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Wendy Rosinski, Town Clerk

**MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday August 22, 2019**

**CALL TO ORDER TIME:** 7:00 pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE** **Present:** Fred Pizzuto (Chair), Lawrence Hammond, Scott McCarthy (Vice-Chair), Franco Zani, Charly Long, Sal Cuciti, Carl DiLorenzo, Lambros Violaris (Alternate), David Barton (Building Department Director), Andrew Learn (Town Engineer). Rob Stout (Land Use Attorney), Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning).

**Absent:** Claire Winslow (Town Board Liaison),

**ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS; ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.**

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**Old Business**

**D and D Auto Supply, 3537 Route 9W, SBL# 88.69-3-12.100 in GB Zone.**

Applicant is seeking commercial site plan approval to construct a 3600 square foot free standing storage building on their property located at the intersection of Woodside Place and Route 9W (SBL# 88.69-3-12.1). Applicant was granted two area variances to permit maximum lot coverage of 67% and a rear yard setback on May 9, 2019 by the ZBA. Variances were granted with the recommendation that the building face along Woodside Place should have features consistent with the residential character of the neighborhood.

**The Board requested a revised siteplan with elevations.**

Patti Brooks, applicant’s representative, presented elevation plans and highlights of a photometric plan. She said there would be no lights on the west side of the building. The Board reviewed the plans.

The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing for September 26, 2019.

**The Views at Highland, 3715-3725 Route 9W, SBL# 95.2-2-12.100 & 95.2-2-12.200 in HBD Zone.**

Applicant is seeking commercial site plan approval to redevelop property at 3715-3725 Route 9W (SBL 95.2-2-12.100 & 12.200) for a mixed-use commercial and residential development with related parking and landscaping. The applicant proposes to construct two mixed-use buildings comprised of retail and office space on the first floor of each building and twenty-two

apartment units located on the upper two floors in each respective buildings. In accordance with the Town of Lloyd Zoning Code Section 100-36D, ten percent of the proposed residential units will be designated as below market rates.

Taylor Palmer, applicant's representative, Charles D. Olivo, PE., traffic consultant from Stonefield Engineering & Design, LLC, Michael Morgante, applicant's engineer, and Carlo Mazzealli, applicant's architect, presented their version of traffic flow for the proposed project (see attached).

# STONEFIELD

August 19, 2019

Town of Lloyd  
12 Church Street  
Highland, New York, 12528  
Chairperson Fred Pizzuto



**RE: The Views at Highland – Supplemental Traffic Mitigation (SEQRA) Submission  
3715-3725 Route 9W, Town of Lloyd, NY (95.2-2-12.100 & 12.200)  
Proposed Roadway Alignment Modification**

Dear Chairperson Pizzuto:

As discussed with the Town of Lloyd Planning Board at the July 18, 2019 Work Session, the Applicant proposes to convert a portion of South Chapel Hill Road between Chapel Hill Road and Mayer Drive from a one-way southbound road to a two-way roadway. The Board raised concerns regarding the speed at which southbound vehicles presently traverse South Chapel Hill Road. The applicant understands that this is an existing condition that this Board and Town residents seek to mitigate. Since the date of the Work Session in response to comments from this Board, Stonefield has updated the conceptual roadway alignment to provide additional pavement markings, signage, and a traffic calming measure which are discussed further herein. Following our correspondence with the Ulster County Department of Public Works (DPW), the DPW has confirmed their jurisdiction of the subject section of South Chapel Hill Road. Further, DPW Commissioner Thomas Jackson has provided the enclosed letter indicating that the Ulster County DPW is in agreement with the proposed concept.

## Background

The proposed mixed-use development is located at the northwest corner of Route 9W, South Chapel Hill Road, and Mayer Drive. The New York State Department of Transportation (NYSDOT) maintains jurisdiction over U.S. Route 9W and has indicated that left-turn access on U.S. Route 9W will not be permitted. Based on the existing configuration of the surrounding roadway network and without the proposed improvements, northbound traffic seeking to enter the development would use South Gate Road and Mayer Drive, which are residential roadways. This route is shown in **Figure 1** below.



