

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, July 24, 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, Franco Zani, Fred Pizzuto, Gerry Marion, Bill Meltzer, Lambros Violaris, John Dispensa (Alternate), Lenny Auchmoody (Town Board); Board Staff: Paul Van Cott (Via Zoom), Christian Moore, and Sarah Van Nostrand

Minutes to Approve at the July 24, 2025, meeting
June 26, 2025

Scott asked for a motion to approve the minutes.

Motion made by Bill, 2nd by Gerry.

All ayes, motion passed to approve the minutes.

New Business:

Buddhist Culture Center: Site Plan: 86 New Paltz Rd: SBL #87.4-3-21.211

Applicant is seeking site plan approval to flatten the land and to install a temporary tent (10/1/25-10/6/25) and to convert the duplex into a place of worship.

Review Status: Application and site plan circulated to board.

Potential Action: TBD

Ray (Surveyor) said that he was not able to get the new maps done, but he was able to provide the narration of the project. This week he contacted the DEC, the Health Department and the Water & Sewer Department and all three are trying to help him find the items that the board requested. The Water Department stated that there is difficulty in finding the water line and they are supposed to meet up again to determine if the water lines are connected or not.

Scott said he knows that the board was talking about the electric, the water, the safety for the fire trucks turning around.

Christian said that is pretty much the gist of it. The existing dumpster locations appears to be encroaching on the neighbor's property.

Ray said he is proposing to move that.

Christian said the bulk of their comments was access to the proposed tent area and whether or not that is required to be ADA compliant.

Scott said on the plans it showed a 30x something and in the narration it is different.

Ray said that the owner changed it to 30x40, he believes that it got smaller.

Scott said it needs to be added into the narration. He knows that it was only for events.

Ray said it was only for the event and was going to be taken down the next day and returned to the company.

Scott said just make sure it says it somewhere.

Christian said that they spoke about the utility connections. Has the water department verified that the adjacent lot is separate.

Ray said the Water Department called and said that because of the high rock content they are having issues getting a reading on it. They are supposed to trace it from the house back, but currently they cannot find it.

Christian asked if they going to trace it all the way up from the road to the duplex.

Ray said yes, they are not sure if it has its own connection or not as when it was put in some things may have happened, but they are not sure.

Christian said they also talked about the electrical. Their other comment is, whether the proposed use is going to be compatible with the size of the existing septic, they would need DOH to weigh in and bless that.

Ray said he spoke with them today and they are trying to figure what they can do. As long as the flow is less than what it was for the 6 bedrooms it should be fine, but the tank will have to be checked.

Christian said it was approved for a 6 bedroom, and in their narrative they stated for larger events they are going to rent porta potties. He asked if they found out what their limit of disturbance was going to be.

Ray said right now he is about 20,000 square feet, which is under the acre that is allowed for the stormwater plan. He hasn't done any more grading as he is waiting for the DEC to let him know where the 100-foot buffer is going to come to. He spoke with DEC today and they agree that it is much less than what is shown. He doesn't want to do grading and then find out that it is in the buffer.

Christian said the wetland area shown on the resource mapper is normally bigger than it needs to be, so the board will need a sign off from DEC showing exactly where they are located.

Ray asked who makes the determination of where the turn-offs have to be. He sees that it is everything over 500-feet and the driveway is at 570-feet from end to end. A turn around in the middle is going to be in the narrowest section and putting it at the top or bottom wouldn't make much sense.

Scott said it's the fire department.

Ray said he went there today and they told him that board usually contacts them.

Scott said he wants the fire department to go out there and check it out. He asked if the board had received any input on this.

Sarah said that the fire chief stopped by today and their main concerns were the narrowness of the driveway and if there would be room to turn around at the top.

Scott said it would make the most sense to be in the middle, but he doesn't know what the space is there.

Ray said there is an existing stone wall that they don't want to move and it would also be in the 100-foot buffer area, it is not a difficult permit through the DEC, but he would like to avoid that if possible.

