

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, August 18, 2022

CALL TO ORDER TIME: 5:37pm

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, Larry Hammond, Bill Meltzer, Lambros Violaris, and Gerry Marion (came in at 5:38pm); Board Staff: Dave Barton and Sarah Van Nostrand (Via Zoom)

Absent: Board Members: Franco Zani, Sal Cuciti

Minutes to Approve at August 25, 2022 meeting

July 21, 2022 and July 28, 2022

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

No applicant

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

No applicant Moved to end of meeting

**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

Charly Long recused.

Frank (applicant) said that since last time he took the board's and Andy's comments and made some modifications to the buildings. Specifically, they have removed four lights from the rear of the building, they have also, removed the sidewalk in the back. The two remaining lights will be on motion sensors. They had their engineer submit a report for Andy's review based on impervious surfaces.

Dave thinks they are all set, the comments have been addressed, the lights have been removed and any other comments that come in can be conditioned in.

Scott asked wasn't there County comments as well?

Dave replied that there were County comments and they were concerned about lighting and the fence which have been addressed. The fire department had concern about access and that has been provided. If the board is comfortable with it, he can have Paul draft a resolution of approval.

Scott asked if the board wanted a draft resolution prepared?

Board agrees to have a draft resolution prepared.

Administrative Business

The Villages of the Hudson Valley: PRRD

Dave said that they are not done with some of the things related to SEQRA based on the board's original review of the project. He talked to Paul who wants the board to remember that they are still in the review phase. They cannot declare lead agency until after next month's meeting.

Scott asked if they had done any work up there?

Dave replied only on the ALF part, nothing in the back. They have dug some holes to test for bedrock, but nothing else.

Board Discussion:

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

Bill said that there were some emails being sent around regarding what plans need to be supplied and does he know what he needs.

Dave said that he remembers that the board wanted a stamped and sealed set of plans and Scott confirmed that. He sent an email to Mr. Chavez (applicant) who sent an email back saying that he has permission from Lou (Architect) to alter the plans, but Scott said that the board wanted a set of stamped and sealed set of plans. He mentioned that it is a small change, but it is a change.

Scott said that it is a change of use, and some other changes on the side.

Dave said that he is comfortable with the board requesting a stamped and sealed plans as when the map gets approved by the board, the map is the law that can be put in front of a judge if he doesn't comply. If he has an old set of plans and puts that in front of a judge, the judge will say that it doesn't show the plants. He said that he will reach out to the applicant and let him know.

Scott said that it was under advisement from the Town engineer who felt it was needed to have someone stamp and seal the plans.

Dave replied that if the architect still has the original plans, it wouldn't take long to update them.

Charly asked is there a change because of him changing the whole use, there won't be a restaurant or food, no board of health because there are grease pits, grease traps and there is a lot of plumbing and electric that run up there and there are water features and stuff.

Dave said that the water features will probably remain in place because he will use those for water.

Larry asked if he needed a drainage plan as the parking lot will be paved?

Charly replied that the site is impervious currently.

Dave said that the site is impervious and that it drains out to the state ditch in the front. He will check with Andy on that. The real big changes are that there will be no golf, no longer a restaurant, it will be a paved surface in the parking lot and the sign will change.

Motion to Adjourn.