

Brad Scott Recused.

Walker, Desmond, 3945 Route 9W, SBL#95.4-1-18, in HBD & R1 zone.

The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.

SEQRA determination has been done (3/24/16).

Lou DuBois, the applicant's representative, was present for the meeting.

Wesley Walker was present for the meeting.

The Board reviewed Lou DuBois' memo regarding the UCPB (Ulster County Planning Board) comments and is considering over-riding the Ulster County Planning Board comments dated 4/6/16.

A **Motion** to set the public hearing was made by Lawrence Hammond, seconded by William Ogden. All ayes. The public hearing is set for August 25, 2016.

Old Business

Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100 & 95.2-2-6.100, in GB zone.

The applicant proposes demolishing an existing commercial office building, previously a residence, and construction of two self-storage buildings with a footprint of 37,100 square feet and total square footage of 89,300 square feet. The proposal includes a phasing plan, with Building 2 commencing construction upon 75% occupancy in Building 1.

The two tax parcels will be consolidated to create one new 8.63 acre lot.

Brad Scott returned to the meeting.

The Board reviewed comment memo from Andrew Learn dated 7/25/16. (See attached)

Dave P: The Town Board meeting was cancelled last night so the water district extension was not approved. This will be a condition of approval.

The Board reviewed the short environmental form and issued a negative declaration.

A **Motion** to accept a negative declaration was made by Lawrence Hammond, seconded by William Ogden. All ayes. (See resolution attached)

The Board discussed the conditions of approval.

A **Motion** to accept a conditional approval, conditions being extension into the Town of Lloyd Water District and conformance with Morris' memo dated July 25, 2016 was made by William Ogden, seconded by Fred Pizzuto. All ayes. (See resolution attached)

Administrative Business

Minutes to approve:

A **Motion** to approve, as amended, the June 16, 2016 Workshop Minutes was made by Lawrence Hammond, seconded by William Ogden. All ayes with Brad Scott abstaining.

A **Motion** to approve, as amended, the June 23, 2016 Meeting Minutes was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes with William Ogden and Nicki Anzivina abstaining.

The Board will review a revised draft of a solar ordinance submitted by Bill Ogden.

The Town Board meeting scheduled for last night was cancelled. There is no resolution on the PRD yet.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by William Ogden. All ayes. 7:24pm.