

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

DISTRIBUTION: OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.

Certification of Receipt

By: _____
Rosaria Peplow, Town Clerk

Date: _____

MEETING MINUTES

TOWN OF LLOYD PLANNING BOARD

Thursday, February 25, 2016

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Brad Scott, Lawrence Hammond, William Ogden, Peter Brooks, Scott McCord, Fred Pizzuto, Dave Barton; Building Department Director, Teresa Bakner; Planning Board Attorney
Absent: Dave Plavchak, Carl DiLorenzo, Nicki Anzivina

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

Administrative Business

Rezoning Discussion.

The New Village View, 1 Grove St., 7 Grove St., and 9 Grove St. - Rezoning.

Mr. Richard Cantor, the applicant's attorney, was present for the meeting.

The Planning Board anticipates putting together a rezoning recommendation for this applicant.

Teresa Bakner, Planning Board Attorney, spoke about the history of this property as follows:

Currently the New Village View Assisted Living facility is an existing non-conforming use in the Town. It is in the commercial zone which for some reason, under the zoning code, does not allow assisted living facilities. It is a valid non-conforming use. They have obtained a certificate of need from the NYS Dept. of Health to allow them to expand. The amount that they want to expand requires a zone change. The zone change would be from commercial to R ¼ which provides for more restrictive uses in many respects than commercial zoning would provide in that area. The applicant petitioned the Town Board for a zone change. It is a simple map amendment by local law and the process involves the Town Board seeking the recommendation of the Planning Board. This is not an action subject to SEQRA, when you go through site plan review you will review all of the environmental issues. For now you are just giving the Town Board your recommendation as to whether or not they should move forward with the rezoning and what, if any, conditions or anything they should ask for as part of the rezoning related to the use. This application would come to the Planning Board for not only site plan but for a special use permit and there will be public hearings before you.

Peter: Why is the Town Board asking us to do this?

Teresa: It is in your code. (Teresa read from the code book). The way we are handling it tonight is, and this is the way we have done it before, you all will collectively decide what your comments and suggestions are then we will write it up and on your behalf we will submit it to the Planning Board to have signed by the Chairman or Vice Chairman of the Board.

Bill: I am in favor of the rezoning because it provides more protection for the Town lot. It probably should be residential and not commercial. Secondly at this point this says nothing about the use of it. I am in favor of it.

Brad: I do think that this is proper procedure, typically when we make decisions, like this. We would hear from the public. This is not a public hearing so we are making decisions independent of hearing from the neighbors. I know this is only a recommendation and a decision we are being asked to make. Overall I would agree with Bill as it relates to the change independent of the use. I do think it provides for longer term in keeping with the nature of the community for what it is today.

Larry: I believe the Town Board will hold the public hearing for the rezoning, and there will be another public hearing before us.

Brad: My point is that you make the recommendation before you get to hear formally from the residents.

Fred P: I agree with Brad and as Larry just stated there are still two public hearings to be had.

Peter B: I will abstain from this vote because I do not know enough about it to know if I am in favor or not.

Scott: I would like to do a little bit more research myself but I do think it is good for the rezoning to residential use.

A **Motion** was made by William Ogden to send a letter of recommendation approving only the Rezoning to the Town Board, seconded by Fred Pizzuto.

Vote:

William Ogden – Aye, Fred Pizzuto – Aye, Lawrence Hammond – Aye, Brad Scott – Aye,

Peter Brooks – Abstain, Scott McCord – Aye.

Terresa will send the resolution to the Town Board.

New Public Hearings

Jamal, Violet, 12 Cassel Rd. Special Use Permit SBL# 96.3-3-5 in WBOD.

Site improvements are proposed to stabilize a failing slope on an existing lot previously developed as a single family home. Any existing improvements affected by the failing slope will be stabilized and restored to their prior condition.

A newly revised plan was submitted of the Proposed Overall Staging & Access Plan dated 2-23-16 done by Morris Associates.

