

Informational Public Hearing

Tremont Hall Corp., Vineyard Ave, Siteplan, SBL#88.17-9-48 & 54.200, in R1/4 zone.

The applicant would like to convert an existing vacant 9600 square foot lumber storage building into a multi-family residential structure with 20 apartments, with associated parking and amenities. This project includes a lot line revision to combine two parcels.

10/27/16 - Informational public hearing.

Dave P. informed the audience that this is an informational public hearing. He said that any time an official public hearing is held the Planning Board has been through a siteplan review, SEQRA, architectural drawings etc., we have not done that here yet. We have seen concepts and had discussions but before we get to an actual public hearing we will have to do some more reviews and vote to go to public hearing. However, because of this particular project being one of the first in this particular zone and it being on the rail trail we thought it would be good to have an informational meeting first so that the applicant's surveyor, architect and such can explain to you what the project is. We will get input and feedback from you (the public) to see what comments you may have. Nothing formal will happen at this meeting. This is not the public hearing.

Scott Dutton, the applicant's architect, was present for the meeting.

Patti Brooks of Brooks & Brooks Land Surveyors, the applicant's representative, was present for the meeting. Patti Brooks introduced this project by saying that this is a unique project to this community and it is important to get everyone's input before all the design work is done so they know what the particular areas of concern are. As they go through the development process they will make sure they address community concerns.

Patti: The application is to consolidate a 1.42 acre and .34 acre parcel on the southerly side of Vineyard Ave., located immediately easterly of the rail trail and it is approximately 408 feet south westerly of the central business zone and is located in the R ¼ zone. On the property right now is a 9600 sq ft footprint of a storage building that formerly was part of Pratt Lumber and a 600 sq. ft. barn. The proposal under section 100-31 Adaptive Reuse is to convert or re-adapt that 9600 square footprint building into 20 apartments being six 2 bedroom units and fourteen 1 bedroom units. Part of the application is to demolish the 600 sq. ft. barn, replace the barn with adequate parking, adding landscaping, screening from the rail trail, improved drainage system, bike rack area for tenants and a school bus shelter out by the roadway. The proposal as it stands right now is in conformance with zoning, we are not requesting any variances or waivers from the Town code. All of the apartment sizes will be in accordance with the regulations of the Town. We are proposing all of the ingress and egress off of Vineyard Avenue. A gate will remain at the end of Linwood Avenue and a second gate will be placed on the easterly side of the rail trail. Linwood Avenue will remain accessible for emergency vehicles. Scott Dutton distributed a revised floor plan with building detail that the Planning Board had some questions about. He also distributed a pamphlet titled Patterns for Progress: The Case for Adaptive Reuse in the Hudson Valley and some photos of Adaptive Reuse buildings in other Towns. (On file)

Scott: This is the first time I am in front of this Board, thank you for having me. I have been practicing in NY since 1997 our firm Dutton Architecture previously Scott Dutton Associates. We are a firm of eight people and specialize in Adaptive Reuse architecture.

The Board reviewed the packet that was distributed containing photos of projects that his firm has completed.

Scott: There are plans inserted into the packet that include a building section demonstrating how a second floor will be inserted into the existing structure. The proposal is to keep the original pole barn superstructure insert a mezzanine floor, if you will the second floor, maintain the existing trusses, insulate between the existing posts with an inch and a half skin on the interior, a zip sheathing, and to install SIPS structural insulated panels on top of the existing trusses. (A rendering is on file)

Scott continued: There is a floor plan submitted which depicts 20 apartments, 10 on each floor. On the ground floor those apartments are entered from the exterior with each apartment having its own forecourt and no

central corridor. There are stair towers at each end and an elevator at the main entrance and a traditional double loaded corridor on the second floor. The second floor apartments have small balconies that overhang the entrances on the first floor.

The Board questioned the height of the building having been on the site measuring the height at 15 feet yet the architect shows it as 18 ft. in height.

Scott explained: We are pulling the overhang back to four feet and the way the truss was constructed with a long outrigger and then framed back it is 14 feet on the outside.

Patti Brooks explained the plan shown in the packet.

Fred: So if I was inside the building there is an extra two feet to the bottom of the truss?

Scott: Correct.

Matt Smith: Yes. I have worked on the building.

Fred: Is there a way that we can have that checked?

Dave P: I think to move along tonight we set this up to hear the neighbors input. I think I would like to start with the public who have come for this agenda item.

Dennis Culligan of 7 Highland Ave.: I am curious of what percentage of the building will be used since you are talking adaptive reuse? I was hoping it would be taken down. And has the DOT already approved the traffic ingress and egress?

Patti: Verbally we met on site. This is an existing entrance so we have to make an application to them; it is not a permit process. It will be included in the information circulated as part of the SEQRA process and they will give written comments at that time.

Mr. Culligan: I did not measure it but that bridge does not look two lanes wide, the bridge over the creek, and how you would get two lanes of traffic over the bridge at one time I have no idea. The other thing is you mentioned cutting back some foliage. It is completely blinding coming out of that driveway you cannot see a thing. I believe the speed limit is only 30 miles per hour but we all know how people drive thru here, sometimes 45-50 mph. The other question is; has that bridge been structurally checked? The water was over that bridge during hurricane Irene.

Dave P: Not yet. One of the things that will happen is that an engineer will come in to look at the bridge and deem what would have to happen for this request.

Mr. Culligan: It may be too soon for some of these questions. I see some contours on the map that are just west of my property it shows just one tree being removed. The barn that is being taken down is probably 8 to 10 feet above the property where the big building is. So if there is contouring I would like to know how they are not going to take all of the trees out. Those trees all act as a good wind block for those of us at the top of the hill it would be too bad to lose all of that. I have a nice break between my property and that property with all of the trees down there. The other thing is with the contour down there it will cause erosion. Some of the yards up there, mine and some others, drop down off pretty precipitously now if you take more land away down at the bottom more water is going to go down that way (unclear). I know you said no access across the rail trail but the plan that I saw says tenant access coming from Linwood Ave.

Dave P: That will be changed. One of the first things we made clear when we first saw this was that there was no way we would have traffic come through Linwood across the rail trail.

Mr. Culligan: There is also a little private road down there called Jackman Drive, is that going to be at all hooked into the parking lot?

Patti: No. The lane is shown on there and is shown as a right of way but it is not going to be a drive.

Mr. Culligan: Thank you very much for your time.

Everett Erichsen of 3 Highland Dr.: Because I am a firefighter I am recusing myself, from this project, on anything that has to do with emergency services because I am their liaison. I have a small piece of property that connects and I do support Dennis Culligan and the Norbergs (unclear) any question that they have.

Dennis went over a lot of our concerns I do not have too many more. I would like to make sure that emergency services do get copies of everything because I do have a lot of questions with emergency vehicles entering from Vineyard Ave. I do have concerns on what, if any, restrictions will be put on this. We brought in Vineyard Commons and that was supposed to be 55 year age limit with no children and then we lowered it. Will this end up low income housing one day? This will have an effect on my block and affect my property value. I do worry about that and I ask that you please take that into consideration as well. Again whatever Dennis brings up are my concerns as well.

Patti: I do want to point out that as Dave stated at the beginning of the meeting this is a conceptual plan. We wanted to have this meeting up front so we could find out from the neighbors what the concerns are. There may be changes to this plan. That is the reason why it has not yet been sent to the fire chief. We do not usually share the plan until we have a plan.

Eric Norberg of 144 Vineyard Ave: I am the owner of the Inn at Twaalfskill which is on the corner of Tillson and Vineyard. I have a couple of general statements, some of it has been said before. Our concern is the traffic impact. There is significant development happening within that area. With the impact of the development going in on Toc Dr. and thus I think we would like to see a collective traffic analysis of what that road is readily going to accept. We are seeing significant growth so if you took the traffic studies that happened 12 months ago, traffic studies of the current impact of Mountainside Woods and the impact of this addition, I would like to see what those impacts are. The proximity to the Rail Trail concerns us and obviously property value.

