

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, July 25, 2024

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, Carl DiLorenzo, Franco Zani, Gerry Marion, Lambros Violaris, Evan Pendleton, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (via Zoom), Andy Learn, and Sarah Van Nostrand.

Absent: Board Members: Charly Long, Bill Meltzer and Fred Pizzuto

Minutes to Approve at the July 25, 2024, meeting
June 20, 2024 & June 27, 2024

Scott asked for a motion to approve the minutes.

Motion made by Franco, 2nd by Lambros.

All ayes, motion passed to approve the minutes.

Old Business:

Ohioville Solar: Special Use Permit and Site Plan: Crow Hill Rd

Applicant is seeking a special use permit and site plan approval for a solar array.

Review Status: Updated Plans circulated to the board.

Potential Action: Set public hearing for August 22, 2024

Nick (Applicant's agent-Carson Power) said that Ulster County Planning Board comments were received and that there were no major changes required. At the Plattekill Planning Board meeting the board set a public hearing for their August 27 meeting. Plattekill is likely to make a SEQRA determination and make a decision on the SUP at their August meeting. A 150 homes per 1 Megawatt, the project is 8 Megawatts, so it will provide power to 1,000 homes at one single time, if the system is maxed out.

Andy said that he had an offline meeting with the applicant and went over some outstanding comments, he thinks based on what he heard at the meeting they are on the same page and just waiting for revised plans back, if all is good then they should be in good shape.

Nick said the updated plans should be in next week.

Board set the public hearing for August 22, 2024.

Public Hearings:

Jamal, Violet: Lot Line Revision: 10 & 12 Cassel Rd: SBL #96.3-3-6.200 & 96.3-3-5

Applicant is seeking a lot line revision.

Review Status: Public hearing scheduled for July 25, 2024.

Potential Action: Open public hearing

Scott Parker (applicant's agent) said that the Jamal's own both of these lots 10 & 12 Cassel Rd, it is a revision of the line between them. Basically, it is moving the front point approximately 39 feet, leaving the rear point of the property line in the same place and just cutting a straight line through. It doesn't result in any variance needed.

Scott asked for a motion to open the public hearing.

Motion made by Carl, 2nd by Gerry.

All ayes, motion passed to open the public hearing.

No public comment

Scott asked for a motion to close the public hearing.

Motion made by Franco, 2nd by Lambros.

All ayes, motion passed to close the public hearing.

Paul read the resolution.

Scott asked for a motion to approve the resolution.

Motion made by Franco, 2nd by Lambros.

All ayes, motion passed to approve the resolution.

Short-Term Rentals:

Huq, Stephanie: 53 Oakes Rd

Review Status: Application and supporting documents circulated to the board.

SEQRA Status: Type II

Potential Action: TBD

Joeanna (applicant's agent) said that she was reading over the public comment about the parking and dumpster situation. She has photos of where the dumpster is and it is not in the cul-de-sac, it outside of it and it is not blocking anything. As far as parking, she knows in the email she received it said that the board would like to show them where it

should be going.

Scott said that someone needs to show the board where the parking will be, the board needs to know where the parking for these people will be. The parking cannot interfere with the cul-de-sac or the entrance coming into that area for other people who own property down there.

Joeanna said she sees where it says that they need to show parking, she did discuss parking and it was to be down.

Franco said it is right off the edge of the easement.

Joeanna said that they would park there before in the easement, right now they parking up. When they parked on the road they would get yelled at.

Franco said that is not her property, so you cannot park there. The issue he has with the dumpster is what about snow storage, you cannot push the snow towards the railroad.

Joeanna said okay.

Franco said all the snow the snow gets pushed that way, so the dumpster would be in the way, so the dumpster would have to be moved onto the property.

Joeanna said if she brings the dumpster back up to where the cars are parking, is that going to interfere with the right-of-way.

Franco said you are in the right-of-way.

Joeanna said is it going to interfere, she doesn't want to put it back onto the property if it is going to interfere.

Franco said you cannot park in the right-of-way, and she is asking for three cars and there is no parking.

Joeanna said correct.

Scott said there is a problem with the application as far as the board sees it. You are saying you have parking for three cars, you have no parking at all. Second thing is you have a dumpster that is parked in a right-of-way, it shouldn't be there, it should be on her property. Those are the problems that the board has with this application, so you have to mitigate the problems.

Joeanna said she understands and that is why she is here. She came in a little bit later, but she came in to make sure that it does get done smoothly. She told the owner that she would attend the meeting to figure out what the solution is and get it done correctly.

Scott said now you have to give the board a solution.

Joeanna said that she would take care of moving the dumpster as far as the parking, she has to talk to the owner to actually make parking on her other part of the property that she owns right next to it. She told the owner that it was a concern that even she had for the cleaners.

Fred (47 Oakes Rd) said that the dumpster is sitting on CSX property. The right-of-way not only is there another piece of property past that, but there is also a 250-acre park that could have a forest fire, there are 17 loads of tractor trailer tires that might eventually get cleaned up. The parking that they said they get yelled at is his property that they park on. They have been using it and parking in the right-of-way all along anyway.

Scott asked if anyone else parks there, other than them.

Fred said that their tenants park there, they had to prove parking when they got the approval for an accessory apartment.

Franco asked if it is the little strip that is down in front of your house.

Scott said it is your parking.

Shari (47 Oakes Rd) said they had to create it for the accessory apartment. That is the idea that they have to create parking somewhere on their parcel, they have plenty of property to do it. There is an incline, but there is plenty of property to move their parking and the dumpster and she doesn't think it will be a problem. There might be some excavation that has to be done. They are using it as a short-term rental right now and have been all summer. She doesn't have a problem with the use, but they are going to have to do some work there and have it done in a way that is on their property.

Rich (51 Oakes Rd) agrees with the others.

Jason (44 Oakes) agrees with the others.

Joeanna said she does want to assure the neighbors that is why she is here because she needs a resolution to take back to them because she keeps making these suggestions, but until there is an actual this is the problem.

Scott said there was something stated about the time frame where it was stated 11:00 when it is only 9:00.

Joeanna said she read that, but in the town rules it says 8:00 and one at 9:00, but she suggested that they just put 8:00.

Scott asked if the property was outlined in some way to keep from trespassing onto neighboring properties.

Joeanna said that it is outlined, posted and they have cameras to tell when people leave the property boundaries. If one of the neighbors mention it, it is grounds for dismissal from the property at that time because they are not following the rules.

Scott asked if there was a sign stating what the address is.

Joeanna said there is one in the front, but she was going to add another one, just so they can see where to go.

Administrative Business:
ADC Ulster (Falcon Ridge)

Tabled until next meeting.

The Villages

Potential Action: Set public hearing for August 22, 2024

Scott said that the Villages is seeking to combine their phasing plans, that is going to be their request to have done. If they do start doing some work the impacts will be timelier. That is why the staff is thinking about having a public hearing set for next month, if the board is inclined to do so.

Paul said that the board has previously approved the overall site plan for the PRRD. The board has also approved the site plan for phase A of the PRRD. What the applicant is now seeking is site plan approval for phases B-F of the PRRD. That is what a public hearing is needed for is to basically allow the public to weigh in on those phases of the PRRD and for the board to provide an updated resolution that will hopefully carry this project to its completion.

Scott asked for a motion to set the public hearing for August 22, 2024.

Motion made by Franco, 2nd by Lambros.

All ayes, motion passed to set the public hearing for August 22, 2024.

Motion to Adjourn.