

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, January 16, 2025

CALL TO ORDER TIME: 5:30pm

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

Absent: Board Members: Scott McCarthy

Minutes to Approve at the January 23, 2025, meeting
November 21, 2024 & December 5, 2024

Administrative Business:

ADC Ulster Falcon Ridge- SEQRA

Justin (a part of the applicant's team) said that they have been going through the scoping document and have submitted some comments to the revised draft from the board and it's consultants. They are pretty satisfied with the responses that they received back, but there are some revisions needed on the scoping document. They do have an update on some new revelations by the applicant that have come up for the project and they do change the scope. Everyone has been looking at the 166-lot plan for some time now. Going out towards 9W there is a parcel which they showed potential access to 9W, the applicant is now the owner of that parcel and it is in the LI zone. Similar to the frontage on Upper North Rd what they are going to look to do is fold into the scoping document some type of commercial development district and also on the new parcel that the applicant just purchased. They will be amending the scoping document to include this tax parcel and the expansion of what the EIS is going to analyze. This has not been done; it has just been conversations.

Franco said because this new property has access onto 9W, would you be putting a through road in across Upper North into your property.

Justin said right now that is what they are considering.

Charly asked Paul if he spoke with the applicant regarding this change.

Paul said he has and he thinks they have a plan to move forward. The applicant will need to bring back some documentation about what they plan on doing and they can go from there.

New Business:

3509 Corp: Amended Site Plan: 3509 Route 9W: SBL #88.13-2-9

Applicant is seeking an amended site plan to add a food truck on current site.

Review Status: Application and plans circulated to board.

Patti (applicant's agent) said that is the community car wash site on Merrit Ave and Route 9W. The owner is interested in putting in one for a food truck at the north end of the site. There is quite a bit of distance between the car wash building and the apartment complex. She advised the applicant to have some kind of striping or signage to direct traffic. There is an existing restroom in the car wash, but that will not be available to the food truck because they will probably have different hours and the bathroom is only open when an employee is there, it is not staffed full-time and is not required for the car wash as it is open 24 hours. They did propose a porta potty to be used for the food truck. A couple of garbage receptacles, they will continue to use the dumpster in the back of the car wash to empty those into. There will be a couple of picnic tables and some barrel planters along the entrance to the site to keep people from getting too close to the food truck.

Lambros asked is he renting space to the food truck or is he also the owner.

Patti said he is going to be renting space for the food truck.

Lambros said just one truck.

Patti said just one truck, one truck at time as there might be different ones depending on the time of day.

Charly asked are any site improvements proposed for electric.

Patti said no.

Charly asked, is it all self-contained.

Patti said yes. He will be putting millings down for the parking area and pad that is the only site improvement proposed.

Franco said his only concern would be parking on the shoulder of the road. Is it possible to get some signage up on the shoulder.

Patti said there is no room to park there anyways as it is all curbed. There are two 10-foot-wide aisles and there is actually another 10-foot-wide aisle on the westerly side of the curb. There was signage proposed at the other site on 9W for safety purposes of course.

Dave said the only thing he would recommend to the board is landscaping around the porta potty, maybe some trees between the porta potty and 9W. He said there is a garbage receptacle behind the food truck, is there going to be smaller ones for the people who eat out front.

Patti said the one is for the food truck, there is one by the picnic tables for the patrons to use.

Christian said it looks like the EAF is going to have to be modified, number 10 and 11 should be no as there is no connection to water and sewer even though it is available at the site. He wants to confirm access into and out of the site, it appears that there is an existing curb cut off of 9W it is configured right in, right out. Is there a way signage could be proposed directing traffic more towards the side street instead of going out onto 9W.

Patti said if they come out of the site they have to head in the south bound direction. Usually, the people who are heading south go out that way, the people heading north go out Merrit Ave. That is not a signaled intersection, so it is really not any safer coming out that way.

Christian said regarding the layout of the site would it be possible to swap the location of the food truck and the parking spaces. The parking spaces are right where traffic is going to be coming in off of 9W.

Patti said she did look at that and the reason she did it the way she did is that there is a significant amount of space, there is actually enough room for people to back out of that parking space and still be mostly contained in that access way.

Christian said it appears to be 20 feet from that bull nose.

Patti said there is 30 feet from the bull nose to the end of the parking space.

Christian said that the narrative stated to be from dawn to dusk and not to exceed 6am-10pm and 10pm is way after dusk.

Patti said she will change it to whatever is needed, but in the summertime is it still light out at 9:30pm.