Dave P to Eric N: Could you expand on the proximity to the Rail Trail.

Eric: In full disclosure, I sit on the Board of the Hudson Valley Rail Trail, I think all of us and I can only speak for myself not the Board, all of us want to see smart positive development that is adjacent to the trail. I do not think that is any secret that this parcel is probably our last bastion of trailside development so I would like to see appropriate and really thoughtful use of that land. Most important for me, and I know this is early in the process and with all fairness to the developer and to the architect, is I struggle with this adaptive reuse concept. And I struggle with the adaptive reuse concept when it comes to this building. I know there is significant argument over the height, I know there is significant argument over reuse, I did the math and it does not make any sense to me. I look at the plans and the number of units and it seems like some of the initial observations on the development were written almost to the letter to conform to what is written in the code. In the code if I look at the units it gives a very exact square footage, it gives approximate ability of saturation and it feels like this development was then backed into that and written to explicitly take advantage of that code. I would like further interpretation of how you see adaptive reuse because how I see adaptive reuse (Eric gave an example of a project from the packet distributed by the architect). On the proposed building I struggle a bit with the observation of how that is going to look. So I would like to know more broadly;

1. How you interpret their matching to the code.

Dave P: We were debating amongst ourselves about this and are trying to get some more clarification from our attorney. We have a list of about 20 different adaptive reuse properties in our code and they are all different types of buildings. We do not want a free for all interpretation so we will be having more discussion on this.

Eric: From our perspective I look at the pros of really good adaptive reuse projects that allow old buildings, attractive buildings, and appropriate facilities to become something great. Where I struggle with the building is using the adaptive reuse and we are using the code in the adaptive reuse in order to develop something that is perhaps not appropriate or really does not fit the appropriate definition. So that would be my challenge to all of you and I certainly look forward to better understand what those implications are and frankly I would like to hear from the Town, from the Planning Board when this was conceptualized and as you see it going forward because this sets precedent.

Dave P: We will need to get more clarification on this.

Eric: It is very broad in the code.

Eric: I think that also as abutting property owners we would like to see not only the owners or existing owners but the developer's better address the general future state. I have heard some vague conversations about the adjacent property, and I realize this might be two separate projects; I think we all share a concern and would like further disclosure on what those adjacent properties developments really are intended to be. And is it further to this development or is it something that is different and I think that we should take a position on that.

Pete Polizzi President of the Hudson Valley Rail Trail: I am not against this at all; I would just like to be included with the Planning since it is so close to the rail trail. I understand they will not be crossing the rail trail but some signs may be needed.

Kathy Merget of 140 Vineyard Ave: I am here on behalf of myself and my husband Dennis. Our property abuts the red building (unclear) and I just want to echo what Eric had just stated. We are concerned about the phases of this. We understand what may be happening with this building but what we are unclear about is this phase 1, 2, 3, 4, how many more phases are there going to be? The other part, although we are not talking about it directly tonight, is the front building. Just concerns about what happens with that if there is another phase and the fact that, I am pretty certain but correct me if I am wrong, the roadway underneath that also needs to have major repairs.

Fred: You mean the building that is falling into the creek?

Kathy: Yes.

Dave P: Right now that particular site is not in front of us at all. If that does come, and I understand the question about understanding some of the future perspective on that, we would have to go through a whole engineering study for that building. They are not even talking about the other parcel yet.

Kathy: I understand that it is not before the Board right now but I would like it duly noted that it is being brought up at this meeting. The other part is the entrance to Vineyard that is really a big concern. I know there are a lot of people in the audience as well that live in that vicinity and we have seen some pretty doozy accidents at the bottom of Tillson and Vineyard and some very very close accidents, including some right in front of where that entrance would be, and around that corner. I think that this is something to seriously consider how you all think about this.

Fred: As Patti said this will go formally to the DOT and we will hear more about that, this is just a proposal.

Kathy: The one last thing is that the property has been vacant for many years now. As Eric pointed out that is such a prime piece of property that has incredible potential and this may certainly be one of the ways to increase the potential on that but I think, speaking for myself, family and friends, that the uncertainty of what this may mean and our past dealings with the owner leaves us with a lot of concerns.

Megan Coder of 5 Highland Ave: We have been at this property since 2009 and one of the reasons we purchased this property was just the lovely location and the privacy we have in the backyard with no neighbors. We are concerned like our neighbors who spoke earlier with the erosion, the tree removal; I would not like to see any trees being removed. I do enjoy the rail trail very much and that is one of the perks as well using Linwood Avenue to get access to the trail. Safety and noise concern me, right now it is safe and quiet I would like that to remain intact. I echo others concerns about the traffic.

Deana Breault of 125 Vineyard Ave: My property is directly across from what is the proposed entrance. I have grave concerns and echo what Kathy and Eric said about the safety. That is a really bad turn there even for me to go up there and walk on the rail trail, I go over to the trail almost every day, and at least once a week almost get hit by a car because they fly around that corner. And the area is so beautiful at that corner; I do know that the building is staying kind of contained. I do have the same concerns as everyone that is here but I think safety is really the key. Pulling out of our driveway is very dangerous and my car has been hit turning in to the driveway, it has been getting increasingly worse.

Dave P: I think the comments were good comments we will go over each of them.

A **Motion** to close the public comment was made by Fred Pizzuto, seconded by Lawrence Hammond. All ayes.

Dave P: We will documents and review and have further discussions on this.

Patti B thanked the Board, the Chairman and all of the public for all of their input and allowing this meeting which will be extremely helpful for everyone.

Bill to Scott Dutton: Looking through the adaptive reuse work you have done before, it appears that in every case or almost every case you are using the external skin of the building. Is this a true statement?

Scott D: It is true in many of the pictures that you see. Barcone's music for instance was a complete façade removal. There are an abundance of brick buildings in urban areas such as Kingson, which is where I located myself when I graduated architectural school. Adaptive reuse as a concept is not limited to masonry buildings.

Bill: The reason I ask is because we are all struggling with adaptive reuse definitions.

Scott D: This is not unlike a barn structure if you have a pole barn for instance where the siding is removed the roofing is removed; we have designed this to maintain the super structure of the building. Obviously any alteration to the building other than maintaining it as what is has been requires compliance with the energy code. In the new 2015 IBC code will require this to be a sprinkled building. That in itself requires you to remove the skin, to insulate and air seal the building. It was not hard to fit this program into this building and I approach buildings all of the time where the client has a grandiose idea and I have to break the bad news in the first hour that this will not happen for one reason or the other. But you have a free span building in here and it is very easy to adapt to the reuses. I think it is a great opportunity to improve the exterior architecture of the building and make it an attractive useful building.

Peter: One of the things that will be helpful as we think, not only about this project, but about the others on the adaptive reuse list is when you do plans if you could clearly lay out which part of the structure is staying and what part is being removed. One of the issues is when it is a tear down and when is it a reuse.

Scott D: I can do that and I can tell you here that the entire super structure of the building is proposed to be maintained, that means all of the columns and the roof structure.

Peter: What are the poles made out of?

Scott D: Wood.

Peter: And we are going to meet the code with wooden superstructure like that?

Scott D: Absolutely.

Fred: Who gets to check the quality of the pole that is in the ground for 30 years? Is it on a footing or is it just in the ground? How do we check the validity of the mechanicals at the bottom?

Scott D: The original design drawings we have do indicate a footing. It would be the responsibility of our office, me as the licensed professional stamping the plans or a structural engineering consultant working under us.

Fred: After 35 years do you dig up one or multiple posts to see their condition?

Scott D: That would be prudent. If in fact that there were one or two or three or four members that were compromised we would address that. There are many ways to address that.

Carl: What are the posts made of are they oak?

Scott D: I do not have the species of the wood.

Carl: You can get that information to us?

Scott D: We certainly can.