Christian said typically in other locations it is the fire department that makes those decisions.

Scott said he doesn't have an issue with setting a public hearing for next month.

Bill asked what if the board doesn't get the information by next month, will the board adjourn it.

Franco said yes.

Paul said the board can simply not open it.

Franco asked if he could get the board the information by the workshop meeting.

Ray said he hopes to have the health department and DEC responses by next week.

Paul said this project needs to be referred to the county.

Scott said he will suggest as well at the same time.

Paul said that one of the biggest challenges is the water line. If they are connected there are two options, either a new line will need to be installed from the county road or a transportation

corporation needs to be created, both are time-consuming. The board could consider making it a condition of compliance.

Christian said either option is going to get the other property owner involved and right now they are not on the application for this. He said the new line would need to be run from New Paltz Rd over 400 feet to the structure and it would need to cross the stream.

Paul said which Army Corp of engineers will be interested in as well as DEC.

Ray said he is still waiting for what the signs are going to look like.

Scott said he thinks it stated that the signs would not be lit.

Ray said that is correct they are non-illuminated.

Scott asked for a motion to set a public hearing for next month.

Motion made by Gerry, 2nd by Bill.

All ayes, motion passed to set the public hearing.

Paul said just be aware that the board may not open the public hearing if they don't have sufficient information.

Public Hearings:

Friedberg, Larry: Special Use Permit: 129 Costa Rd: SBL #87.3-5-28.3

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

Review Status: Public hearing set for July 24, 2025.

Potential Action: Open public hearing, close public hearing, approval resolution

Larry (Applicant) said that the last question was in regards to the septic system. He has spoken to the Department of Health and there are no records of the septic system. The original system was installed prior to 1970 and their records start in about 1975. He has spoken to several septic installers; he has an existing 1,000-gallon tank. In the drawing that he sent there is a picture of that tank that was replaced in 2013. His intent is to add a 500-gallon tank over by the accessory apartment that will tie into the existing leach field.

Franco asked is that going to need Health Department approval.

Larry said yes and he will file with them as soon as he gets the board approval.

Franco said the board needs that first don't they.

Christian said yes they would need confirmation prior to the Planning Board approving it.

Paul said the board could make it a condition of approval before the site plan is signed.

Scott said he doesn't see an issue with it since it is something that would be needed anyways.

Christian said that would be the only condition plus whatever fees are owed.

Larry asked what would he need to do.

Paul said the board will vote to approve the project; then you will have approval. The next step would be for the chair to sign the site plan and then you can fully move forward. Before he can sign the site plan you need to get a permit from Ulster County for the septic.

Larry said he thinks he has satisfied all the other requirements. If he can get approval from the Planning Board, he is going to proceed with the Health Department.

Scott asked for a motion to open the public hearing.

Motion made by Gerry, 2nd by Lambros.

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 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.

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: Public hearing set for July 24, 2025

SEQRA Status: Lead Agency

Potential Action: Open public hearing

Patti (A part of the applicants team) said that the project is a mixed-use site plan at the westerly side of 9W. The existing buildings will be removed and the site cleaned. They are proposing 4 mixed-use buildings containing approximately 2,500 square feet of commercial space at the street level and 9 residential units, second and third floor there will be 13 units, for a total of 35 per building and a total of 140 units. 80 of those units will be 1-bedroom, 56 of them will be 2-bedroom and 4 will be 3-bedroom. A 2,100 square foot clubhouse is proposed in the rear of the property along Roberto Ave. Other amenities include a gazebo with a dog run in the northernly end of the property, with outdoor amenities which include a pergola and a barbecue area.

Photo was shown of another project that the developer did.