Christian said he just wants to confirm if any additional site lighting is needed.

Patti said none is proposed.

Christian said they are proposing millings for the parking area, he assumes that it will be asphalt millings.

Patti said yes.

Christian asked if there is going to be any site preparations prior to taking out the topsoil.

Patti said she doesn't think the applicant has discussed that with the contractor yet, she assumes that it will be at least getting rid of the topsoil.

Christian asked is the pad site for the truck going to be a concrete pad.

Patti said no, the limits of the millings are shown on the plan and the pad would be on the millings as well.

Christian said the truck is going to sit right on them, so it is not going to be a separate concrete pad.

Patti said no.

Christian said annotate the line work for the proposed parking it is shown, but just not indicated as proposed new striping. A note should be added to the plans that there is going to be no connections to onsite utilities except maybe electricity.

Patti said at this moment the applicant is saying that he is not going to provide electricity, he doesn't think that with noise of the car wash already going on, that the noise of a generator is going to be obtrusive in the area. He doesn't want to rule out a hook up to it later on.

Christian said there is no new signage for this new proposed use.

Patti said that is correct, the food truck itself will be its own sign.

Christian said it looks like you are going to be installing a new fence that is going to enclose the corner of the car wash.

Patti said it is to make the patrons of the food truck don't wander over there. There are settling tanks, the water system and the owner wants to shield those things.

Christian asked do you have any ideas what kind of fence that is going to be.

Patti said she doesn't think he has decided that yet, he knows he is going to need details on that.

Christian said regarding that employee parking space it appears that it is going to be boxed in if there is anyone parked in the closest patron spot.

Patti said yes.

Christian asked how is that going to work.

Patti said as long as there are patrons there, the employee better be there too.

Christian asked is ADA parking required for this project.

Dave said waived.

Christian said the porta potty is going to be back behind is there going to be any path or access to that, does there need to be.

Patti said they have to landscape it, but they also have to leave room for it to be replaced or emptied.

Christian said he doesn't know if millings are going to suffice for an ADA compliant pathway. A note should be added in for who is responsible for the garbage receptacles and when are they going to be emptied. He asked if the existing dumpster is a drop off correct.

Patti said that gets picked up once a month. The small garbage receptacles by the food truck are going to be emptied into that one by the food truck vendor. There will be no garbage left in those receptacles overnight.

Christian said they are not going to be disposing of any grease or fats from the food truck use.

Patti said it is her understanding that they are not allowed to do that and that they are actually permitted through the board of health. They have to have food service permits and have to show how they get rid of the food waste.

Paul asked if the board and staff have enough information to send this to the county for referral and potentially schedule a public hearing for next month.

Board agrees.

Patti said she will revise the maps based on the comments and get them to Dave for circulation to the County Planning Board.

John asked is that an existing donation box and how do they empty it.

Patti said it is existing and it is on the edge of the blacktop.

John said would they still be able to access it.

Patti said yes.

Franco said they come in with a box truck, sort through it and load up what they can take and leave.

Patti said that it is a good question to ask the applicant, are they going to leave that in that location or is there a better place to move it to because she didn't realize that they stay there and sort the goods first, so maybe that is not an appropriate place to have it anymore.

Board set a public hearing for February 27, 2025.

Vineyard Portfolio LLC: Special Use Permit: 19-25 Vineyard Ave: SBL #88.69-3-5

Applicant is seeking a special use permit to convert former commercial space to two apartments.

Review Status: Application and floor plan circulated to board.

David F. (Applicant) said he is seeking a special use permit for the property at 19-25 Vineyard Ave., the first floor used to be two commercial spaces and on the top floors were residential. The town did a zoning change to residential as it makes more sense, so he wants to make two more residential units on the first floor.

Franco asked where are you planning on locating the garbage cans.

David F. said because of that issue he went into contract to buy the neighboring property and to avoid issues he will place the garbage receptacles over there. He is going to remove the steps in the front of the building and just have the steps leading to the neighboring property.

A board member asked what about parking.

Franco said they either park in the municipal parking lot or under the overpass.

Fred asked who owns that.

Franco said the state owns it.

Bill asked is this town sewer.

Franco said yes, it is town water and sewer.

Bill asked what about the parking issue.

Franco said he will park by the overpass as there is no parking.

Bill asked, is there an interior staircase going between the first floor and the second floor.

David F. said that there are 4 doors in front and the two on the far sides have staircases going up to the second and third floors and the other two doors are the first floor.

