

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, May 22, 2025

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, Fred Pizzuto, Franco Zani, Gerry Marion, Bill Meltzer, Lambros Violaris, John Dispensa (Alternate); Board Staff: Dave Barton, Paul Van Cott (via Zoom), Christian Moore, and Sarah Van Nostrand

Minutes to Approve at the May 22, 2025, meeting
April 24, 2025

Scott asked for a motion to approve the minutes.
Motion made by Bill, 2nd by Fred.
All ayes, motion passed to approve the minutes.

New Business:

Rondon, Tomas: Special Use Permit: 163 Pancake Hollow Rd: SBL #95.1-1-2.200

Applicant is seeking a special use permit for an accessory apartment.

Review Status: Updated Plans circulated to board.
Potential Action: Set public hearing for June 26, 2025

Scott asked for a motion to set a public hearing for June 26, 2025.
Motion made by Gerry, 2nd by Lambros.
All ayes, motion passed to set the public hearing for June 26, 2025.

Old Business:

Highland 3555 LLC: Site Plan: 3555 Route 9W: SBL #88.17-9-55.111

Applicant is seeking site plan approval for 4 mixed use buildings.

Review Status: Updated plans circulated to the board.

Patti (A part of the applicant's team) said that the board asked for a couple of things. They brought an ortho photo to show the proximity of the site to Milton Ave, with the entrance to Van Wagner. They reached out to the Highland Central School District Transportation department and they will need to investigate where the best place to put the stop to pick up the kids. Once they have that they will be able to incorporate it into the plans. Part of the discussion last week was regarding the access onto Roberto Ave; it has been going back and forth between emergency access and one-way. She understands that the board last week wanted it to be emergency access only, the last notes she has is that the board wanted it to be a one-way in or a one-way out with some kind of traffic control. It seems to her that the best solution is a one-way out. The main concern from the neighbors is that people would get lost and turn around in the cul-de-sac before entering the site. From a traffic point being able to have only one-way in and out she personally feels is not good planning, but it is ultimately going to be up to this board. The applicant is willing to do whatever the board decides, but they would like to kind of try to figure that out tonight. The reason for being able to exit out, no delivery trucks would be coming in that way as she knows that was another concern. It would be a controlled access; it would be controlled in whatever manner the board feels appropriate. The applicant mentioned a couple of different ways, but they are proposing keyless entry. The fire department would have full access to come in and out, and the applicant is working on setting up a meeting with the new fire chief.

Scott said that originally that was going to be in and out, but the board realized what kind of traffic that would impose on Roberto, so he thought they came up with a solution and what they were going to ask the applicant to do was to have that be an emergency entrance only. The board was also concerned with people short cutting through there and coming back out to 9W.

Bill said isn't there still an issue with making a left turn out of the site.

Gerry said you would have to cross 5 lanes to go north without a light and it is a pretty big complex and he feels that is a huge issue.

Patti said if the board allows an exit only out of there, that will direct people out of there to 9W and makes it much easier to get out of there than it would be to go on 9W and cross those lanes of traffic.

Franco said his concern is that people driving north would drive through the site to bypass the light to get over to Van Wagner.

Patti said that would be for residents only.

Christian said if there is a concern about people getting into the site and getting lost, he suggests that maybe signage at the 9W access saying local traffic only, no exit, that would be one option he cannot say what would be required as the DOT is going to take a look at it as well.

Fred asked if the gate in the back was moved closer to Van Wagner than where it was originally.

Patti said yes they moved it as far easterly as possible.

Lambros asked if the board discussed the possibility of a traffic light in at the entrance.

Scott said he doesn't think that it is up to the board he thinks that is up to DOT.

Patti said it is 200 feet from the other traffic light.

Gerry said people are still going to be making left turns and there is no traffic control at that intersection.

Scott said people do it coming out of the other sites on 9W, so it is already a practice.

Patti said they are still waiting for DOT to weigh in.

Scott said until the board sees that he cannot see making a solid decision. He doesn't want to see Roberto affected by the construction that will go on there.

Bill said he feels that there is a need to leak out some of the traffic onto Roberto as having them all exit onto 9W is dangerous to head north.

Patti said they were looking for a referral to Ulster County and looking for the Planning Board to circulate the notice for intent to be lead agency.

Paul said the question is does the board have sufficient information in the application to refer it to the county.

Christian said they have prepared a comment letter. They are proposing a new access point to Khodiyar and if they plan on using it as some kind of access point they are going to need an easement. He would like to have more details on the outdoor amenities. Regarding water and sewer, they have received a report from the applicant, but flow testing will need to be done and he asked if that has been scheduled yet.

Dan (A part of the applicant's team) said that he has been emailing, but he hasn't heard a time yet.