**Figure 1:** Site access route from northbound U.S. Route 9W in existing roadway configuration

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# STONEFIELD

Proposed Mixed-Use Commercial and Residential Development  
Town of Lloyd, New York  
August 19, 2019  
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## Proposed Roadway Alignment

While the above-referenced route will remain an option for motorists, in order to provide more efficient access to the proposed development, Stonefield proposes to convert the section of South Chapel Hill Road between Chapel Hill Road and Mayer Drive from a one-way southbound roadway to a two-way roadway. The proposed alignment is shown in the appended Proposed Roadway Alignment concept plan, prepared by Stonefield Engineering & Design, dated July 11, 2019 and last revised July 24, 2019. As will be more fully discussed at this Board's August 22, 2019 Regular Meeting, creating two-way flow on South Chapel Hill Road will provide efficient and safe access to the proposed development thereby discouraging traffic from using the nearby residential roadways (South Gate Road and Mayer Drive) to access the site.

Further, the Town of Lloyd Planning Board raised concerns regarding the speed at which southbound vehicles presently traverse South Chapel Hill Road. The applicant understands that this is an existing condition that this Board and Town residents seek to mitigate. Accordingly, the appended concept plan also proposes a chicane as a traffic calming measure. A chicane is a serpentine roadway alignment which encourages lower driving speeds through horizontal deflection. Chicanes discourage or make it impossible for motorists to drive in a straight line. This in turn causes motorists to drive slower and with greater awareness. In the proposed alignment, a chicane would be delineated with striping and object marker signage is proposed to further delineate the horizontal deflection. Stonefield proposes a series of 'stop' signs, 'left turn only' signs, 'oncoming traffic does not stop' signs, 'do not enter' signs, and 'wrong way' signs to direct motorists of the proper path of travel. The proposed chicane would be expected to reduce the overall speed of vehicles traveling southbound along South Chapel Hill Road. Additionally, the chicane will allow northbound lefts, which will operate under stop control with clear sight lines, to function well.

## Ulster County Department of Public Works Coordination and Conclusion

The information above, along with the attached Proposed Roadway Alignment concept plan, was submitted to the Ulster County DPW via email on August 1, 2019. The DPW has reviewed the concept plan for the Proposed Roadway Alignment of South Chapel Hill Road and is in agreement with the conceptual plan. A memo from the Ulster County DPW, dated August 15, 2019, indicating their conceptual agreement is appended to this memo.

Should you have any questions, or require any additional information, please do not hesitate to contact our office.

