

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

**Thursday, August 25, 2022**

**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**

**Attendance:** Board Members: Scott McCarthy, Charly Long, Carl DiLorenzo, Franco Zani, Gerry Marion, Larry Hammond, Sal Cuciti, Lambros Violaris, Bill Meltzer, and Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Andy Learn, and Sarah Van Nostrand.

**Minutes to Approve at August 25, 2022 meeting**

July 21, 2022 and July 28, 2022

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

6-ayes, 2-abstaination Sal Cuciti, and Bill Meltzer (July 21<sup>st</sup> only).

**New Public Hearings:**

**Saychek, Toni: Special Use Permit: 17 Van Orden Rd., SBL #96.3-3-1.111**

Applicant is seeking a special use permit for a ground-mounted solar array.

Review Status: Abutter letters have been sent out and legal notice has been published in newspaper. Public hearing has been set for August 25, 2022.

SEQRA Status: Type II

Potential Action: Open Public hearing, close public hearing and approval resolution.

Scott asked for a motion to open the public hearings.

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

Sheldon (NYS Solar Farm-applicant's agent) said that before they proposed a ground-mount array they looked at the possibility of placing it on the structure itself, but the way the house is built it wouldn't hold more than a few panels. They adhere very strictly to the fire code which creates limitations. There is a lot of open space on the property and it is perfect for a ground-

mounted array. The engineers went out there and inspected the site to make sure they could bury the wires because working near the Hudson River it is very rocky and sometimes it cannot be done, but in her case, they probed and found that they could do it. The only part they subcontract out is the frame, for this they use a company called Solar Foundations. They are hoping to have that scheduled for the end of September. Once the frame is in they will wait for the next good weather day to install the panels.

Franco asked if it was a fixed solar mounted array?

Sheldon replied yes that is the best way to do it if you want it to last.

Andy asked if he could talk about the foundation for the mount?

Sheldon said it is referred to as a helical pile which is like a large arguer and the company has a powerful machine that will screw it six-feet into the ground. On that they are going to build a pole mount array.

Andy asked if the helical piles would limit the amount of soil that is disturbed? The only soil disturbance will be for the trenching for the cables themselves?

Sheldon replied that they put in the right number of piles for the array.

Paul said that this would be a type II SEQRA action and if the board is amendable, he has prepared a draft approval resolution once the hearing has been closed.

Scott asked for a motion to close the public hearing.

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

All ayes, motion passed to close the public hearing.

Scott read the resolution.

Scott asked for a motion to accept the resolution.

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

All ayes, motion passed to accept the resolution.

### **Continued Public Hearings**

**Chavez Garden Center LLC: Amended Site Plan: 288 Route 299, SBL # 87.2-1-9.223**

Applicant is seeking to convert Lakeside Licks to a garden center.

Review Status: Public hearing was opened on July 28, 2022.

SEQRA Status: Type II

Potential Action: TBD

\*No applicant\*

Dave said that Mr. Chavez (Applicant) is getting a new engineer to do the work that the board requested, so we will see him next month.

**Guardian Self-Storage: Commercial Site Plan: 50 North Roberts Rd. SBL:  
#96.1-1-30**

Applicant is seeking an amended site plan to construct a climate controlled self-storage building that is approximately 11,675 Sq. Ft.

Review Status: Public hearing was opened on May 26, 2022. Updated plans circulated to the board.

SEQRA Status: Unlisted Action

Potential Action: Continue Public hearing, close public hearing, SEQRA determination, and approval resolution.

Charly recused.

Frank (applicant) said that back in 2020 he was before the board seeking site plan approval to erect two small self-storage buildings. This is an applicant to amend that site plan to build an approximately 11,400 square foot temperature-controlled storage building. Since the original public hearing they have taken the comments received and made some modifications to the plan, they got rid of the walkway in the back of the building. They also tried to address stormwater issues by adding silt fencing. He mentioned that one of the neighbors in the back submitted a public comment, asking if the fencing could contain some kind of visual barrier. The plan shows that they are planning on putting netting over the existing chain link fence which would act as a visual barrier.

Andy said that he has reviewed a cut sheet of the material and has approved it.

Dave said that there were comments from Ulster County Planning Board. One spoke to a fence issue. The other one was the fire chief, which we have. He reminded the board that the fire chief

was in attendance at that meeting and talked about it, it is in the minutes and the chief is okay with it. Those two comments have been addressed.

Andy said that his comments have been addressed as well.

Sal asked what about the area variance comment from the County?

Dave replied no, they were using the old zoning that would not apply here, this is a Gateway Zone now.

Paul said that this is an Unlisted Action and if the board is so inclined once the public hearing has been closed, he has prepared a negative declaration and he also has a draft approval resolution.

Scott asked for a motion to close the public hearing.

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

All ayes motion passed to close the public hearing.

Dave went through the SEAF part 2 with the board.

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

Board agrees no to small impact.

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

Board agrees no to small impact.

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

Board agrees no to small 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 to small 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 to small impact.

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

Board agrees no to small impact.

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

Board agrees no to small 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 to small impact.

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

Board agrees no to small impact.

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

Board agrees no to small impact.

Paul read the negative declaration resolution.

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

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

7-ayes 1- recused, motion passed to accept the resolution.

Paul read the approval resolution.

Andy asked just to clarify the area of disturbance for the project is less than 1-acre so he thinks that the section about needing a SPEDES Permit can be removed.

Dave agrees with Andy, and if it is removed Paul will add that Andy will be at the pre-construction meeting.

Scott asked for a motion to accept the resolution as modified.

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

7-ayes, 1-recused, motion passed to accept the resolution.

## **Board Discussion**

Larry brought up that about three years ago the Town Board approved detached apartments and they were going to go back and revisit the idea and come up with some restrictions. He would like to know if there are plans to bring it back up and discuss it in the future?

Scott said that he remembers that the board did want to revisit it and should to make it a little clearer.

Carl said that he doesn't remember where the board left off with it.

Larry said that the board wanted to compare it to duplexes where you need double the acreage. There was talk about getting it out of ¼-zones. Didn't want them in the middle of the front lawn. He suggested that everyone look at their notes and it can be discussed at a later time.

Dave said that the New York State legislator's office is currently reviewing a law that will take restrictions off of residential zones. This is due to the "housing crisis" that is going on. They are looking at taking away some restrictions on residential lots like density. His opinion is that density exists for a reason as it impacts all sorts of things.

Scott said that since we don't know what the restrictions will be, the smart thing to do would be to go through the limitations that you want to see in the existing law today. This way if the state does change anything they can retract or add anything that was written.

**Motion to Adjourn.**