Patti said the changes since the last comment period is that the gated access is proposed for emergency access only, unless DOT requirements say otherwise. Part of the plan is to take multiple access points that are existing along 9W and consolidating them into one. DOT to date has not issued any comments. Revisions have been made to the traffic study to respond to previous comments that had been made. They did receive a comment letter from DOT in April and both the plans and the traffic study were revised to address those comments. This project has been reviewed by the Ulster County Planning Board, and they have addressed the questions that they raised. They have the lighting plan which has been revised to take into account some of the comments that they received from the Planning Board and adjoining land owners. There are two pocket parks up by 9W that have bollard lighting, there is going to be two lights that are going to be light display at 10 feet in height down by the pergola and it is going to be heavily landscaped around the exterior facing along Roberto Ave., as well as lighting on the buildings and in the parking lots.

Plans and pictures were shown.

Scott asked what were some of the DOT concerns. He said that he doesn't see the bus stop covers on the plans.

Patti said that there will be no bus stop cover on 9W. The Highland School District has let them know that they do not pick up children along Route 9W. The children have to walk to the end of Roberto as the buses do not go down that road. The children will be picked up at the intersection of Roberto Ave and Van Wanger Rd.

Scott said it is far from that intersection because he feels there should be some place the children can wait out of the rain.

Patti said it's about 200 feet.

Scott said he thought it would be a good idea.

Patti said when the school district told them that, that is where they were planning on picking up and that is where they pick up all the students that live on Roberto Ave now. She sent an email back asking if they would consider a Route 9W pick up and they emailed back and said that they didn't feel it was safe to do so.

Ken (A part of the applicant's team) said regarding DOT comments there were three of them. One of them was that they wanted to identify some of the work that was done going from point A to point B, they wanted to see some of the material that they had in-between. They provided a couple of extra diagrams to the study to explain and that was related to how they grew traffic volumes from existing conditions to future conditions. They wanted to see their computer models, just more background information. Then they also wanted to see a crash history from the intersection at Milton all the way down to Haviland over the last 5 years and provided that detail

into the traffic study. That addressed their concerns and sent it back to them and they are reviewing it and will get back to them.

Christian said they have reviewed the revised traffic study and have no further comments. He said the only comments they have left are minor drafting comments. He did meet with the applicant and sewer department regarding their connection to the Route 9W sewer, they also discussed emergency power, which is going to be part of the DEC's review process. The town is not going to be taking this over it is going to be privately owned and maintained.

Paul asked if the applicant has any idea when they are going to hear from DOT on whether they are okay with the proposed full access.

Ken said that they have seen the project and they haven't raised any issues with site access. They are taking three driveways down to one.

Paul said in terms of the board's action when the board is ready to do that whether or not the DOT sign off is in place is important or it could be a condition of approval.

Ken said that they will need a DOT work permit.

Bill said at a prior meeting it was mentioned that there were discussions with Shamrock for use of their entrances and exits.

Patti said there is no agreement yet on the access through Shamrock, but they are continuing to work on it.

Franco said that at prior meetings that there were talks about the pump station and how the overflow should be removed and an emergency generator should be put in.

Dan (A part of the Applicant's Team) said when they submitted they made it clear that they had to go to the DEC with this, so they haven't addressed it yet. They also had some questions that they received answers for at the meeting, but they plan on submitting to the DEC within the next week or so.

Scott asked if they are incorporating for future green energy as that came up in the county meeting, but he doesn't remember if they made it a part of their recommendations.

Patti said they did make it a part of their recommendations, basically in terms of sustainability all the buildings are going to be fully electric using high efficiency heat pumps for heating and cooling, LED lights will be installed throughout, low flow plumbing fixtures will be used to conserve water. They are also exploring potential solar energy as a part of the long-term sustainability strategy.

Christian said the meeting that they had with the applicant on Friday they also discussed the possibility of putting grease traps in and there were a number of different options they were going to explore for that should there be a food use in one of those four commercial units.

Dan said they could either configure some piping right now to be used in the future to provide interceptors and it would probably be under the patios in between the buildings. All the plumbing currently runs out the back of the building, so to be able to deal grease interceptors it would have to go of the building then back into the building, so it is an odd set up, but they are exploring some of those options.

Franco said if you get 3-4 food vendors in there and only size for a 1,000-gallon grease trap you are way under sized.

Dan said that is why they would probably use dry lines for sinks only.