Carl to the public: This is a conceptual plan; there are many interested agencies that are going to give us comments about this project. Even though it is an adaptable reuse and it is allowed this still has to conform to code, to site plan review and conform to safety, traffic, fire, and highway all of that will play into this.

Dave P: And character of the neighborhood.

Mr. Culligan: How old is that building?

Dave P: Early 1970's sometime.

Extended Public Hearings

Brad Scott recused.

Nicki Anzivina stepped in.

Vieira Sardinha Realty, LLC (Dunkin Donuts), Route 9W, Siteplan; SBL#96.1-4-18.241, in GB zone.

The applicant would like siteplan approval to construct a 2,300 sq.ft. Dunkin Donuts Drive-thru restaurant with customary appurtenances.

Mario Sardinha, the applicant, was present for the meeting.

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

Patti B: We have submitted a site plan, landscaping plan, lighting plan, a complete set of engineering drawings with the Storm Water Pollution Prevention Plan. Details have been supplied for lighting fixtures, dumpster enclosure, block retaining wall, the plans have been reviewed by the Fire Department, Water & Sewer Department and the site plan has been cleared by the Office, Parks, Recreation and Historic Preservation. The project was referred to the Ulster County Planning Board who made recommendations regarding a single point of access; however you cannot change that the DOT will only allow one point of access and one way in with no exit. The traffic study was expanded at the request of the Board to include the potential second use on the site and that was returned with no level of service mitigation required. And we submitted a copy of the determination from the NYS Department of Transportation issued on Wednesday, October 19, 2016 that the department has reviewed the traffic impact study, concurs with findings as review of the site plan and approves of the concept of the one way ingress from Route 9W.

Andy: The drainage is okay, some detail needs to be worked out on the site grading. After a lot of back and forth with the applicant's engineer we have resolved a lot of things.

Andy reviewed one outstanding issue in a corner of the property, which is very steep, where something needs to be done with the contours; in other words a grade change is needed.

Andy reviewed his comment letter dated 10-27-16. (See attached)

Patti B informed the Board that the grassed area that was discussed at the last meeting will have mountable curbs.

The Board had no additional comment.

There was no additional public comment.

Part II of the SEQRA review was completed. The Board issued a negative declaration.

The resolution of negative declaration was read.

A **Motion** to accept the resolution of negative declaration was made by William Ogden, seconded by Fred Pizzuto. All ayes.

A **Motion** to close the public hearing was made by Carl DiLorenzo, seconded by William Ogden. All ayes.

The resolution of conditional approval was read.

Conditions being:

1. Water / Sewer connection details to be approved by Morris Associates.
2. Morris Associates comment letter dated October 27, 2016 is satisfied.

A **Motion** to accept this resolution of conditional approval was made by Lawrence Hammond, seconded by William Ogden. All ayes.

Brad Scott returned to the meeting.

Nicki Anzivina stepped down.

Hudson Summit LLC 2016 (3 lot subd), 52 Mayer Dr, SBL#95.12-2-7, in R ½ & R1 zone.

The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.

No updates for this meeting.

A **Motion** to extend the public hearing was made by Lawrence Hammond, seconded by Brad Scott. All ayes.

Old Business

Highland Assisted Living at Village View (former New Village View), Siteplan; 1, 7, & 9 Grove St, SBL#88.69-1-10, 11 & 12, in R1/4 zone.

This project consists of a 18,310 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 24 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

Feb. 17, 2016

1 Grove, 7 Grove, and 9 Grove Street were rezoned by the Town Board from CB to R 1/4.

July 2016 - New submittal with name change (formerly New Village View) Highland Assisted Living Center at Village View.

This application is for siteplan approval and lot line revision.

The applicants were not present for the meeting.

A comment letter from Andy Learn with Morris Associates' dated 102116 is on file. (See attached)

Revised Environmental Forms were submitted and will be circulated for SEQRA lead agency.

Dave B: It is our attorney's advice that the Planning Board declares itself lead agency. This will need 30 days; they will probably not be back until January and maybe we should have an informational meeting.

This application will be going before the Zoning Board of Appeals for variances.

A **Motion** was made of the Planning Board's proposal to circulate their intent for Lead Agency by Peter Brooks, seconded by Lawrence Hammond. All ayes. (Resolution attached)

The Board anticipates declaring lead agency at the December meeting.

Administrative Business

Planning Board Approval

Rizzi (Knaus Gallery), 76 Vineyard Ave, Change of tenant SBL#88.69-7-6, in CB zone.

The applicant is applying for a change of use for the store front located at 76 Vineyard Ave. The applicant would like to open an Art Gallery - Wine Bar.

Ms. Knaus, the applicant, was present for the meeting.

The Board reviewed the letter of intent submitted by the applicant.

Dave B: The Board's only review on this tonight, since it is in the CB zone, is the use. It is a significant change of use, but I do not see that it would trip into site plan unless you had concerns that would limit your approval of it. I do not think that we even have to do a public hearing on it.

Peter: Does a use like this need some sort of state liquor approval?

Ms. Knaus: I am slowly in the process of getting my beer and wine liquor licenses. I need an occupancy placard for the liquor authority.

Dave B: I can give you a letter for occupancy but you will not get the placard until you open.

Carl: What are the hours of operation?

Ms. Knaus: It would probably be 11:30am to 9:00pm, five days a week. I have been tending bar for over 20 years and I like a quiet bar, mostly I am promoting art.

Dave P: This is a permitted use in the CB?

Dave B: Absolutely. In the building world, that I live, this transfers from a B occupancy to an A occupancy because she is serving food, then it becomes an assembly space. So there is a safety thing and a parking thing but it is in the CB zone so we do not really look at the parking, there is plenty of parking downtown.

What will you be doing about a sign?

Ms. Knaus: That is not on the top of my priorities right now.

Dave B: If you change the sign you will need to come back to the Planning Board.

Ms. Knaus: Okay.

The Board discussed some of the nice signage in the Hamlet.

Ms. Knaus: In the meantime we can paint the name of the gallery in the window?

Dave B: Only 20% of the window can be consumed by signage.

There were no additional Board comments.

A **Motion** to approve the change in use was made by William Ogden, seconded by Fred Pizzuto. All ayes.

Sign Approval

Manufacturing Technology Enterprise Center (MTEC) located at 180 South St. SBL#87.3-5-14 in the Agricultural zone.

The Board reviewed three different sign designs.

A **Motion** was made to approve the vertical 48" x 62" sign and the monument sign by Brad Scott, seconded by William Ogden. All ayes. (See attached)

Shamrock Liquors located at 3565 Rt. 9W SBL#88.17-9-25.100 in the WGM zone.

At this time the applicant would like to add two signs, to the new tower over the existing structure, of 20.6 sq. ft. each. One will be placed on the north side of the tower the other on the south side of the tower.

The Board reviewed some photos of the proposal.

Dave P: Do these signs meet the requirements?

Dave B: It is in the Gateway Zone, there are no requirements, basically it is up to you, the Planning Board, for architectural review. What I have been telling people is to follow the GB code, which is the 50 sq. ft. maximum, two sides one line per sign for a multi tenant building. I tell them to follow, like the plaza, so you can have multiple tenants but I am asking them to maintain the square footage maximum for the monument sign.

Dave P: So the signs on the building?

Dave B: They would be under what the GB would allow.

Peter: These are internally illuminated?

Dave B: Yes.

Bill: How illuminated? My concern would be that it is readable but not too bright.

Dave B: I do not know the answer to that but I will ask for night time dimmers. They have been extraordinarily good to work with.

The Board discussed the sign, channel letters and the LED lighting.

A **Motion** to approve the proposed sign with the condition that Dave Barton talks to the applicants about dimming the illumination at night was made by William Ogden, seconded by Peter Brooks. All ayes.

Solar Ordinance

The Solar draft has been completed and will now go to the Town Board. Dave P. suggested that a Planning Board member go to the Town Board workshop December to present the solar draft should there be questions.