Joseph Dennis with Morris Associates, the applicant's representative, was present for the meeting.

Joseph: The applicant has an area beyond the pool, in the backyard, that is fairly steep and has recently washed out. One of the issues brought up in Larry Paggi's (Town Engineer) comments was a better definition of the property line was needed and where is the work going on in respect to the property lines. So with that we are undertaking a survey, or confirmation of the survey, to better demonstrate where the property actually is and where the work will go on in respect to the property. There were questions about availability of access; we are showing a couple of access points here (on the revised plan). The applicant also owns the abutting property to the South.

A letter of recommended conditions from Larry Paggi is attached.

Peter: How old is this matter?

Joseph: From a storm, maybe Lee, four years ago.

Peter: We have a letter dated yesterday with 17 suggested conditions to our approval. I thought this was an urgent matter. I don't think we should approve something that has 17 conditions.

Joseph: It has continuously been getting worse. We also had access issues with CXS; the owner had to purchase the property next door to get access down the slope, he has not been sitting on this for four years.

Brad: I noticed that there was a lot of tree cutting there, did that create part of the problem here?

Joseph: When this actually happened the trees came down and covered the train tracks. In the last four years this is why it is empty.

Dave B: In regards to Larry Paggi's memo dated 2-24-16, how far along are you with the new plans? (Asking Joseph Dennis)

Joseph: This memo kind of says the same thing as his first memo dated 2-18-16. We are in agreement with him and know it has to be addressed. We just need the survey before we can update the plans.

Dave B: Once this is done an engineer is going to sign off per plans.

The Board reviewed Larry Paggi's comments.

Changes were made to:

#10 – deleting shared drive and adding *privately owned road*.

#12 – added beyond the proposed limits of stabilization, *on the applicant's property*,

#13 – Will now read *A note will be added to the plans indicating that a post construction inspection will be performed at one year following completion of construction.*

The Public Hearing notice was read.

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

There were no public comments.

A **Motion** to close the public hearing was made by Peter Brooks, seconded by Fred Pizzuto. All ayes.

The Resolution of approval with conditions was read. (See attached)

A **Motion** to accept the resolution of approval with conditions was made by Lawrence Hammond, seconded by Peter Brooks. All ayes.

G. Dan. Ros. and Sons; Meadow St, Commercial Site Plan SBL#88.69-10-29, in GB zone.

The applicant proposes to construct a 4000 sq. ft. building on a 0.88 acre parcel of land located in the General Business Zone for use as an office workshop and storage facility for a construction service business.

The site is to be cleared, graded, seeded and landscaped as part of this proposal. As the parcel abuts a residential district, care will be taken to protect the residential parcels through screening with both a solid fence and evergreen landscaping.

Peter Pauli with Brooks & Brooks, the applicant's representative, was present for the meeting.

The Board reviewed public comment letters.

Bill: A comment letter requests a slightly higher and longer fence; I would consider a solid fence to be a chain link with slats in it.

Dan G: We proposed a solid fence to begin with. This property sits higher than the two properties next it so a 5ft. fence looks like a 7ft. fence.

Bill: It could look over bearing.

Brad: At some point it becomes a detraction.

Peter: Another issue was some landscaping being removed and trees being put back.

Peter Pauli: We do show proposed trees on the site plan. And we do show the proposed fence up to the existing vegetation.

Scott: What types of trees are you putting in?

Dan: Mostly Evergreens.

Peter P: Spruce and Hemlocks.

PH Notice was read.

A **Motion** to open the public hearing was made by Brad Scott, seconded by Peter Brooks. All ayes.

Sue Kaplan of 6 Meadow: I live right across the street from him. I do not mind I think he will make it nice.

A letter from Mr. & Mrs. Irwin Goldberg of 3 Lincoln Ave. has been submitted by email and is on file in the Building Department.

A **Motion** to close the public hearing was made by Peter Brooks, seconded by Brad Scott. All ayes.