Bill asked if the new units are only first floor units, they are not connecting to the upstairs.

David F. said that is correct.

Board set public hearing for February 27, 2025

Old Business:

Jacobs, John: Subdivision: 111 South St: SBL #87.3-5-2.314

Applicant is seeking a four-lot subdivision.

No Applicant

Public Hearings:

Mazzetti, Joe: Special use permit: 509 N Elting Corners Rd: SBL #79.3-1-33.212

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

Review Status: Public hearing opened 12-5-2024

Potential Action: Close public hearing, Approval resolution

Bill said that on the minutes it said that the board was waiting for something from the Zoning Board.

Dave said that has been done the Zoning Board approved the area variance needed.

Paul read the resolution.

Charly asked for a motion to approve the resolution.

Motion made by Franco, 2nd by Lambros.

5-ayes, 0-nays 1-abstain (Gerry), motion passed to approve the resolution.

Short-Term Rentals

Castelluzzo, Amy: 20 Jane Wood Rd

Review status: Application and supporting documents circulated to board.

Potential Action: Open public hearing

Amy (applicant) said that this is a brand-new Airbnb at 20 Jane Wood Rd. All the fees have been paid, they had a passed fire safety inspection recently.

Bill asked, is this a 4-bedroom house.

Amy said yes.

Franco asked you are looking for how many guests.

Amy said no more than 8.

Bill said the application says 8-13 guests.

Amy said that it needs to be changed to 8 because she confirmed with the town that it is legally a 4 bedroom. They were going to use the office as a bedroom, but it is not legalized, so it is okay.

Bill said he is concerned about the garbage situation; he would like to know who is going to take it to the dump.

Amy said she is responsible for that, they have a town dump ticket, they come up and take care of it every time someone leaves.

Bill asked is it right after they leave or is it going to sit around for a while.

Amy said it is right after they leave, so either herself, her handyman who lives down the road, one of them will take care of it.

Bill said when you originally drafted your application it initially said it was going to be a short-term rental or an event space.

Amy said that it was changed, she had no idea she couldn't have a retreat and they said only short-term rental.

Franco said no more than 8 people and no more than 4 cars.

Amy said correct.

Bill said he thinks that they have a lot of room for cars there.

Amy said that it is quite a large driveway.

Franco said the concern is having cars be able to turn around.

Amy said cars like to zip right through the area and it is a very short road and it is unsafe for cars to be zooming through there.

Charly said for that you might want to talk to highway about signage or the police department.

Dave said he will talk with the police chief tomorrow. Usually what happens when they get complaints like this, they put the radar signage up and it tends to slow people down.

Public hearing opened.

No public comment

Administrative Business:

Bulk Table Discussion

Dave said at the tri-board meeting there has been discussion about building height. Last week he had a meeting regarding hotels, office buildings etc., he spoke with a couple of town board members who wanted him to speak to the board about it. It is a 50-foot height restriction in the Highway Business District which is south of town. Part of his concern with the 50-foot number is if you get a 50-foot building close to the road it is going to feel imposing to the road. The ones he spoke with suggested having a setback. He suggests a 300-foot setback, which is much greater than any other height to setback restrictions are. Any building that is 50 feet has to be 300 feet from the road, so it doesn't feel like it is leaning over the road. He said there are only a few lot that could take the 50-foot building. He is here seeking thoughts from the board about the 50-foot, at the tri-board 60 feet was discussed which would be 5-story building.

Franco said it will be 50 feet to the peak.

Dave said it will be 50 feet to whatever the code says is the height of the building. If it is a gable roof then it would be the median between eave and ridge.

Bill asked what if it is on a hill.

Dave said the code says it the median grade around the building to the median grade of the roof.

Bill asked, is this discussion limited just to the Walgreens lot or is it all of them.

Dave said right now it is. He anticipates in the future having this discussion for other lots as he has a few meetings with the corner lot of 299 and 9W, but that will be discussed later.

Franco asked how is the setback going to affect the O'Neil project because that is going to be set up against the road.

Dave said these changes are only going to be to the Highway Business District not Gateway Zone. The code in that zone says 3 stories in the front and 5 stories in the back because of the way it slopes.

Bill said was this discussion in regards to getting a better hotel in Highland.

Dave said yes, a better class of hotel really require 4 stories because they don't want to spread as there is a cost to it, when you go up the 4th story and beyond is a reduced cost. The 299/9W is Design Business which he feels is another good area to discuss this 50 foot building height with a setback and it would be for commercial only.

Motion to Adjourn.