Jeff: The Town Board workshop on Nov. 2nd has been cancelled. There is a budget meeting that evening. The next Town Board workshop is Dec. 7th at 4:00.

Minutes to Approve

Peter Brooks: It has been brought to my attention that some people, particularly people who hear us on the video on the television, have sort of raised their eyebrows when we joke about *as edited*, when approving the minutes. Since I am usually the one who does the edits, it is my years as an English major and college teacher, it is for grammar and typographical errors it has nothing to do with changing the meaning or anything.

Dave P: Good point. When we say *as edited* it is not changing the content, it is changing the grammar.

A **Motion** to approve the minutes from the September 15, 2016 workshop minutes, as edited, was made by William Ogden, seconded by Nicki Anzivina. All ayes with Carl DiLorenzo and Brad Scott abstaining.

A **Motion** to approve the minutes from the September 22, 2016 Planning Board meeting, as edited, was made by Lawrence Hammond, seconded by William Ogden. All ayes with Carl DiLorenzo and Brad Scott abstained.

A **Motion** to adjourn was made by Carl DiLorenzo, seconded by Nicki Anzivina. All ayes. 8:36pm

10/31/16 received
R. Replew

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Lot Line Revision Approval

PROJECT NAME: Marreiros, Antonio
PROPERTY OWNER: Antonio Marreiros
PROJECT LOCATION: 15 Bell Dr & 36 Bell Dr.
TAX MAP #88.17-6-20 & 19
SEQR Type Action: Type II
APPLICATION DESCRIPTION: Lot Line revision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, ~~November~~ ^{October} 27, 2016 at 7:00 p.m., there were board members:

	Present	Absent
Chairman Dave Plavchak	✓	
William Ogden	✓	
Lawrence Hammond	✓	
Carl DiLorenzo	✓	
Brad Scott	✓	
Fred Pizzuto	✓	
Peter Brooks	✓	
Alt, Nicki Anzivina	✓	
Alt, Scott McCord	✓	

The following resolution was moved by: Lawrence Hammond

Seconded by: William Ogden

WHEREAS, the applicant's father and owner of property at 36 Bell Dr., who lives across the street, has property which traverses the street and crosses into 15 Bell Dr. The applicant would like to make a lot adjustment so that the property of 15 Bell reaches the street.

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent,

- Lot Line revision Map dated December 18, 2015, revised September 12, 2016 prepared by Margaret Hillriegel Land Surveyors

WHEREAS, the Planning Board held a duly noticed public hearing on: Oct. 27, 2016; and

NOW THEREFORE BE IT RESOLVED THAT the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board hereby grants said Lot Line Revision.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Nicki Anzivina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Scott McCord	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ayes nays abstentions absent

VOTE IS CERTIFIED BY:

Patricia Rubin

10/27/16
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Dave Plavchak
Dave Plavchak, 1/Lloyd PB Chair

10/27/2016
Date

10/31/16 received
Brianna Pedron

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
SEQRA Determination of Non-Significance

PROJECT NAME: Dunkin Donuts
PROPERTY OWNER: Vieira Sardinha Realty, LLC
PROJECT LOCATION: Route 9W
TAX MAP #96.1-4-18.241
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: Commercial Site Plan

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 27, 2016, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Nicki Anzivina	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Scott McCord	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: William Ogden

Seconded by: Fred Pizzuto

WHEREAS, the applicant proposes to construct a 2,300 square foot Dunkin Donuts Drive-thru restaurant with customary appurtenances., and

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Site plan map dated December 22, 2015, last revised September 22, 2016 prepared by Brooks & Brooks Land Surveyors
- Site Grading and Drainage Plan dated June of 2016, last revised September 15, 2016 &

10/25/2016
September 21 (pg.2) submitted by Brinnier & Larios, PC

- Pre and Post-Development Watershed Map
- Preliminary SWPPP dated June 2016, revised October 2016 prepared by Brinnier and Larios, PC

WHEREAS, the Planning Board has circulated for intent to be lead agent and have had no interested parties; comment letters were received from the New York State Department of Transportation and New York State Office of Parks, Recreation and Historic Preservation; and

NOW THEREFORE BE IT RESOLVED THAT the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible as far as the visual, traffic and noise impacts to the surrounding area.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Dave Plavchak	✓			
William Ogden	✓			
Carl DiLorenzo	✓			
Lawrence Hammond	✓			
Brad Scott			<i>recused</i>	
Fred Pizzuto	✓			
Peter Brooks	✓			
Alt, Nicki Anzivina	✓			
Alt, Scott McCord				

7 ayes 0 nays 0 abstentions / absent

VOTE IS CERTIFIED BY:

Patricia Rober

10/27/16
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Dave Plavchak
Dave Plavchak, T/Lloyd PB Chair

10/27/2016
Date

10/31/16 secured
Amanda Leplow

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Commercial Siteplan Approval

PROJECT NAME: Dunkin Donuts
PROPERTY OWNER: Vieira Sardinha Realty, LLC
PROJECT LOCATION: Route 9W
TAX MAP #96.1-4-18.241
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: Commercial Site Plan

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 27, 2016, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Dave Plavchak	✓	
William Ogden	✓	
Lawrence Hammond	✓	
Carl DiLorenzo	✓	
Brad Scott		recused
Fred Pizzuto	✓	
Peter Brooks	✓	
Alt, Nicki Anzivina	✓	
Alt, Scott McCord	✓	

The following resolution was moved by: Lawrence Hammond

Seconded by: William Ogden

WHEREAS, the applicant proposes to construct a 2,300 square foot Dunkin Donuts Drive-thru restaurant with customary appurtenances., and

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Site plan map dated December 22, 2015, last revised September 22, 2016 prepared by Brooks & Brooks Land Surveyors

pg. #1 10/28/2016

- Site Grading and Drainage Plan dated June of 2016, last revised September 15, 2016 & September 21 (pg.2) submitted by Brinnier & Larios, PC
- Pre and Post-Development Watershed Map
- Preliminary SWPPP dated June 2016, revised October 2016 prepared by Brinnier and Larios, PC
- Traffic Study dated Sept. 21, 2016 rev. October 20, 2016 done by Creighton Manning

WHEREAS, this application was forwarded to the Ulster County Planning Board who made some comments and required modifications. All of the required modifications in the Ulster County Planning's letter dated 9/7/16 have been addressed. There were no comments from the Town of Lloyd Fire Department or the Town of Lloyd Highway Department;

WHEREAS, the Planning Board has circulated for intent to be lead agent and have had no interested parties; comment letters were received from the New York State Department of Transportation and New York State Office of Parks, Recreation and Historic Preservation; and

WHEREAS, this application was reviewed by Morris Associates, comments are on file;

WHEREAS, the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal

NOW BE IT RESOLVED the Planning Board held a duly noticed public hearing on Thursday, September 22, 2016 at 7:00pm which extended through October 27, 2016 with no comments from the public present at the meetings.