Christian said there needs to be a new utility easement for the water line, the proposal is to connect to the water system on Roberto and Route 9W. There also needs to be an easement for the water lines into the site that go to the hydrants. Due to the fact that these water lines are going to be the property of the town there will need to be some kind of performance bond. The survey shows part of an existing water line going into the property and the town will need to be granted an easement for access and maintenance. There is water service for the barbeque pits and provisions for metering and backflow prevention need to be shown as they are not going to be inside a building and are going to be separate. For the terminations of the water mains inside the site, they should terminate with a gate valve and a blind flange in case the town wishes to extend

the main. Regarding sewer the 6-inch line going across Route 9W needs to be televised to assess the condition.

Franco asked if it could be cleaned first and then televised.

Christian said that they normally clean and jet the lines to make sure they can get their camera through, but that would be a detail that the contractor has to work out with the town. With regards to the commercial spaces in each building consideration for adding an external grease traps because the composition of the commercial spaces is not determined. By the barbeque pit there appears to be two sewer laterals, you might want to take a look at that. The site is going to have sanitary sewer handled by a pump station which is going to be privately owned and maintained which is going to be subject to review by the New York State Department of Environmental Conservation, but you are also going to need emergency power for that. Currently there is an overflow from that wet well to a sewer manhole on Roberto Ave and they don't want that. With proper back up power that shouldn't be necessary. The pump station should be within a proper enclosure. He doesn't know if the pump station controls were going to be located in the clubhouse, but he feels that they should be externally mounted, instead of sounding inside a building that may not always be occupied. Provisions for odor control need to be provided. The lighting plan was reviewed and there should be a minimum of 0.5-foot candles in all pedestrian foot areas as there were some areas that were quite high. The color temperatures need to be reduced as some of the details call out for higher. The lights have to be fully shielded to prevent offsite glare. For the stormwater prevention plan it will need OPRHP signoff will be required. According to the hydraulic analysis a type II rainfall distribution was used, but the requirement has changed, in the 2024 manual there is a new way to determine what the rates are going to be. Details for the hydrodynamic separators needs to be provided to make sure they are capable of handling the peak flow because there is no bypass diverted around it. They are lowering the amount of impervious surfaces which is bringing their peak flow down below existing conditions.

Scott said it seems that the board does not have enough information to refer it to the county.

Patti said if you look at the site plan comments all of them were satisfied. Most of the comments raised were in regards to water and sewer are not really county impacts. If there is a substantial change in the plans, it would have to be rereferred, she feels it would be a good time to get some initial comments and she believes that the plans are sufficient for them to review.

Paul said the board can refer it, but there is a risk. The one major outstanding thing is the access issue. He doesn't think there is any harm in sending it to the county, the board has a pretty full application here and the applicant understands the risk that it may have to be referred again.

Franco said that he feels the board needs more information before referring it, especially on the drainage end. He is concerned about the drainage impacts of it running down Roberto Ave and down to Vineyard. He thinks that the stormwater created by this site might impact Vineyard Ave.

Christian said even though the report that was submitted requires some technical tweaks, he doesn't think that it will matter. They are reducing the amount impervious coverage and

providing water quality. They are reducing the peak runoff for the 1-, 10-, and 100-year storms, so if there are existing problems they should be brought to light and discussed. It is not obvious to him that this proposal is going to negatively impact it.

Paul asked if this issue would change the site plan and would the county comment on it.

Scott said that the county would leave it up to this board.

Board agrees to refer the project to the county.

Scott asked for a motion to circulate for lead agency.

Motion made by Fred, 2nd by Lambros.

All ayes, motion passed to circulate for lead agency.

Franco said he would like it shown on the plan the sleeving over the force main on any crossing for storm drain or water mains, 10-foot from the center of the pipe on each side. The 90-degree elbow should be removed at the cleanout location and replace it with 2-45s or a long sweep 90 and that would be at the connection on 9W. He would like to have the force main changed from PVC STR 21 to a DR 9 fused because of the greater wall thickness and there shouldn't be a problem with leaking gaskets. A tracer wired should be installed from the pump station to the discharge point for the force main so it can be traced.

Dan asked if they were to do that would there be a reason to sleeve at that point.

Franco said the DEC is going to want that too in case somebody digs and accidentally hits the force main. On the fittings at the pump station the 90s should be replaced and either use long sweep 90s or 2-45s. You are only showing one gate valve, you are having a duplex pump system so you are going to have two pumps, he would like to see a gate valve on each side of the check valve, so you can isolate the check valve. The t-fitting should be changed to a wye fitting for the pump discharge at the pump station. A grease trap may be required for the clubhouse.