Best regards,

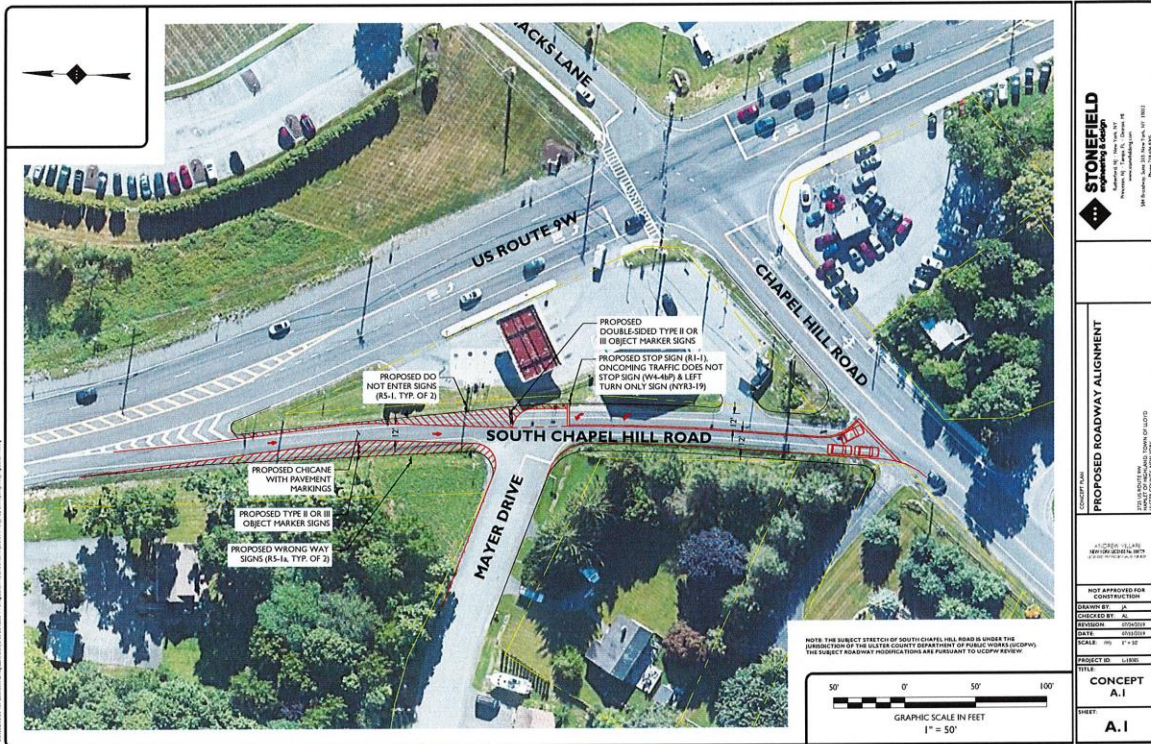


Andrew Villari, PE  
Stonefield Engineering and Design, LLC



Charles D. Olivo, PE, PTOE  
Stonefield Engineering and Design, LLC

L:\2018\18085 The Commons at Highland, Inc. ( 3725 US Route 9W, Highland, NY)\Correspondence\Letters-Memos\2019-08 Memo\2019-08 Memo.docx



CONCEPT PLAN  
**PROPOSED ROADWAY ALIGNMENT**  
 COUNTY OF ULSTER  
 DEPARTMENT OF PUBLIC WORKS  
 1000 ROUTE 9W, SUITE 200  
 NEW YORK, NY 10914

NOT APPROVED FOR  
 CONSTRUCTION

OWNER	UL
DESIGNER	ST
DATE	03/20/2024
SCALE	1" = 50'
PROJECT ID	1582

**CONCEPT**  
**A.1**  
 SHEET: **A.1**

Palmer said he would like to see the Planning Board go forth and declare themselves lead agency on the project. He would like to have a meeting with the DOT or County DPW and set the public hearing.

Pizzuto said the Board would definitely like them to have a meeting with the county.

Olivo made a presentation of the above traffic proposal and said the DOT is concerned with any left hand turns in and out of the site from Route 9W. He feels the DOT concerns are warranted as it relates to crossing Route 9W during peak hours. DOT was concerned about the access point that is located on Route 9W should be limited to right hand turns. Their dilemma has been how vehicles enter and exit the property traveling north. DOT said they cannot put a left turn bay on Route 9W. Olivo said the applicant's traffic consultants have visited the site 3 times and explained their solution to traffic flow using the exhibit material above. He likes the solution to the flow of White Street and Route 9W.

Pizzuto interjected that the traffic flow of White Street and Route 9W should be not used as an analogy as it is a totally different thing.

Olivo said he was concerned about putting curbs in even though it would slow traffic down.

Palmer said if it would make the Board more comfortable, they could put them in.

DiLorenzo said any of the stripings on any of these roads don't mitigate much. He said he is extremely concerned as he has seen himself drivers crossing double double yellow lines. He wanted to know if the road could be narrowed without curbing and possibly put shoulders in. There was a discussion of traffic backup that happens during peak and non-peak hours.

McCarthy said from the beginning the traffic flow for the project hasn't worked and we are trying to develop something that we are really not sure of without a 20 year extensions of projects that are looking to be built. He inquired whether this is being looked at in that perspective.

Palmer said part of tonight's request is reviewing whether this project has a significant environmental impact. The project is 8.8% of an already existing problem.

McCarthy asked over the course of how many years. He asked how many years in advance the study extends to.

Olivo said three to five years and in line with all the other proposed projects.

Pizzuto said the Board was just presented with a huge commercial development project by Rite Aid in Highland that they were just made aware of that is not included in their study.

DiLorenzo said he was concerned with traffic overflow backup going onto South Gate Road and people could turn into the gas station.

Palmer said they could add the concerns to the development of the traffic plan.

DiLorenzo said a lot is dependant on the size of the project.

Fire Chief Miller said drivers can't judge how fast the oncoming cars are coming north or south on Route 9W, turn in front of them and it turns into an accident frequently. No one abides by the speed limit on Route 9W and when coming off of that they will hit someone making an innocent left turn.

There was a discussion on the traffic study and sight distance.

McCarthy said it is all up to the county to accept and approve.

All parties involved with the project will also be meeting with the state.

Stout said he believes it would be appropriate for the Town at this time to circulate for Lead Agency.