THEREFORE BE IT FURTHER RESOLVED THAT that the Town of Lloyd Planning Board approves this Site Plan with the following conditions:

1. Water /Sewer connection details to be approved by Morris Associates.
2. Morris Associates comment letter dated October 27, 2016 satisfied.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Dave Plavchak	✓			
William Ogden	✓			
Carl DiLorenzo	✓			
Lawrence Hammond	✓			
Brad Scott			<i>excused</i>	
Fred Pizzuto	✓			
Peter Brooks	✓			
Alt, Nicki Anzivina	✓			
Alt, Scott McCord				

7 ayes 0 nays 1 abstentions/ absent

VOTE IS CERTIFIED BY:

Patricia Rohr

10/27/16
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Dave Plavchak
Dave Plavchak, T/Lloyd PB Chair

10/27/2016
Date



MORRIS ASSOCIATES
ENGINEERING & SURVEYING CONSULTANTS, PLLC

9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962
64 Green Street, Suite 1, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3983

October 27, 2016

Town of Lloyd Planning Board
12 Church Street
Highland, NY 12528

Attn: Dave Plavchak, Chairman

RE: **Sardinha – Dunkin Donuts**
Site Plan Application
Tax ID. 96.1-4-18.241
MA# 216508.00

Dear Chairman Plavchak and Planning Board Members:

A review of the plans listed at the end of this letter has been completed. The site consists of a 2.78 acre parcel in the GB Zone located west of the Wingate Way cul-de-sac with frontage on Wingate Way and Route 9W. The site is currently vacant. According to existing mapping, the parcel is located in the Town Water and Sewer District. The applicant proposes to construct a 2,300 square foot Dunkin Donuts restaurant in the northerly portion of the site to be served by Town water and sewer. A note on the plans indicates that the southern portion of the site is reserved for future development. My review is based on Town Code Chapter 55 Stormwater, Chapter 85 Sewer Use and Rents, Chapter 100 Zoning, Section 53 Site Plan Review, Section 27 Lighting, Section 29 Off-Street Parking and previous review comments. Please note that any comments from previous memos that are not discussed below are considered adequately addressed. Based upon my review of the submitted plans, I offer the following comments:

1. Site grading along the northerly property line in the vicinity of Bioretention Area 2 should be revisited. There appears to be a significant difference in elevation between the proposed pipe end section and the proposed finished grade elevation. There are several ways to address this issue, including installation of a headwall on the proposed pipe or extending one of the proposed retaining walls.
2. Sewer and water service connections should be added to the plans. Relevant installation details that comply with Town standards should also be included in the plan set.
3. A note has been added to the erosion and sediment control plan indicating (ECM) is required on all slopes steeper than 3H:1V, but for clarification during construction shading or hatching should be added to the plan to indicate all areas where ECM is required.
4. A fully revised copy of the SWPPP signed and sealed by the project engineer should be submitted for the Town's records.
5. A Stormwater maintenance agreement and access easement in favor of the Town should be provided to ensure long term operation of the stormwater management practices.

This concludes my review of the current submission. If the Board agrees, these remaining items could be addressed as conditions of site plan approval. If there are any questions please contact me at (845) 454-3411 extension 20.

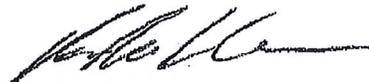
Town of Lloyd Planning Board
Lloyd, NY 12528

October 27, 2016
Page 2

RE: **Sardinha – Dunkin Donuts**
Site Plan Application
Tax ID. 96.1-4-18.241
MA# 216508.00

Very truly yours,

MORRIS ASSOCIATES
Engineering & Surveying
Consultants, PLLC



Andrew L. Leam, PE
Sr. Engineer

AL:dm

Cc: D. Barton
P. Brooks, LS (Applicant's Surveyor)
D. Larios, PE (Applicant's Engineer)

Materials Reviewed

Plans & Reports prepared for Vieira Sardinha Realty, LLC Dunkin Donuts by Brinnier & Larios:

- Sheet 1 of 4, Site Grading and Drainage Plan, dated June 2016, last revised 9/21/2016;
- Sheet 2 of 4, Stormwater & Site Details, dated June 2016, last revised 9/21/2016;
- Sheet 3 of 4, Stormwater Details, dated June 2016, last revised 9/21/2016
- Sheet 4 of 4, Construction Details, dated September 2016
- Stormwater Pollution Prevent Plan, dated last revised October 2016

Plans & Reports received via email on 10/20/2016 prepared for Vieira Sardinha Realty, LLC Dunkin Donuts by Brinnier & Larios:

- Sheet 1 of 4, Site Grading and Drainage Plan, dated June 2016, last revised 10/20/2016;
- Sheet 2 of 4, Stormwater & Site Details, dated June 2016, last revised 9/21/2016;
- Sheet 3 of 4, Stormwater Details, dated June 2016, last revised 9/21/2016
- Sheet 4 of 4, Construction Details, dated October 2016
- Post Development HydroCAD Report, dated 10/21/2016

Reports received via email on 10/24/2016 prepared for Vieira Sardinha Realty, LLC Dunkin Donuts by Brinnier & Larios:

- Existing Conditions HydroCAD report, dated 10/24/2016
- Proposed Conditions HydroCAD Report, dated 10/24/2016

Plans & Reports received via email on 10/26/2016 prepared for Vieira Sardinha Realty, LLC Dunkin Donuts by Brinnier & Larios:

- Sheet 1 of 4, Site Grading and Drainage Plan, dated October 2016, last revised 10/25/2016;
- Sheet 2 of 4, Stormwater & Site Details, dated October 2016, last revised 9/21/2016;
- Sheet 3 of 4, Stormwater Details, dated October 2016, last revised 10/20/2016
- Existing Conditions HydroCAD report, dated 10/25/2016
- Proposed Conditions HydroCAD Report, dated 10/25/2016

Rec'd
11/4/16
Renata Riggio

**RESOLUTION
TOWN OF LLOYD PLANNING BOARD
CIRCULATION OF INTENT TO BE LEAD AGENCY in
NY SEQR ENVIRONMENTAL REVIEW**

PROJECT NAME: Highland Assisted Living at Village View
PROPERTY OWNER: SJJJ LLC
PROJECT LOCATION: 1 Grove St, 7 Grove St, & 9 Grove St.
IDENTIFIED AS: SBL#88.69-1-10, 11 & 12

SEQR TYPE ACTION: Unlisted Action
APPLICATION DESCRIPTION: Site Plan Approval

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, October 27, 2016 at 7:00 p.m., there were board members:

	Present	Absent
Chairman Dave Plavchak	_____X_____	_____
William Ogden	_____X_____	_____
Lawrence Hammond	_____X_____	_____
Carl DiLorenzo	_____X_____	_____
Brad Scott	_____X_____	_____
Fred Pizzuto	_____X_____	_____
Peter Brooks	_____X_____	_____
Alt, Nicki Anzivina	_____X_____	_____
Alt, Scott McCord	_____X_____	_____

The following resolution was moved by: Peter Brooks
Seconded by: Lawrence Hammond

WHEREAS, the Town of Lloyd Planning Board received an application for the above referenced site plan, which included the following materials:

- Site plans prepared by Pietrzak & Pfau Engineering & Surveying
- Full Environmental Assessment Part 1 and related information
- Current deeds from the property owner
- Project description in a letter of intent

And,

WHEREAS, the Planning Board of the Town of Lloyd is empowered to review Site Plans and Subdivisions; and,

WHEREAS, the PB has reviewed the Environmental Assessment Form and other related materials submitted in support of this application;

