis Brathwaite and MSW: Lot line revision 13 Alex and 30 Alex Ct. SBL: 87.22-1-2 and 87.22-1-3**

Applicant is proposing a lot line revision for 13 and 30 Alex Court to allow setback compliance.

David Winberg said that Brathwaite requested a lot line revision as their backyard is un-useable. From their patio the backyard is very limited. Neighbor agrees to a lot line revision for backyard/frontage exchange.

Sal asked what the dashed line around the house was.

Dave B. replied that it's the setback line for building.

Franco asked were there any utilities that crossed the lines?

David W. replied no.

Andy asked if both lots would meet all requirements?

David W. yes, they would both still meet all the requirements.

Sal said that as long as both lots are in conformance and everyone agrees its fine.

Scott asked for a motion to be made to set a public hearing for next month.

Larry made the motion, 2<sup>nd</sup> by Gerry, all ayes, motion moved to set the public hearing for April 22.

## **Public Hearings**

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

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

Board anticipates setting a public hearing for March 25<sup>th</sup>, 2020 at 7pm

Applicant was not at meeting and nothing new submitted.

### **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 recused as he works for the park.

Justin mentioned that they had submitted responses to the comments made at the public hearing. They mentioned that there was meeting done with Scenic Hudson on site, during that meeting they went over some main concerns from an environmental stand point. They are now proposing a vegetive hedge along the trail and filling in gaps around the parking area with more trees. Originally proposing land banking (not paving) 18 parking spots, now they are adding an additional 10 spaces that they are land banking. They also are going to look into using darker earth tones to have the buildings blend in more. He also mentioned that they were not going into the wetland area near the project and that it will remain preserved.

Jeffrey Anzevino (Scenic Hudson) wants to make sure there are no surprises going forward. He also thinks planting along property and filling in the gaps around the parking will help. He knows it won't be perfect, but its better. He is glad to know that there will be a buffer between wall and the pond. He is also glad that Rich is allowing a trail easement for people to walk to the park. He would like to see the hedge extended further to the west.

Justin mentioned that the hedge was just sketched on now, but believes that the forest is thicker where the hedge stops.

Jeff mentioned that there was an updated ecological study done. There were some suggestions that there be more native plants be planted.

Rich mentioned that Palisades Park was going to send them a list of species that they want for the plantings. Also mentioned that Chazen was the ones who updated the ecological study that was done in 2009.

Justin then mentioned the traffic concerns. He said that at peak there are about 9 cars in the morning and about 18 in the evening on 9W/Argent. He said that with this project they expect less than a 1% increase in numbers. They also submitted a letter from the highway superintendent that supported a 3-way stop. He mentioned that this project complies with the town's PUD district codes. As for the subdivision part of the project there is no plans for the 2<sup>nd</sup> lot. There is no evidence of property values dropping. As for a timeline for construction this project first has to finish up with the planning board, then it has to be submitted to the health department before they can get a building permit. Once they have a building permit it will be posted like the code requires. There are no historical properties that will be affected by this project. He also mentioned that they submitted a petition of support for this project.

Bill asked if Domenica Lane was Rich's other project as most of the names were from there?

Rich said yes Domenica Lane is my other project.

Bill asked if the new one would be 100% affordable?

Rich replied NYS has guidelines they have to follow and that it would be 1<sup>st</sup> come 1<sup>st</sup> serve when it was done.

Bill asked if there would be a lottery?

Rich replied there might be it depends on how many applications they get.

Bill asked are there any incentives to the locals?

Rich said he tries to local groups in the town 1<sup>st</sup>.

Franco mentioned that water and sewer committee met to talk about the project and they are dead set against dead end water mains. They would like to see the water line to loop around and

link with Domenica Lane. They would also like to see the road loop around to Domenica Lane. He also asked if the road was going to be turned over to the town?  
Justin replied no the road will not be turned over to the town, it is a driveway into the site. He also mentioned that he disagrees with the looped road idea.  
Rich said that there are no plans for the 2<sup>nd</sup> lot, maybe when there are plans for the other lot then a looped road would make more sense.  
Jeff feels the 3-way stop is better than the loop road as there will be less environmental impacts.  
Franco asked what about the water line?  
Justin replied that they have water and sewer into site with a dead-end link that is 200' long not worth it to loop. They plan on flushing the hydrant to keep the water moving.  
Andy asked would you consider an easement to the town for a water main in the future?  
Rich replied that he would consider it.  
Gerry mentioned that was a lot of rock up there and wanted to know how much material they will be moving off site or what they were going to do with it.  
Rich responded that there isn't as much rock as they thought and at this moment all material will stay on site.  
Charly asked if you do run into a lot of rock will you crush it?  
Rich said that it would be up to the excavators, but they might bring up a small machine to crush it.  
Paul mentioned that the next steps would be a SEQRA determination and to open the public hearing on the subdivision along with continuing the one for site plan. After that it would be submitted to UC.

### **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 they submitted responses to the public comments. He feels that the screen for this project is good. They also have 60% green space proposed. They have no traffic impacts, proposing 10% affordable housing. He mentioned that they are going to pay rec. fees as having recreation space on site is tough and might be negatively received by neighbors.

Scott mentioned that the UC planning board brought up that Tudor style doesn't fit the community.

Alec mentioned that they could chose more mono-chromic colors.

Sal thinks that they could remove the Tudor style look.

Steve said yes, its an easy fix, they could go back to vertical and horizontal siding.

Sal mentioned that he didn't mean that they should black/white color scheme, just that the red siding and the green metal roofs stood out too much.

Scott mentioned that he liked the different colors.

Carl said that if they decide to go with the color grey, they should lighten the roof as it was too dark.

Mike mentioned they can get rid of the green metal roof and the red siding.

Steve asked if they should remove the metal roofs entirely or not?

Sal said no the metal roofs were fine, just the green colored ones needed to be changed.

Sal also mentioned that he liked the vertical board instead of the stucco look.

Carl asked if they could put benches on the property in case people wanted to sit outside?

Scott said yes they could consider it.

### **Executive Session for advice from counsel**

### **Motion to Adjourn.**