Terresa read the resolution of approval with conditions. (See attached)

A **Motion** to accept this resolution of approval with conditions was made by Peter Brooks, seconded by Brad Scott. All ayes.

Fisher, Armen, 200 Lily Lake Rd, Subdivision SBL#79.4-1-48.113 in R1 zone.

The applicants own 79.93 acres located on the west and east sides of Lily Lake Rd. They are proposing a three lot subdivision to create a 38.81 acre lot to be offered for sale as a residential parcel located on the westerly side of Lily Lake Road. The remaining lands will be separated, by Lily Lake Rd, into two lots with the existing barn and pool on the westerly side of the road containing 36.64 acres and the vacant lands on the easterly side of the road containing 4.48 acres.

Prior to the sale of the 38.81 acre parcel, the entire site will be logged in accordance with the Special Use Permit granted by the Town of Lloyd on December 3, 2015.

Peter Pauli with Brooks & Brooks, the applicant's representative, was present for the meeting.

The Board reviewed this application at past meetings and had no additional comments.

Public hearing notice was read.

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

No public comment.

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

The resolution of approval with conditions was read. (See attached)

A **Motion** to accept this resolution was made by Peter Brooks, seconded by Brad Scott. All ayes.

Polizzi, Rosario; 541 Elting Corners Rd, Lot Line Revision SBL#79.3-1-35 and SBL#79.3-1-34.22 in R1 zone.

The applicant is the owner of two contiguous tax parcels located on the west side of North Elting Corners Road, held in title with two separate deeds. SBL 79.3-1-35 is a 2.44 acre parcel of land improved with an existing house and septic. SBL79.3-1-34.22 is a 5.22 acre parcel of land improved with existing storage sheds, well and driveway.

The proposal is to relocate the lot line between lots. A 1.53 acre parcel from lot 35 will be conveyed to lot 34.22. This will allow the well, driveway and main storage shed, now located on Lot 35, to be included with Lot 34.22, the main house parcel.

Resulting: SBL79.3-1-34.22 will increase from 2.44 acres to 3.97 acres.

SBL79.3-1-35 will decrease from 5.22 acres to 3.69 acres.

Peter Pauli, the applicant's representative, was present for the meeting.

The Board reviewed this application at past meetings and had no additional comments.

Public hearing notice was read.

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

No public comment.

A **Motion** to close the public hearing was made by Peter Brooks, seconded by Brad Scott. All ayes.

The resolution of approval was read. (See attached)

A **Motion** to accept this resolution was made by Brad Scott, seconded by Peter Brooks. All ayes.

Olson, Louis and Olaf; 277 Pancake Hollow Rd, Lot Line Revision SBL#87.4-1-13.120, SBL# 87.4-1-13.113, SBL#87.4-1-14, and SBL#87.4-1-15 in R1 zone.

The applicant proposes multiple lot line revisions between lands of Louis Olson and lands of Olaf Olson to remedy the encroachment of an accessory dwelling, revise acreages to conform with zoning requirements, and reconfigure lot lines to remedy a driveway encroachment.

No new construction is proposed as a result of this application which seeks to resolve many problems which have existed due to multiple contiguous parcels under common ownership.

Peter Pauli, the applicant's representative, was present for the meeting.

The Board reviewed this application at past meetings and had no additional comments.

Public hearing notice was read.

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

No public comment.

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

The resolution of approval with conditions was read. (See attached)

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by Scott McCord. All ayes.

Set Public Hearing

Erichsen's Auto Service; 8 Lumen Ln, Commercial Site Plan SBL#88.1-6-10, in GB zone.

The applicant is requesting site plan approval to put up a fence at their property located on Lumen Lane to use for the increase in business at their shop located at 170 State Route 299.

Peter Pauli with Brooks & Brooks, the applicant's representative, was present for the meeting.

On Feb. 23, 2016 Brooks & Brooks resubmitted maps, dated Feb. 10, 2016, and addressed the comments from the Ulster County Planning Board (UCPB comments dated 2-3-16). See attached.