NOW THEREFORE, the PB proposes to circulate their intent to be Lead Agency in the environmental review of this application, and directs the board's secretary to circulate this intent as provided for law to all involved and interested agencies.

~~~~~

**RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:**

|                        | AYE           | NAY           | ABSTAIN       | ABSENT        |
|------------------------|---------------|---------------|---------------|---------------|
| Chairman Dave Plavchak | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| William Ogden          | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| Carl DiLorenzo         | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| Lawrence Hammond       | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| Brad Scott             | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| Fred Pizzuto           | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| Peter Brooks           | <u>  X  </u>  | <u>      </u> | <u>      </u> | <u>      </u> |
| Alt, Nicki Anzivina    | <u>      </u> | <u>      </u> | <u>      </u> | <u>      </u> |
| Alt, Scott McCord      | <u>      </u> | <u>      </u> | <u>      </u> | <u>      </u> |

**RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:**

  7   ayes   0   nays   0   abstentions   0   absent

THIS VOTE IS CERTIFIED THIS 27<sup>th</sup> DAY OF October 2016.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 27<sup>th</sup> DAY OF OCTOBER 2016

By: Patricia Rober  
Secretary  
Planning Board/Zoning Board of Appeals

By: Dave Plavchak  
Dave Plavchak, Chairman  
Town of Lloyd Planning Board

**Circulation to:**

Involved Agencies

Ulster County Health Department  
New York State Department of Environmental Conservation  
Town of Lloyd Zoning Board of Appeals

Interested Agencies

Ulster County Planning Department  
NYS Office of Parks, Recreation and Historic Preservation  
Highland Fire District  
Town of Lloyd Water and Sewer Department  
Town of Lloyd Highway Department



**MORRIS ASSOCIATES**  
ENGINEERING & SURVEYING CONSULTANTS, PLLC

9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962  
 64 Green Street, Suite 1, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3963

October 21, 2016

Town of Lloyd Planning Board  
12 Church Street  
Highland, NY 12528

Attn: Dave Plavchak, Chairman

**RE: Highland Assisted Living Center at Village View  
Site Plan Application  
Tax ID. 88.69-1-10, 11 & 12  
MA# 216513.00**

Dear Chairman Plavchak and Planning Board Members:

A review of the plans listed at the end of this letter has been completed. The applicant proposes to construct a 6,434 sq. ft. expansion of the existing assisted living facility. The proposed site plan includes expansion and improvement to the existing site access and parking lot by expanding into two adjoining parcels purchased for this purpose. The existing residential structures on the adjoining parcels will be demolished as part of this project. The total acreage of the site, including all three parcels, is 1.30 acres with frontage and access from Grove Street. The site is served by the Town Water and Sewer Districts. The site is located in the R-1/4 zoning district in which an assisted living facility is a special permitted use which requires site plan approval. The current application requires an area variance to allow building and lot coverage to exceed the maximum permitted. My review is based on Town Code Chapter 55 Stormwater, Chapter 85 Sewer Use and Rents, Chapter 100 Zoning, Section 53 Site Plan Review, Section 27 Lighting and Section 29 Off-Street Parking. Based upon my review of the submitted plans, I offer the following comments:

**General:**

1. The plans should be referred to Ulster County Planning (239-M Referral), the Town Fire Chief, the Town Sewer & Water System Administrator and the Highway Superintendent for comment.
2. A truck turning movement plan should be added to the plan set to indicate how Fire Department apparatus and refuse removal trucks will access the site.
3. An erosion and sediment control plan should be added to the plan set that includes all items required by Town Code Chapter 55-7.
4. The proposed area of disturbance is less than 1 acre and therefore this project does not require preparation of a SWPPP or coverage under the SPDES General Permit for Construction Activity. This project will result in the installation of new impervious surfaces and could alter existing drainage patterns. As a result, a drainage analysis should be provided for the site to ensure that the peak rate of runoff from the site does not exceed pre-development conditions.