Scott said the lighting in the back of the property along Roberto Ave; is there any way it can be shaded to keep it from going onto Roberto Ave or affecting any of those homes on the back side.

Patti said the only lighting they have there is in the parking lot, that is shielded and faces the parking spaces.

Scott asked what is the elevation of those poles.

Patti said the poles that are in the parking lot are 10-feet tall.

Dave asked if the bell on that was a solid bell.

Patti said yes.

Franco said on the pump station you are not showing an auto dialer or some type of telemetry to alert someone in case of an emergency.

Charly said when you start work on this how do you plan on accessing the site.

Dan said if you look at the sediment and erosion plan, what they did was show 2 construction entrances. He hopes that they can control it to be more off of 9W, there might be sometimes of what they are showing would have to go out onto Roberto Ave. If they have to close off the entrance to Roberto Ave during construction they can do that with barriers. It is up for discussion, but for now they have shown both.

Franco said that the entrances should only be on 9W.

Scott said it would be better for you guys to have it only on 9W as there would be a lot of damage to the road.

Dan said right now they have multiple ways into the site from 9W until demolition occurs.

Franco asked is there a curb cut on the southern side.

Dan said there are 3 curb cuts.

Christian said it is your proposal to reconstruct the sidewalks, curb and shoulder along the site.

Dan said the whole thing.

Christian said that a phasing plan for the construction of the buildings might be a good idea.

Patti said it is her understanding that board is not in a position to make a determination on the access onto Roberto Ave., until they hear back from DOT. What they are proposing is exit only, residents only and gated.

Dan said the gate would be controlled by a sticker on the residents cars.

Franco said the only other thing he would like to see is access for emergency vehicles.

Patti said they are going to have though access, in and out.

Christian said they are going to have to put a Knox Box on the gate.

Dan said they are working on getting a meeting with the fire chief now.

Scott said it is still going to be up to DOT to determine whether there is going to be an issue with the traffic going in and out on 9W.

Christian said that the DOT isn't going to comment on Roberto Ave.

Scott said if the DOT doesn't feel there is an issue with the traffic going out onto 9W then the board could decide no access on Roberto.

Dan said if the entrance was for emergency vehicles only then would it be okay.

Christian said he feels that the entrance on 9W is too close to the other one to warrant another one, but that is a matter for DOT. They could limit it to right-in, right-out to prevent crossing the median, but that is up to them.

John agrees with Scott.

Bill said he is still concerned with going north on 9W.

Franco said access exiting the property only.

Charly said exit and fire access only.

Lambros said he would like to get some feedback from DOT, but when pushed on the subject, minimum exit only.

Gerry said it comes down to what DOT says, he really cannot make a decision on that without clarity on 9W.

Franco said no construction equipment going through.

Members of the public spoke.

Soctt said this is not an open public hearing right now.

Vineyard Ave Associates LLC: Site Plan: 88-94 Vineyard Ave (3 Milton Ave): SBL #88.69-8-1

Applicant is seeking site plan approval for 1 commercial space, 3-first floor apartments and 4 second floor apartments.

Review Status: ZBA approval for 3-first floor apartments granted.

Potential Action: Set Public hearing for June 26, 2025

Sean (Applicant's Agent) said that this is the building behind Jacobs Music. It is going to be 7 apartments and 1 commercial unit on the street. They have been though zoning to put some residential units on the ground floor, this allows them to put some ADA accessible units in which is needed in the town.

Scott asked for a motion to set a public hearing for June 26, 2025.

Motion made by Bill, 2nd by Gerry.

All ayes, motion passed to set the public hearing for June 26, 2025.

Scott asked for a draft resolution.

Continued Public Hearings:

Smyko Design: Site Plan: 71-79 Vineyard Ave: SBL #88.69-9-3

Applicant is seeking site plan to change the use from a bank to a restaurant.

Review Status: Public hearing opened April 24, 2025

SEQRA Status: Type II

Potential Action: Close public hearing, approval resolution

Sean (applicant's agent) said that they have addressed the concerns to the best of their ability, given the current ongoing sidewalk project.

Juilana Burger (Business Owner) said that she owns a business in the town and thinks that it will be beneficial to the town. Her only concern is parking in the hamlet.

Scott asked for a motion to close the public hearing.

Motion made by Franco, 2nd by Bill.

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.

New Short-Term Rentals:

Gray, Meghan: 437 N Elting Corners Rd

Review Status: Public hearing opened May 15, 2025

SEQRA Status: Type II

Potential Action: Close public hearing, approval resolution

No public comments

Scott asked for a motion to close the public hearing.

Motion made by Bill, 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 Bill.

All ayes, motion passed to approve the resolution.

Motion to Adjourn.