The Board noted that the surface for the storage area has been added to the plan; the stream on the property is a class C stream, also noted on the plan that no vehicles or cargo shall remain on the site for longer than one year. Note #9 on the plan says that all fluids and/or potentially noxious materials shall be removed from vehicles prior to transport to this site. Regarding the UCPB comment about the dirt lane to the adjacent parcel, this access will be eliminated upon installation of the fenced enclosure.

Terresa: To be clear you are overriding the County in this case, they put comments in as required modifications and you have satisfied them in your mind but not in accordance with their modification.

Just to be clear the override is for the buffer comment.

A **Motion** to set the public hearing was made by Brad Scott, seconded by Lawrence Hammond. All ayes. (Resolution is attached.)

The public hearing is set for March 24, 2016.

Purdy, Robert, Lily Lake Rd, Special Use Permit SBL#79.4-1-22.110, in R1 zone.

The applicant is requesting a special use permit for a timber harvest on 47 acres of his 50.1 acre parcel.

The Board anticipates follow up regarding Indiana Bat Habitats.

Terresa: We checked on the Indiana Bat Habitats and they are not exempt. The clearing restrictions as recommended by the US Fish & Wildlife Service and DEC should be a condition of your approval, that way whatever they require you require. This being an Indiana Bat area, he will not be able to clear trees between April 1st and October 1st. He will either have to do the clearing in the winter or he will have to get US Fish &

Wildlife and DEC approval for a different approach. These are both state and federal threatened and endangered species.

This is an unlisted action.

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

The resolution of negative declaration and setting of the public hearing was read. (See attached)

A **Motion** to accept this resolution was made by Lawrence Hammond and Scott McCord. All eyes.

The public hearing is set for March 24, 2016.

3509 Rt 9W (Community Car Wash), 3509 Route 9W, SBL#88.13-2-9, in GB zone.

The applicant would like a site plan amendment to add parking lot lighting to his car wash business.

This amendment needs no further action.

Old Business

Vieira Sardinha Realty, LLC, Route 9W, Commercial Site Plan SBL#96.1-4-18.241, in GB zone.

The applicant would like site plan approval to construct a 2,100 sq.ft. Dunkin Donuts Drive-thru restaurant with customary appurtenances.

The Board anticipates updates for the April meetings.

Mt. Triumphant Church; 1377 Route 44-55, Commercial Site Plan SBL#94.4-1-9, in A zone.

The applicant proposes demolishing an existing 1,456 sq. ft. structure and constructing a new 40' x 60' (2,400sq. ft.) church assembly hall with associated parking, and septic system. The proposed new building will include a kitchen, bathrooms, a 50 seat dining area and a small office.

The Board anticipates updates.

No Updates at this time.

Walker, Desmond; 3945 Route 9W, Commercial Site Plan SBL#95.4-1-18, in HBD 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.

The trailer movement portion of this application will be taken care of by the Building Department.

The Board anticipates site plan updates.

Administrative Business

Rezoning Discussion

Ludwig Properties – 595 New Paltz Rd. SBL#87.1-2-12 rezone from DB to GB.

Terresa: Do you want to adopt a resolution recommending a change from the DB to GB?

Peter: We discussed this last time but I guess we have to do this at a regular meeting?

Terresa: Yes.

The Board is in favor of this rezone.

A **Motion** of the Board being in favor of the rezoning from DB to GB was made by Lawrence Hammond, seconded by Scott McCord. All ayes.

Bill requested Terresa come back for some training on lot line revisions and subdivisions from the beginning of the process to the end of the process.

Minutes to Approve:

A **Motion** to accept the January 21, 2016 Planning Board Workshop Minutes, as amended, was made by Lawrence Hammond, seconded by Scott McCord. All ayes.