5. The proposed site plan indicates parking within the front yard setback along Grove Street which is prohibited by Town Code. Based on previously submitted versions of the site plan,

**RE: Highland Assisted Living Center at Village View  
Site Plan Application  
Tax ID. 88.69-1-10, 11 & 12  
MA# 216513.00**

it appears that it may be possible to relocate the proposed parking spaces in the front yard setback to the area near the westerly boundary of the site.

**Plan Review:**

6. The existing conditions plan should indicate the locations of all existing building service connections as well as all trees to be removed.
7. A note should be added to the site plan indicating the allowable hours of operation during construction. The EAF submitted indicates the hours of operation to be 7 AM to 8 PM on weekdays and from 9 AM to 8 PM on weekends. The Board has the authority to alter these hours as it sees fit.
8. Notes should be added to the site plan indicating the topographic elevation datum and surveyor of record, that all utilities must be installed underground, and the total area of disturbance. Land disturbance resulting from fence installation and landscaping activities must be included in the area of disturbance calculations.
9. The location of the privacy fence requested in the June 25, 2016 letter from the Torson Funeral Home should be indicated on the plan. Construction details including color and style of the fence should be provided for review.
10. The EAF indicates that an emergency generator will be required for this facility. The location of the generator should be indicated on the plan and related construction details included in the plan set. Specifications for the generator, including fuel type and noise attenuation methods should be provided for review. A note should be added to the plan regarding the schedule for the regular exercise of the generator. Generally generator exercise should take place during business hours on a weekday to avoid nuisance noise complaints.
11. The parking calculations provided on the site plan indicate that 2 new employees will result from the proposed building expansion whereas the EAF indicates that 7 new employees will be added. The number of new employees should be clarified and the parking calculations adjusted as necessary. The number of existing employees should be added to the site plan as required by Town Code Section 100-53.C.15.
12. The stop line and turning sight distances should be provided for the proposed westerly entrance to the site.
13. Design drawings and cut sheets for all proposed retaining walls should be provided to the Planning Board for review of color, texture and block size (modular block retaining walls only).
14. A cut/fill analysis of the proposed site grading should be performed and the results noted on the grading plan. A plan to dispose of any excess material should be provided if necessary.
15. Angled parking should be considered for the portion of the parking lot near the existing building to encourage one way vehicular movement as proposed.
16. If curbing is not proposed, parking bumpers must be provided for all parking spaces.
17. The location of all ADA ramps, signage and related construction details should be added to the plan set. The ADA requires 1 handicap accessible parking space for parking lots with 1-25 spaces and 2 for parking lots with 26-50 spaces. There are currently 24 parking spaces proposed on the site plan however, given the nature of the proposed use it would seem to make sense to provide 2 handicap accessible spaces for this site plan.
18. The slope of the proposed access road along the south side of the proposed building expansion appears to create the potential for erosion along the edge of the outer retaining

**RE: Highland Assisted Living Center at Village View  
Site Plan Application  
Tax ID. 88.69-1-10, 11 & 12  
MA# 216513.00**

wall. Stabilization measures and/or a stormwater collection system may be necessary in this area.

19. The size of the proposed water service for the building should be indicated on the plan with a curb stop on the property line. If a fire suppression system is proposed for the building the service connection should be split into separate fire and domestic lines with separate shutoff valves on the property line. Construction details should be provided for water line and valve installation. Note that the Town Water Department requires stainless steel rods for the domestic service curb stops.
20. A cleanout must be provided at the property line for the proposed sewer service line. If required, the size and location of the grease separator for the proposed commercial kitchen must be noted on the plans.