Franco said he thinks he saw something for internal grease traps.

Dan said they were throwing that out there as a possibility as well, they have done projects in the past where they had various maintenance schedules for grease traps, it is a thought and they are still working out what the best plan is.

Christian said that the town prefers external grease traps because if they back up it is better that they back up outside than in an occupied structure.

Gerry said it is a big project and it really should have a traffic light.

Scott said it is difficult for the board to tell DOT that they want a traffic light there.

Gerry said it is a large project and to have the only access onto Route 9W which is 5 lanes.

Christian said that wasn't it mentioned at the meeting that there might be adjustment to the timing of the signals.

Dan said that was one of the early suggestions.

Ken said that there could be changes to the timing of the signals, but if the signal is actuated some of that just happens naturally.

Paul asked if they looked at if the warrants are met for DOT for a signal at this site.

Ken said they didn't because it is so close to the Milton intersection that DOT would never approve a traffic light.

Gerry said they can approve a traffic light that close they would synchronize the lights.

Ken said he cannot see DOT approving it in this situation. The gas station across the street generates more traffic than this project. This project is physically large but in terms of traffic generation it is smaller than the gas station.

Gerry said you are talking commercial space in each of those buildings along with the apartments it will be quite a bit of traffic.

Franco asked if they have figured out the number of commercial spaces yet in each building.

Dan said it is about 2,500 square feet per building. If a tenant comes along and wants all 2,500 they will fit it up that way, but there will be a common hallway going down the middle of it which would make it awkward. More than likely, it will be 2 spaces per building which would be around 1,250 square foot.

Franco said so a total of 8 commercial spaces.

Lambros said with the 8 commercial spaces plus the residential, this site is going to generate more traffic than speedway across the street.

Ken said not according to their analysis, it largely depends on what goes in there. If you were to put in a Starbucks in (which they wouldn't because they would want a drive thru) then you would get a lot of people coming in. If you like a dry goods or a clothier he doesn't see that generating much.

Lambros said it's smaller commercial, but a lot of smalls equals big.

Gerry said they are all sharing one entrance/exit.

Ken said they have analyzed that entrance and found that it operates adequately based on the way that it is configured, so their findings are pointing towards an unsignalized intersection at this location. Route 9W is already set up for this commercial corridor in the sense that it has the turn lane from signal to signal.

Charly said he is concerned about the bus pick up, he doesn't know if there weren't enough kids on Roberto Ave, but maybe this can be revisited, instead of having more kids go 200 feet to another intersection.

Ken said he thinks it also depends on the families that come into here. In their experience most people that live in apartments tend to have smaller households and fewer kids.

Scott asked how many 3-bedroom apartments are you going to have.

Patti said 4.

Scott asked how many 2-bedroom apartments are there.

Patti said 56.

Scott said that there is a potential for 60 kids, so it may be worth taking a look again.

Patti said that they can reach out to the school and let them know the board's concerns at the end of the day they are the ones who make the final decision. She doesn't know if it has to do with bus safety, not wanting to turn around, the shorter the drive the less turns they have to make the safer it is for them and the children.

Scott asked if the board would need to do an EAF for this.

Paul said yes an EAF will need to be completed and make a SEQRA Determination and then the board can approve the project.

Scott asked if that could be done at the next meeting.

Paul said he can get that together for the board for consideration.

Scott asked for a motion to open the public hearing.

Motion made by Franco, 2nd by Lambros.

All ayes, motion passed to open the public hearing.

Sham (Owner of Shamrock) said that he has concerns about traffic, at 4:00pm traffic making a left trying to go north is a challenge. Traffic congestion is going to be an issue a traffic light might be a good idea to look into. His biggest concern there is that his visibility is going to be diminished and it will affect his investment at his property. He loves that they are developing this project, but the frontage is covering his whole building over there is an issue and then it is going to affect their investment and visibility. They talked to the developer about moving the buildings back a little bit giving them that visibility and on the map it doesn't seem to show that. The other thing is there was talk about the access point and that was going to be mostly for shared parking on his side and it doesn't seem viable for them, so that access would interfere with their building in the back.