A **Motion** to accept the January 28, 2016 Planning Board Meeting Minutes, as amended, was made by Brad Scott, seconded by Scott McCord. All ayes.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by Peter Brooks. All ayes. 8:34pm

Kena Ryzic
Rec'd
3/3/16

**TOWN OF LLOYD PLANNING BOARD
RESOLUTION OF APPROVAL**

PROJECT NAME: Jamal, Violet
PROPERTY OWNER: Jamal, Violet
PROJECT LOCATION: 12 Cassel Rd.
IDENTIFIED AS: 96.3-3-5

SEQR TYPE ACTION: Unlisted Action

APPLICATION DESCRIPTION: Special Use Permit for corrective action in slope of the Waterfront Bluff Overlay District to stabilize it.

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, February 25, 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: Lawrence Hammond

Seconded by: Peter Brooks

WHEREAS, the applicant desires a special use permit for a corrective action of slope in the Water Bluff Overlay District;

WHEREAS, the Planning Board of the Town of Lloyd is empowered to review site plans;

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

- Short form EAF
- Current Deed and a letter of intent
- Proposed grading & Erosion Control Plan dated 1/15/16, and staging & access plans dated 2/23/16 by Morris Associates and preliminary plans dated November 2015, by Nobis Engineering Group PC.

WHEREAS, Planning Board was duly advised by its Engineer, Lawrence Paggi, who reviewed the plans on behalf of the Town Planning Board and recommended several conditions which are incorporated herein; and

WHEREAS, the Planning Board, as SEQRA lead agency, issued 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; and

NOW BE IT RESOLVED the Planning Board held a duly noticed public hearing on Thursday, February 25, 2016 at 7:00pm and with no public comment closed the public hearing;

THEREFORE BE IT FURTHER RESOLVED the Planning Board grants a Special Use Permit with the following conditions:

1. In accordance with the New York Building Code, the owner will retain a professional geotechnical engineer to provide special inspection/quality control support during construction and the remaining conditions
2. The plans will be revised to note that an as-built survey and a letter of completion will be required to be prepared by a NYS Professional Engineer.
3. Attached list of conditions from Larry Paggi dated 2/24/16, with modification to number 10, number 12 and number 13 as shown.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

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

6 Ayes 0 Nays 0 Abstentions 3 Absent

Motion Carries

THIS VOTE IS CERTIFIED THIS 25th DAY OF February, 2016.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 25th DAY OF February, 2016.

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

By: William R. Ogden
 William Ogden, Vice Chairman
 Town of Lloyd Planning Board

Memo

To: Dave Barton
From: Larry Paggi
CC: File
Date: February 24, 2016
Re: Jamal Slope Stabilization

Dave--

Based on the response letter received today from Morris Associates, we recommend that the following conditions be included if the Planning Board chooses to move forward with an approval at tomorrow night's meeting.

Prior to the Chairman signing the resolution of approval, and prior to any site work, the following information shall be provided on the plans:

1. Property lines shall be indicated and certified by a licensed land surveyor.
2. The limits of the rip rap revetment shall be indicated.
3. The limits of the slope reinforcement material shall be indicated.
4. The limits of the excavation required in conjunction with the installation of the reinforcement shall be indicated.
5. The discharge locations of the proposed diversion swales shall be indicated and appropriate stabilization shall be designed, detailed and shown.
6. Appropriate stabilization shall be designed and indicated for the existing drain outlet pipes.
7. A detailed erosion and sediment control sequence shall be provided and shall include the requirement for a pre-construction meeting with the Town and the certification of construction compliance by the owner's licensed professional engineer.
8. The plans shall be expanded to indicate staging and stockpile areas.
9. Work force and equipment access to the construction area shall be indicated.
10. A route for planned truck traffic and a stabilized construction entrance shall be shown on the expanded plans. Notes shall be added to the plans that the contractor will be responsible to restore the shared drive to preconstruction conditions or better upon completion of the work. *privately owned road.*
11. The FHWA document reference shall be corrected to read FHWA-NHI-00-043.
12. The "former limits of disturbance" indicated on the plan shall be corrected and a note shall be added indicating that the geotechnical Engineer has determined that the existing slope geometry beyond the proposed limits of stabilization conform to accepted factors of safety.
13. Notes shall be added to the plans stating that during construction, weekly summary reports will be prepared and submitted to the Owner and the Town of Lloyd Building Department. Notes will also be added to the plans indicating that post construction inspections will be performed ~~at two months, six months and~~ 1-year following the completion of construction