Cuciti said the traffic report has several instances of the existing level of service decreases, some from C to F, and the delay triples, on page 9, which is also in the background of what is also going on. He said he does not want it be forgotten in the discussion because it is very important. Olivo said he thought the issues are well known and their traffic study points them out clearly and believes it occurs from several different changes.

Cuciti said the applicant's solution in the traffic study is depending on a left turn at the south end of South Chapel Hill Road and it shows that the delay at that intersection which would be eastbound left on Chapel Hill Road is going to triple.

Olivo said that is only one performance indicator.

Hammond asked what will happen if they change Chapel Hill Road to Route 44-55.

It was agreed by all to have a meeting with all agencies involved.

Pizzuto said the traffic issues have to be resolved before moving forward.

DiLorenzo said he was concerned about design standards, parking, and guest parking as well.

Zani said a quick calculation of the parking shows 148 parking spaces are needed and the plan for "The View" only offers a 116.

Morgante said there is a parking reduction factor in the code that allows that number to be reduced.

Zani said the problem with that is if in fact a restaurant is put in the 14,000 square foot space the parking for the restaurant will most likely be used after all the residents are home from work or on the weekend, and parked in their spots.

Olivo said the shared parking reduction factor the large majority of the office space may be closed.

Zani said he would like to see the proposed buildings broken up into three instead of two. He believes it would look more aesthetically pleasing.

Palmer said there is a stringent set of design standards associated with HBD properties. That is why the three buildings may not work.

DiLorenzo and Zani said they would like to see the buildings broken up.

McCarthy said the Board is concerned with the density, the traffic impact, the parking issues, and they would like to see them mitigated or reduced.

Palmer said the traffic impact study should reflect that.

Pizzuto said the Board has other concerns with the project besides traffic.

DiLorenzo said the architecture of the building is different than the size.

McCarthy said he would like to see the size of the buildings decrease because that will have an affect on the parking, traffic etc..

Learn said the Board does need to take into account the impact of the quality of life any of these projects will have on the residents of the Town.

Palmer said they need to fix what the Board has addressed.

DiLorenzo said the design standards for that district show a building alignment that is not continuous.

Miller said fire apparatus needs to be able to access the scene which may affect parking spaces because it is a very tight site. There are conflicts with design versus application.

McCarthy wanted to know if there were any proposed recreation areas.

Palmer said they will come back and present more information on the proposed project.

A **Motion** was made by Carl DiLorenzo, seconded by Scott McCarthy to declare Lead Agency. All ayes. Motion carried.

**The Village in the Hudson Valley, 3679 Route 9W, SBL#'s 95.12-1-5 &15.1, 95.2-2-3.21, 9 & 10 in R1/2 Zone.**

Applicant is seeking commercial site plan approval for a proposed Continuing Care Retirement Community and a lot line revision to consolidate and reconfigure five parcels into two parcels. **Informational Meeting 08.22.19, 5PM at Highland Fire House, 25 Milton Ave., Highland, NY.**

Patti Brooks, applicant's representative, had no new information after the Informational Meeting that took place prior to the Planning Board Meeting.

McCarthy said he was concerned with the giant cul de sac simulation of the property that is proposed.

Hammond asked if they were going to work on other entrances.

Brooks said yes.

**New Business**

**Costantino, Paul and Joanne, 30 Bellevue Rd, SBL # 88.17-2-13.100.**

Applicants are proposing a lot line revision to add a vacant 0.83 acre parcel of land to their single family residential lot. The acreage is topographically separated from the residence on adjoining lands of Diana & Paul Costantino and Kathleen Kouri and has been used and maintained by the applicants. The lot line revision will allow for the continued maintenance of the Hudson River viewshed on the applicant's parcel.

The Planning Board reviewed the plans and maps with Patti Brooks, applicant's representative. A **Motion** was made by Franco Zani, seconded by Charly Long to set the public hearing for September 26, 2019. As the proposed project is a Type II Action, no review of the Short EAF was required.

**Minutes to Approve:**

A **Motion** was made by Larry Hammond, seconded by Charly Long to approve the Workshop Planning Board Meeting Minutes of July 18, 2019 and Planning Board Meeting Minutes of July 25, 2019. All ayes.

A **Motion** to Adjourn was made by Charly Long, seconded by Larry Hammond, 8:25PM. All ayes.