Gerard (A member of the public) said that he supports the proposed housing. Unlike previous projects that clear cut properties, displace wildlife and permanently alter the landscape. This project is different it is being built on an already developed footprint. It's not paving over untouched land, it's reclaiming a long-abandoned property and cleaning up the environmental risk from the former use, that is smart planning. With all projects there are tradeoffs in economic development, there are benefits and challenges but when done the benefits can be shared across the community. Yes, traffic will increase and that is a concern, but that is the price of growth. The housing development offers the town a chance to revitalize, not to endanger, to build smart, not to sprawl, to expand housing. This is an opportunity to move Highland forward carefully and responsibly.

Meghan (41 New Paltz Rd on behalf of Ulster Strong) said she is in support of this project. This development represents the kind of forward-thinking that our community needs, 140 units and 14 of them affordable housing. This helps address one of the most urgent challenges in the community access to high quality housing for working families and young professionals but this is more than just a housing project, it is smart mixed-use revitalization. Ulster Strong is especially encourages the projects commitment to economic development. This project will

create jobs both during construction and after completion increasing the vitality of the town. This is a project grounded in smart growth principles; it brings new life to an unutilized property.

Louis (5 Roberto Ave) said that he wants to thank the applicant for listening to the concerns of the neighbors as he can see the changes in the plans. One thing he wants to bring up is that they have the emergency access gate, which is great. He highly suggests that they make sure that the system that is being use cannot be tricked by other people. The second thing that he would like to address that he would highly suggest a fence along Roberto Ave, so people cannot access Roberto Ave that might mean harm to the residents.

Jamie (A member of the public) said that the applicant is very generous with non-profits in the area. Whenever she has asked them to use parking or the clubhouse they are right there to help. She thinks this project is needed as the site is an eye sore, and she thinks it could bring some beauty to the town.

Sarah (Hudson Valley Economic Committee) said that she is in support of the project, she believes that it is good urban design.

Michael (16 Hasbrouck Ave) said that the biggest concern is the canopy loss on the west side of the property, everyone on the surrounding roads is going to have a loss in viewshed. He would like to know what percentage of canopy loss is projected, because based on the plans it's pretty substantial. He would like to know what type of trees are going to be planted. He asked if there are any utilities that are going to be installed under Roberto Ave.

Jeff (10 Hasbrouck Ave) said that he echoes Michael's comments about the canopy. This project is going to stand for 60 years and we have to think about the site design now. Currently there is no light there and the idea of having shared parking and a shared light with Shamrock it sounds like it would be beneficial to all parties. A light there will ease the traffic situation in the future, if that isn't done it is going to be a headache. He mentioned that the Speedway example was a bad one because people can choose not to go there, but people who live in the apartments have no choice.

Sal (37 Brescia Blvd) said he wants to echo what the last person said regarding the Speedway comment. There are 140 families on less than 5-acres, which is 28 units per acre. He thinks that the project should be smaller, which would create a larger buffer zone along Roberto, you get clearer zone for Shamrock, you get a little more space to 9W, which will make the impacts go down. He is all for the project as the site is blighted, but he feels that 28 units per acre is too much.

Lacy (3 Tillson Ave) she asked if this is a type I SEQRA action.

Paul said that the board did circulate for lead agency and is doing coordinated review. The Planning Board last week established themselves as lead agency. The Planning Board will be making a SEQRA Determination before making any decision on the project.

Lacy asked if the applicant will be completing the full EAF, as she only saw Part I, not Part II or III.

Paul said the applicant submits part I and the board will do part II and III of the full form. The reason for the board to go through part II is to identify any potentially large impacts and for every moderate to large impact identified by the board they need to make an explanation as to why that will make a significant impact.