21. All existing sewer and water service connections must be abandoned at the main in Grove Street. The water service corporation stops must be removed from the water main and repaired with stainless steel repair clamps. The sewer service connections must be sealed with hydraulic cement at the service 'Y' on the sewer main.
22. The landscaping indicated along the westerly edge of pavement on the Landscape plan appears to conflict with the drainage swale proposed in the same location.
23. It appears that additional trees may be required around the parking lot. According to Town Code Section 100-29.H, all parking spaces shall be located within 40 feet of a shade tree. Similarly, Town Code Section 100-29.I requires a 10 feet wide landscape strip around the perimeter of all parking areas with a shade tree every 35 feet.
24. The location of all building mounted light fixtures must be noted on the plan. Cut sheets for all proposed building mounted fixtures should be provided. It should be confirmed that the proposed pole mounted and building mounted fixtures are fully shielded and dark skies compliant.
25. The proposed dumpster location should be fully screened from view and details of the proposed dumpster enclosure should be provided for review.
26. Details regarding the location, height, size, materials and design of all proposed signage should be provided for review.
27. Construction details should be provided for the drainage swale, sidewalks, pavement installation, pavement striping, exterior stairs and any others that may be necessary to complete site construction.

This application is an Unlisted Action under SEQRA but due to the need for variances from the Zoning Board of Appeals, it is recommended that the Planning Board conduct a coordinated review process as the lead agency. The Board should circulate for lead agency to all involved and interested agencies at the earliest possible time.

**RE: Highland Assisted Living Center at Village View  
Site Plan Application  
Tax ID. 88.69-1-10, 11 & 12  
MA# 216513.00**

This concludes my review of the current submission. Additional comments may be generated based upon review of future submittals. If the applicant wishes to request a waiver of any of the code requirements, a formal request and justification for such waivers should be provided to the Board for consideration. If there are any questions please contact me at (845) 454-3411 extension 20.

Very truly yours,

MORRIS ASSOCIATES  
Engineering & Surveying  
Consultants, PLLC



Andrew L. Learn, PE  
Sr. Engineer

AL:dm

Cc: D. Barton  
S. Mesinger (Applicant's Planner)

**Materials Reviewed**

Plans prepared for Highland Assisted Living Center at Village View by Pietrzak & Pfau:

- Sheet 1 of 6, Cover Sheet, dated last revised 10/10/2016;
- Sheet 2 of 6, Site Plan, dated last revised 10/10/2016;
- Sheet 3 of 6, Grading & Utility Plan, dated last revised 10/10/2016;

Materials prepared for New Village View SP, LLC by The Chazen Companies:

- Sheet 4 of 6, Landscape Plan, dated 10/10/2016;
- Sheet 5 of 6, Photometric Lighting Plan, dated 10/10/2016;
- Sheet 6 of 6, Landscape & Lighting Details, dated 10/10/2016;
- Full EAF, dated 7/11/2016.

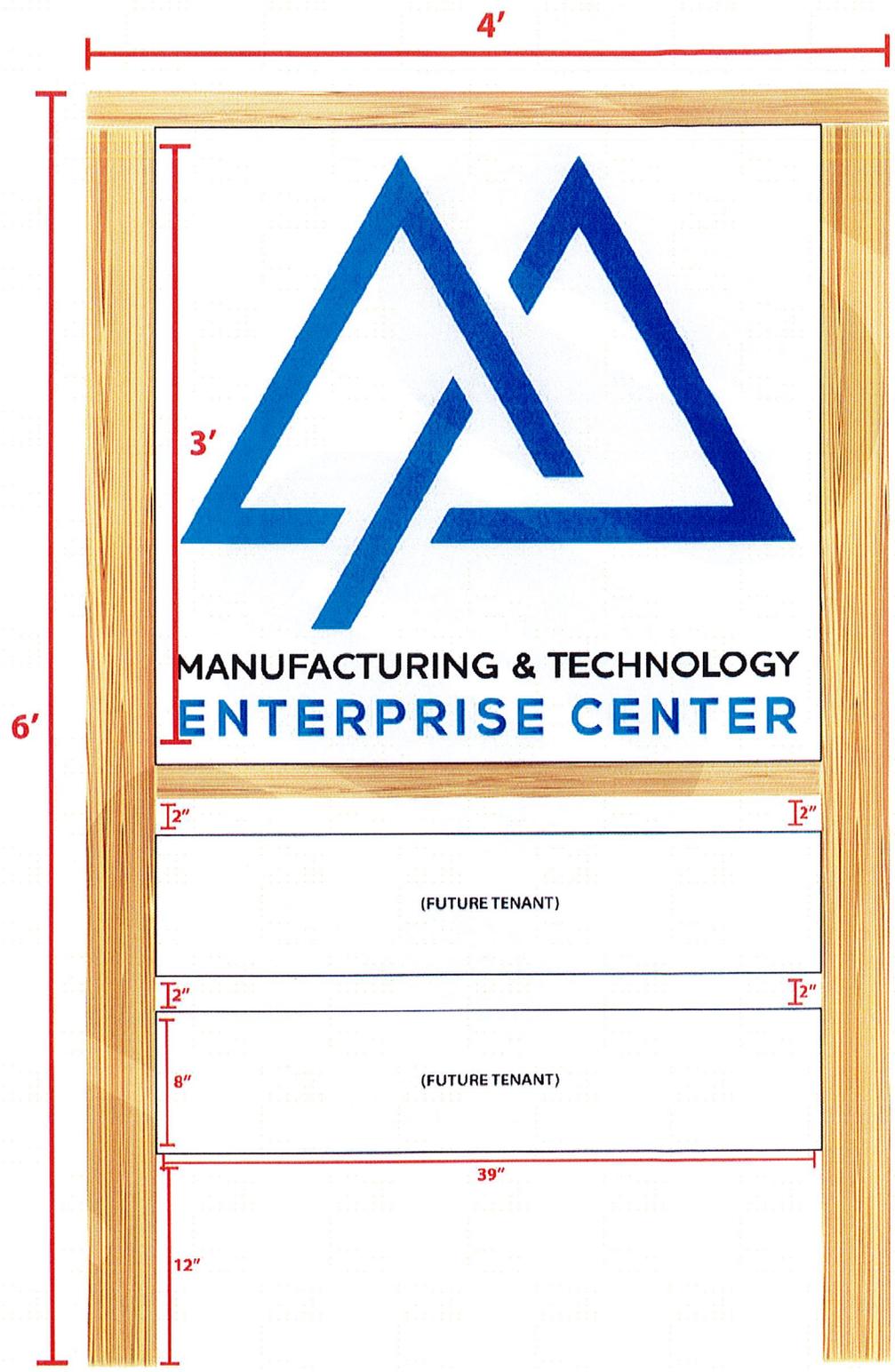
180 SOUTH ST

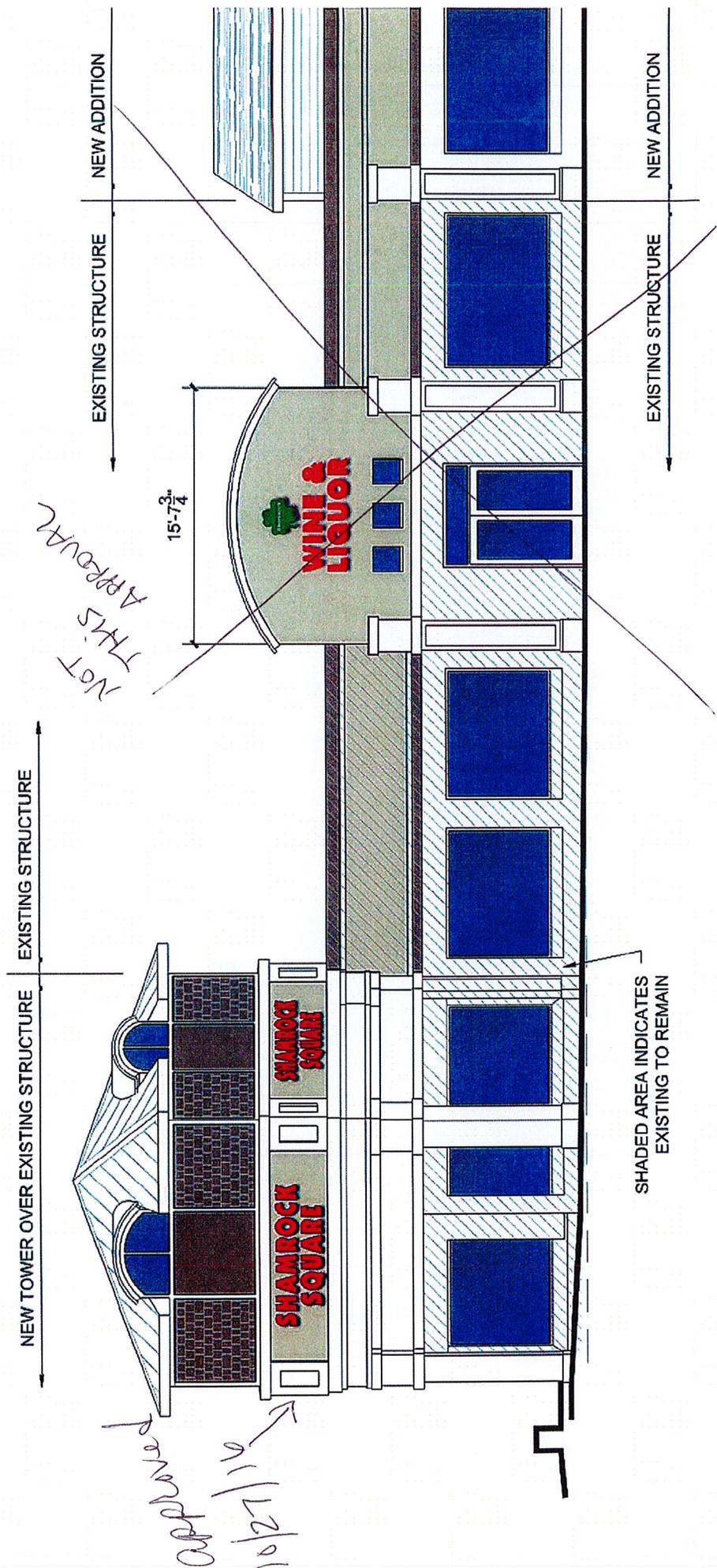
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MANUFACTURING  
& TECHNOLOGY  
ENTERPRISE  
CENTER

180 SOUTH ST





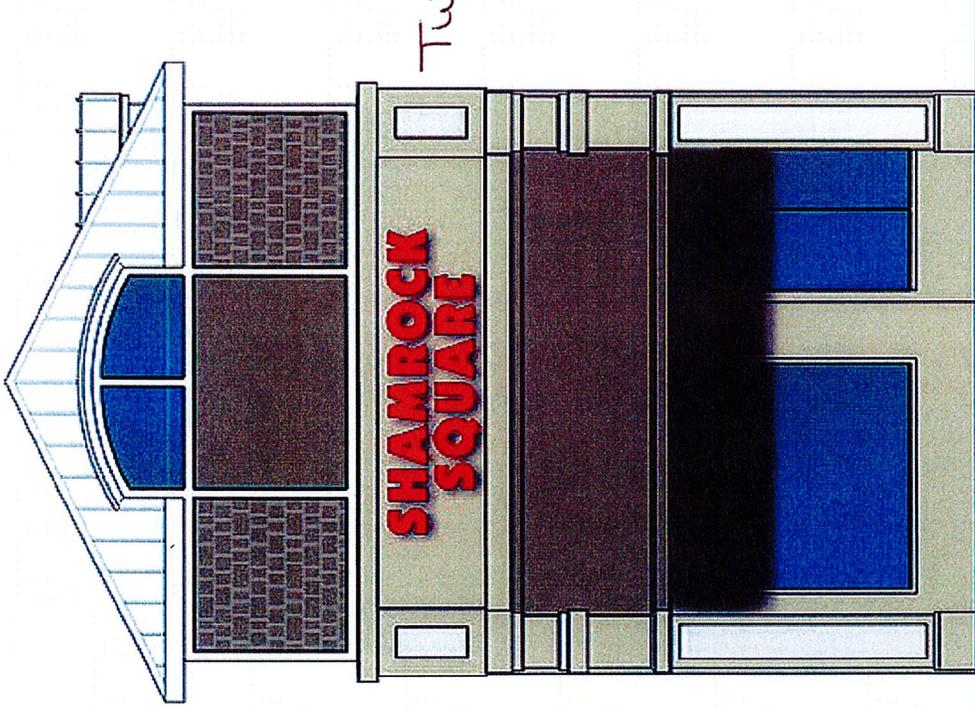
**Project Description:**  
Internally Illuminated LED Channel Letters for Tower Signs "SHAMROCK SQUARE" - Building colors TBD

97 North Clinton Street  
Poughkeepsie, NY 12601  
845-471-4366 - phone  
845-471-0987 - fax  
www.gnsgrouplltd.com



**Client:** Shamrock Square  
**File Name:** Shamrock Square\ Building Elevations.cdr  
**Date:** 10/3/2016  
**Client Approval:**

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Two Lines Total 20.6 sq. ft.

**5 FRONT TOWER EXTERIOR ELEVATION**

**Project Description:**

Internally Illuminated 15" LED Channel Letters for Tower Signs "SHAMROCK SQUARE" - Building colors TBD

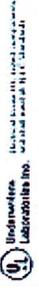
97 North Clinton Street  
 Poughkeepsie, NY 12601  
 845-471-4366 - phone  
 845-471-0987 - fax  
 www.gnsgroutpdt.com

**Client:** Shamrock Square  
**File Name:** Shamrock Square\ Building Elevations.cdr  
**Date:** 10/3/2016

**Client Approval:**

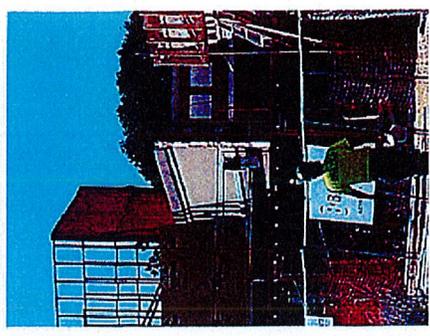
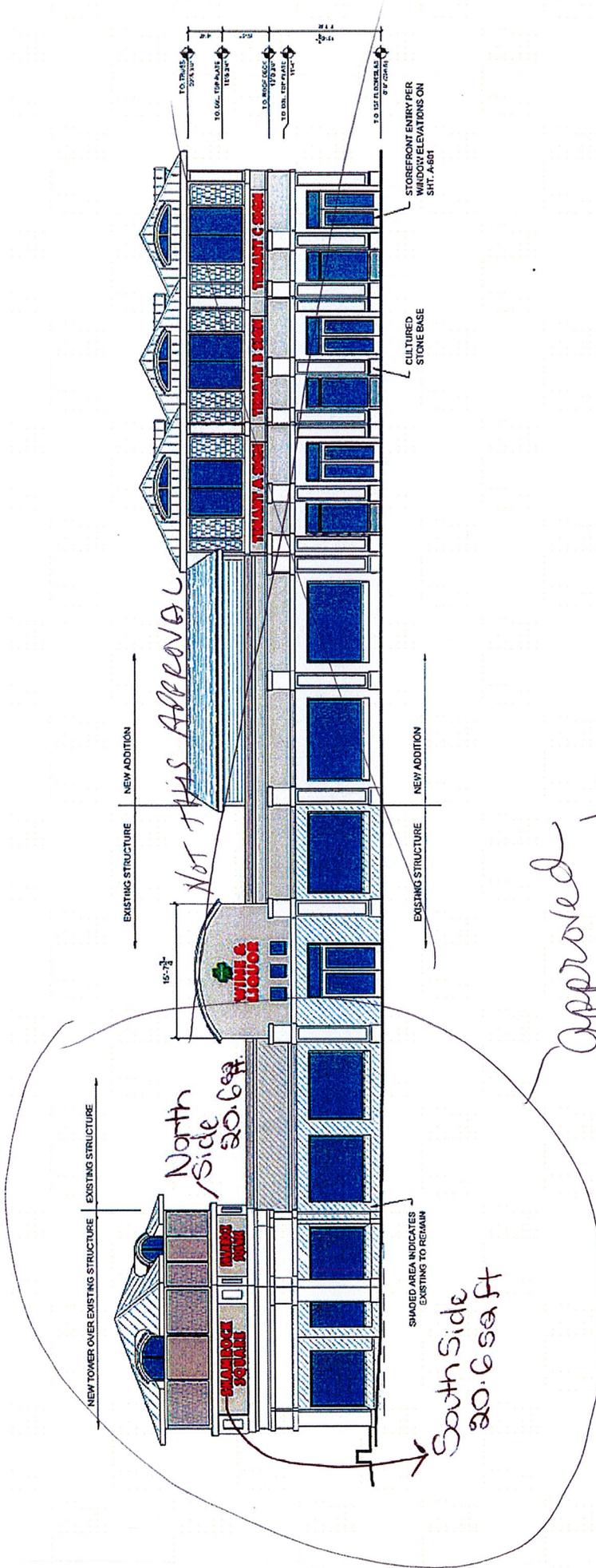
**Date:**

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**Project Description:**  
Internally Illuminated LED Channel Letters for Tower Signs "SHAMROCK SQUARE" - Building colors TBD

**Client:** Shamrock Square  
**File Name:** Shamrock Square\ Building Elevations.cdr  
**Date:** 10/3/2016  
**Client Approval:**

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