

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, July 15, 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: Board Members: Scott McCarthy, Carl DiLorenzo, Charly Long, Franco Zani, Larry Hammond, Gerry Marion; Board Staff: Dave Barton, Paul VanCott, Andy Learn, and Sarah Van Nostrand

Minutes to Approve
May 27, 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.

SEQRA status: Type II

Tyler said that he wanted to update the board. He mentioned that the project is still in front of the ZBA and expects a vote next month. He mentioned that there were some site plan modifications made and are addressing the stormwater comments, and traffic comments.

Paul replied that the ZBA did a straw pull and directed staff to draft a resolution.

Franco asked if the variances were for sign height and lot coverage?

Paul replied yes.

Dave mentioned that the County and ZBA asked the applicant to look into pervious pavement to reduce some of the coverage, but applicant supplied the ZBA with a map of the soil types.

Scott asked what percentage of coverage would the pervious pavement reduce?

Tyler mentioned that they are currently at 59% coverage, they reduced some of their parking, tightened up some of the sidewalk area and brought in additional green space on Chapel Hill Rd.. Dave said that there are concerns about the right-hand turn going north on Chapel Hill from the site may not be the best location to get onto Chapel Hill. He said that some of the board members feel that it is too close to the light, so the cars would be turning out into a queuing location where cars are already queued, moving that right-hand turn further to the west on Chapel Hill Rd. might make more sense for the traffic.

All Space Storage- Site Plan, 480 Route 299, SBL# 87.1-2-28, in DB zone.

Applicant is seeking site plan approval to add additional storage facilities to an existing site already containing storage facilities.

SEQRA status: Unlisted

Dave mentioned that Kelly (applicant's agent) submitted updated landscaping plan and also a lighting plan.

Andy L. mentioned that he has looked at the plan and has some technical comments to be addressed on the stormwater. He said it was hard to see the turning movements because in the back it is hard to distinguish between the vehicle and the edge of the pavement.

Paul said that the next steps are if the board is ready to schedule a public hearing.

Franco asked if the applicant was in front of the ZBA?

Dave replied yes, and the variance was granted.

Kelly mentioned that they were looking for 50% coverage where only 40% was allowed.

ADC Ulster, LLC- Falcon Ridge Subdivision, 301 Upper North Rd., SBL# 80.3-1-18.110 &80.3-1-31, in R1 and LI zone.

The applicant proposes to develop a 166 lot-Conservation Subdivision with frontage along Upper North Road and North Chodikee Lake Road. The applicant is proposing to connect to the Town water system. The applicant is proposing an on-site Sanitary Sewer Treatment Plant.

SEQRA status: Type I; Planning Board is seeking lead agency status.

On hold pending ZBA appeal.

New Business

Rozzi, Thomas-Subdivision; Station Rd., SBL #86.4-3-3.1

Applicant is seeking a 3-lot subdivision on existing 26 acres on Station Rd.

Andy said that the plan was a little confusing to read, applicant is proposing 3 lots on a new subdivision. He has a couple of questions, one is how many wetlands are there, and he mentioned that one of the 1st steps to take is to prepare a resource analyst map which he feels should be done. He thinks that they will have to tweak lot 1 boundaries a little because technically that is a flag lot and the flag pole section of the lot has to be 50 feet wide. As far as the road itself the applicant is proposing a shared driveway for all 3 lots, per the code if there is a shared driveway it has to be built to town standards.

Dave said that he would possibly have to go to the ZBA for variances, and that more work has to be done.

Franco asked if the board can get updated subdivision map on what the applicant is doing?

Public Hearings

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

Waiting for decommission plan and a maintenance plan.

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

Patti (applicant's agent) mentioned that the driveway maintenance agreement would be ready for next week.

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

Dave mentioned that the county has sent comments, needs approval from Ulster County DPW, needs Ulster County Department of Health approval for the proposed septic and wastewater treatment, if they have signage in the future it will need to go to the board, he talked to the owner about no outside storage and would like that note on the map.

Board agrees.

Dave mentioned that the vegetation needs to be maintained.

Patti (applicant's agent) mentioned that they added more vegetation.

Scott asked if there were any specifics about the screening that was going to be placed there?

Dave said that the comment about NYS stretch energy, is that alternative energy options should be looked into. The county was concerned that the stormwater discharge will drain to the ditch.

The last comment from the county was that all proposed lighting must be fully shielded.

Patti mentioned that she submitted the building base packet that is supplied by the company and she did an elevation rendering with the colors that were chosen.

Carl asked what type of roof is it?

Patti replied that it is a galvalume which is more rust resistant.

Scott asked the height of the building is 37.5 feet?

Patti replied yes, as it is 20 feet to the eave and 3 on 12 roof.

Paul asked if the board is ready, he can prepare a draft resolution.

Franco asked Andy if there was no problem the water easement?

Andy replied with the water line no problems with it.

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

Carl asked how far to the North was the building shifted?

Kelly (a part of the applicant's team) replied that the team shifted and reduced in size the building on the south end, it was originally 93 feet closest to the property line, by removing a section of the building it is now 137 feet away, the closest point is 135 feet from the neighboring properties, in addition the team has shifted the road away from the properties, originally the road was 50 feet to the closest property line, by shifting it, it is now 87 feet from property line and have added more landscaping.

Franco asked what the total square foot of building that was removed.

Don (a part of the applicant's team) replied that the wing was reduced by 57 feet and the width was approximately 75 feet and that is 2-stories, which is about 8,500 square foot reduction total in the building.

Andy said that one of the things that still stands out is the vehicle maneuvering plans the one that is most concerning to him is the access to the loading dock coming from the south, where the truck actually has to pull into the right turn lane from 9W and blocks that entrance, while it is

backing into the loading dock. Another note, stormwater wise by having 100% underground detention it's hard to get enough storage for that and he wants to make sure that they are counting for future phases.

Ken (a part of the applicant's team) said that he understands and is working on it.

Andy asked if there were any changes to the subdivision plat?

Kelly replied that there were minor changes to it, and that they are close to finishing the SWPPP.

Paul said procedurally with subdivision if board is good with it, they can close only the subdivision hearing and he can draft a preliminary plat resolution for next week.

John (applicant's agent) mentioned that comments from the County should be back by next week.

Andy mentioned that the subdivision is only 2 lots, so it's not a big deal.

Paul said that he would draft the resolution just in case everything is good.

Motion to Adjourn.

Draft-Not Approved