on the applicant's property

14. The anticipated service life of the slopes shall be stated on the plans.
15. A note shall be added to the plans indicating that an as built survey prepared by a licensed land surveyor shall be submitted to the Town upon completion and shall be accompanied by a certification of construction compliance to the approved design prepared by a licensed professional engineer.

Furthermore, the following documentation shall be provided to the Town prior to the performance of any site work:

16. Details for supporting the existing pool (if needed) will be provided with final design drawings.
17. A report, signed and sealed by a NYS licensed professional engineer, shall be submitted for the Town's records. The report shall include detailed calculations and soil test results supporting the proposed designs depicted on the plans.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

SP/16 seconded R. Leprow

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Commercial Site Plan Approval

PROJECT NAME: G. Dan. Ros. and Sons
PROPERTY OWNER: Daniel Rosinski
PROJECT LOCATION: Meadow Street
TAX MAP #88.69-10-29
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, February 25, 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: Brad Scott

WHEREAS, the applicant proposes to construct a 4,000 sq. ft. building on a 0.88 acre parcel of land located in the General Business Zone for use as an office workshop and storage facility for a construction service business, 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 Dec. 8, 2015, and revised February 9, 2016 prepared by Brooks & Brooks Land Surveyors

WHEREAS, this application was forwarded to the Ulster County Planning Board which made some comments and required modifications. All of the required modifications in the Ulster County Planning's

letter dated 2/3/16 have been addressed with the exception of the request that there be a post construction noise study. By vote on this resolution the Town Planning Board is determining to override that particular required modification. There were no comments from the Town of Lloyd Fire Department or the Town of Lloyd Highway Department;

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, February 25, 2016 at 7:00pm with favorable comments from the public present at the meeting. The Board received a letter from an adjoining property owner which was considered as part of the review of the plan and closed the public hearing;

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

1. Submission of Lighting Plan in conformance with Ulster County Planning Board recommendations.
2. Revisions to SWPPP in accordance with Morris Associates memo dated February 23, 2016.
3. In accordance with Zoning Code Section 100-29 R., the applicant requests the Board waive the paving of 3 of the required 8 parking spaces and allow 3 parking spaces on the existing gravel area.

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

|                        | AYE   | NAY   | ABSTAIN | ABSENT |
|------------------------|-------|-------|---------|--------|
| Chairman Dave Plavchak | _____ | _____ | _____   | x      |
| William Ogden          | x     | _____ | _____   | _____  |
| Carl DiLorenzo         | _____ | _____ | _____   | x      |
| Lawrence Hammond       | x     | _____ | _____   | _____  |
| Brad Scott             | x     | _____ | _____   | _____  |
| Fred Pizzuto           | x     | _____ | _____   | _____  |
| Peter Brooks           | x     | _____ | _____   | _____  |
| Alt, Nicki Anzivina    | _____ | _____ | _____   | x      |
| Alt, Scott McCord      | x     | _____ | _____   | _____  |

6 ayes 0 nays 0 abstentions 3 absent  
VOTE IS CERTIFIED BY:

Patricia Rober

2/25/16  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

William R Ogden  
William Ogden, T/Lloyd PB Chair

2/25/16  
Date

## Patricia Rober

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**From:** Irwin [igoldberg@yahoo.com]  
**Sent:** Sunday, February 21, 2016 3:23 PM  
**To:** Patricia Rober  
**Cc:** Irwin Goldberg (self); Marion Licchiello  
**Subject:** Re: G.Dan.Ros site plan proposal

February 21, 2016

Town of Lloyd Planning Board  
12 Church St.  
Highland, NY 12528

Dear Dave Plavchak, chairman, and Town of Lloyd Planning Board members,

This letter is in response to the Notice of Public Hearing for the application of G. Dan.Ros & Sons property on Commercial Avenue and Meadow Street SBL: 88.69-10-29. We are sending it as we are unable to attend the hearing. First, Let me state, that in general we support the project. But, we have a few concerns/requests we hope the board and G.Dan.Ros will address.

