

Dave Plavchak took the Chair.

Brad Builders-Trail View Place, Subdivision, 6 Commercial Avenue Ext, Toc. Dr. SBL#88.17-11-2, in PRD zone.

The applicant would like a two lot subdivision of 2.87 acres of land to provide a 0.27 acre lot with an existing residence and 2.60 acre remaining parcel for further development of multi-family residences.

Patti Brooks with Brooks & Brooks P.C., one of the applicant's representatives, was present for the meeting. Patti Brooks: Andy had some very good comments about the water and sewer easements, I knew we had questions about how will we get the easements to be part of something that is legal or gets filed since the siteplan for the PRD part of this project does not get filed? Andy has suggested that those easements actually go on to the subdivision plat so that they get filed, which I agree with. My question is because I do not have any of the infrastructure showing on here as proposed, do I just put a note or do you have any other suggestions.

Dave: You will show the easements on the map, and the map is the law, and the deed will reflect the map. We will use the deed to enforce the easements. Why don't you just do a blanket easement.

Patti agreed to the blanket easement.

Peter B: Once it is installed we will do an asbuilt.

Andy: The Board of Health will be required to sign off on the subdivision also.

Patti: I don't think the BOH is required to sign off on the subdivision. It is just a two lot subdivision and they are going to have to sign off on the municipal mains of water and sewer for the site plan portion. No the Board of Health will not review a two lot subdivision, technically this is an undeveloped lot . So I could get a building permit for a single family dwelling and put an individual water service on it. The Board of Health does not review the subdivision but they will definitely review the site plan.

Andy: Do you need permission to file.

Patti: No. Not in Ulster County.

The Board is satisfied with the subdivision.

Patti thanked the Board for permission to work independently with Andrew Learn.

Brad Builders - Trail View Place, Site Plan, 6 Commercial Avenue Ext, Toc Dr., SBL#88.17-11-2, in PRD zone.

The applicant proposes to construct a 36 unit residential multi-family complex on a 2.6 acre parcel of land located on the easterly side of Toc Drive. The subject parcel was re-zoned as a PRD by the Town of Lloyd on 8-21-13.

A total of six buildings with six residential units per building are being proposed. Access to the Rail Trail, on site mail receptacle, playground and bus shelter are all included in the design. The project will be served by municipal water and sewer services and will be a single phase construction project.

The applicant proposes to subdivide this 2.87 parcel into two lots. Lot 1 will have 2.60 acres and Lot 2 will be the remaining 0.27 acres. Lot 2 will contain the existing house.

Patti Brooks, the applicant's representative was present for the meeting.

The Board reviewed some colored elevations of what the proposed multi-family dwelling units are to look like. They will be available for the public hearing.

The Board reviewed a memo from Morris Associates dated Feb. 19, 2014. (See attached)

Andy noted that trees were added for screening.

Peter: Wasn't there a lighting issue?

Patti: That was the lighting plan, and that has been taken care of. The light pole in the walkway has been moved over, it just was not moved over on the draft.

The Board reviewed the added shrubbery and changes made to it.

Patti showed the Board photo details of the proposed post and rail (or wooden guardrail) fence which will go on top of the retaining wall and another of just the guardrail.

Andy: I think it would be a good idea for the Board to see some of the bus shelter details on to the plans.

Patti: My only concern is that this is a photo of a shed from Grey's Woodwork (of course for a bus shelter it would not have the doors on it), the applicant has not actually gone out and bought the shelter because they have not got site plan approval yet. I was hoping that those were okay so that the Planning Board could say 'yeah, we would like something like that'. Through the building department process all of that usually gets approved. I would like the supplemental information and detail sheets to be part of the approval so that everyone understands that this is part of the approval.

Bill: With kids in there, I am just wondering about security, it is not totally visible.

Patti: There will be no doors; it is just going to be a bus shelter. I am not sure they will use Grey's Woodwork, they may stick build it, I just wanted to have something to say it needs to look this nice.

Bill: I was just thinking of something like plexiglas so that the kids are visible.

Patti: I modeled this somewhat off of a different approval I had gotten. I do not think they have had issues with that and probably the wider the front entry is and the less space there is for someone to hide inside it, that is a good point.

Andy L. is okay with these things being supplemental.

Patti Brooks met with Wendy Panek who is the Postmistress of the Highland post office, to discuss the location of the mailboxes. The preferable spot for the mailboxes are inside the development, even though this will be a private driveway for a multi family dwelling. Drivers are not allowed to back up mail trucks; it would be easier for the postal driver to drive through in a loop.

Andy: I had asked for something that the Board could look at that would give them an idea of what the retaining wall would look like.

Patti: Do you mean an illustrative picture? I know the contractor has been looking at a few different types of options. I will bring in some pictures of what they are thinking.

Andy: The rest of the memo basically has to do with the sizing of water lines and sewer lines. And there is some more storm water stuff that still needs to be looked over.

Dave: If that is not complete it could go onto the resolution as a condition of Morris Associates' review.

Andrew Learn will not be at the meeting next week. Pete S., with Morris Associates, will be at the meeting for Andy.

The Board discussed the Tillson/Toc Intersection, although the State has some plan for that intersection nothing is definitive at this point in time.

Scott Saso returned to the meeting.

Administrative Business

Accessory Apartments

The Board, along with Dave Barton, have been working back and forth via email, to better define the definitions of Accessory Apartments and Multi-Family. Once drafted, they will be submitted to the Town Board for approval.

Multi-families

Two family residences are permitted anywhere as long as they have the density.

Multi-family are restricted to the water sewer district.

General discussion continued on multi-family and two family residences, once drafted this shall be submitted to the Town Board for approval.

Vineyard Commons; 2 Merlot Dr. SBL#95.2-6-2

The Board reviewed the Vineyard Commons site plan and held a discussion about some changes needed to the plan.

Some changes needed to the site plan:

- 1) They would like to have the Tee Box removed.
- 2) The bus stop location at the front of the property, which was to be used by UCAT, is not being used because UCAT will not come onto the property. They would like to have this bus stop removed. No alternative location is proposed.

Bill O: Is there a possibility for their nighttime lights to be put on some kind of a timer? The site is very bright.

Dave: It is a possibility. The SWPPP has been finalized. Their other request is:

- 3) They would like their bike racks removed. They bike racks are not being used, the residents don't really have any where to bike to.

A resolution will be prepared to amend this resolution.

The Hudson Valley Wine Village GDEIS is done there are copies on line and in the office. Today there was a press conference for the project. There was a great turnout for it. The DGEIS is now deemed complete and a public hearing will be held at the Town Hall Building on March 19, 2014.

Larry: I went by Troy's today and the only site plan on that property is when it became a quick lube. There are 13 vehicles out side of there right now. Right next door to him we just went through a complete site plan including a used car lot, but he does not have to get a site plan because we let Mr. McClusky get away without ever doing his site plan, so we are spinning our tires.

Dave: We have talked to Troy and he should be removing some of those cars. They are allowed, as of right, as part of the accessory to the automotive use. He did not get site plan because there was automotive use in there before, it was a change in tenancy. It did not trip any of the site plan regulations. I hear your frustration.

Larry: Another thing, most of the drawings we get in have topos on them, we used to require topos on the maps. Just using Basciano as an example, we had to ask and assume the lines the Engineer put on. It is just something to think about.

Dave: As part of the site plan review there are many things that are asked for, I would just encourage that what you ask for on the maps make sure you use. You don't want to have things on a map just to have them there.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Dave Plavchak. All ayes.