Lacy said she noticed that somewhere in the documents it said that there was going to be asbestos abatement for the demolition or when they did the demolition there needed to be some kind of remediation done on the site. She thinks that there needs to be a light and if there is not at least there should be some kind of traffic calming measures like breaking up the middle lane so people cannot travel in it for longer than is needed. Her only other concern is the bus pick up, as most people will drive to the location as the weather isn't always good, so the board has to keep in mind that as many children as there are, there will be that many cars leaving at the same time. The frontage is also really close to 9W in terms of the trees, in the comprehensive plan the town wants to make this area more walkable and the way to do that is by having trees, having shade so its not just the sun beating down on you.

Sham said that he is all for shared parking and shared light and he feels that it would benefit all parties.

Justin (3 Roberto Ave) said he appreciates that they changed it to emergency access only. He doesn't think there should be any pedestrian access to Roberto Ave. Currently when there is event on the Walkway they use the parking lot and their road is overflow parking. When they leave he is constantly picking up garbage, bottles, and trash. If you have pedestrian access people are going to be double parking on the road to avoid 9W. He would like to see a wall like the Thruway has closer to them and maybe behind that wall some taller trees. He would like to see the neighborhood behind this project to be isolated.

Sean (21 Tillson Ave) said he wants to echo what Justin said about cutting the road off and that it will just encourage people to park there and walk in. Overall, he is in support of this project and wants to see it go through. He thinks there could be some small tweaks that could benefit the community even more. He feels this parcel should be commercial center they added mixed-use to revitalize the town and the intent was to make it more like the hamlet. This project has pushed the commercial uses as far as they can. If they add more commercial space this property would become the gateway to the town. He read the traffic study and the one thing that wasn't mentioned is when there is an incident on the bridge which happens quite often or if there is a major event in town as this is one of the major areas or on the railway. This area backs up all the time and it is not mentioned in the traffic study at all. A light would really help the traffic flow and move the traffic rather than hinder it. He stated that there is not enough parking provided for the residential units and if they added more commercial units they would have enough parking. He mentioned that the school district doesn't want to bring a bus into the site as they feel it is unsafe, so they are making the kids walk, but if a fence gets put up then parents have to drive out on to 9W and around to the bus stop making it even more dangerous.

Mark (Reporter for Southern Ulster Times) asked if there were going to be any affordable housing and if it was going to adhere to the code for it.

Scott said they have to show the board where the units will be placed. They have requested that the applicant adhere to it, and they are agreeing to it.

Mark asked will be in the site plan approval.

Scott said if the board knows it's supposed to be there, then they will make sure it is in the site plan approval.

Scott thanked the public for showing their support and offering ideas to the applicant.

Scott asked Paul if the board could close the public hearing.

Paul said that based on practice just leaving it open if the board is comfortable doing that and make sure that they get the information that they need. He can go ahead and prepare a draft resolution for the board and also a SEQRA resolution.

Scott said that he would like those resolutions prepared. He doesn't see why the board couldn't close the hearing and do the EAF at the workshop.

Paul said the board does have 62 days after the board closes the public hearing to make a decision and that can be extended if the applicant waives it.

Gerry said that the hearing should be left open.

Patti said the applicant would be willing to waive the 62-day time limit if that became the issue or a concern.

John said close it.

Bill said close it.

Franco said leave it open as he would like to get more information from DOT.

Charly said leave it open.

Lambros said he is for keeping it open.

Gerry said keep it open.

Scott said that the board is going to leave the public hearing open.

Paul asked is the hearing going to be left open to the work session or the regular meeting.

Scott said the board can leave it open until the work session.

Paul asked if the applicant has asked that specific question of DOT.

Patti said no.

Franco asked since the access gate in the back is going to be electronic can it be added to the emergency generator.

Dan said it is battery.

Scott asked how long does the battery last.

Patti said it is a battery system and one has been up for 14 years and they haven't had any issues with it.

Lacy said since the board is leaving the public hearing open until the workshop will the EAFs be done by then as there are other concerns that she has regarding the character of the neighborhood.

Franco said the public comment is open until the workshop and comments can be submitted to the building department.

Motion to Adjourn.