- 1) The hours of operation listed on the plan indicate 6am to 6pm six days per week. We don't mind those hours during the week, but are concerned at the early start time on weekends. Please consider changing the hours to 9am-6pm on weekends or at least having quiet hours until 9am on weekends.
  - 2) If we are reading the plans properly, there is fencing planned to extend from our shed to the back of the property. When the G.Dan.Ros property was cleared, trees blocking the view from the road to our yard and from that parcel to our yard were removed. We respectfully request that the fence line be extended, at minimum, to the start of the existing vegetation if not to the end of the existing vegetation. If you need photos we are happy to provide them.
  - 3) We would also request the height of all fencing be 6' instead of 5' and that it be a solid privacy fence vs. any fence that allow views to our property.
  - 4) We also request that since there will be more gravel and blacktop, that steps be taken to mitigate any water runoff and erosion, such as planting ground cover and/or vegetation on our side of the fence.
  - 5) We ask that during construction and the removal of existing debris steps be taken to address dust mitigation.
- Thank you for your consideration. Should you want to speak with us about this at any time, including during the meeting, please call us at 520-465-6887 or 845-596-2990.

Sincerely,

Irwin & Marion Goldberg  
3 Lincoln Avenue  
Highland, NY 12528  
SBL: 88.69-10-30

Sent from my iPad

On Feb 17, 2016, at 1:00 PM, Patricia Rober <[prober@townoflloyd.com](mailto:prober@townoflloyd.com)> wrote:

Hi Mr. Goldberg,

Attached is the proposed site plan for the G.Dan.Ros project as requested.

Rosaria Replaw received  
3/1/16

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Subdivision Approval

PROJECT NAME: Fisher, Armen Subdivision  
PROPERTY OWNER: Armen Fisher  
PROJECT LOCATION: 200 Lily Lake Rd.  
TAX MAP #79.4-1-48.113  
SEQR Type Action: Unlisted  
APPLICATION DESCRIPTION: Subdivision

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, February 25, 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: Peter Brooks

Seconded by: Brad Scott

**WHEREAS**, the applicant is proposing a three lot subdivision of his 79.93 acre lot. A 38.81 acre lot is to be offered for sale as a residential parcel located on the westerly side of Lily Lake Rd. The remaining lands will be separated into two lots by Lily Lake Road with the existing barn and pool on the westerly side of the road containing 36.64 acres and the vacant lands on the easterly side of the road containing 4.48 acres.

**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,

- Map of subdivisions of lands dated November 3, 2015, with final revision date January 29, 2016 prepared by Brooks & Brooks Land Surveyors, PC

**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, February 25, 2016 at 7:00pm and closed the public hearing;

**THEREFORE BE IT FURTHER RESOLVED THAT** that the Town of Lloyd Planning Board approves this three lot subdivision with the following conditions:

1. Recreation fee of \$5,000.00

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

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

6 ayes 0 nays 0 abstentions 3 absent

VOTE IS CERTIFIED BY:

Patricia Parker

Feb. 25, 2016

Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

William R Ogden  
William Ogden, T/Lloyd PB Chair

Feb 25, 2016

Date

*Rosma Keplew received  
3/1/16*

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Lot Line Revisions

PROJECT NAME: Olson Lot Line Revision  
PROPERTY OWNER: Louis Olson & Olaf Olson  
PROJECT LOCATION: Easterly side of Pancake Hollow Rd.  
TAX MAP Section 87.4 Block 1 Lots 13.120, 13.113, 14 & 15  
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, February 25, 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: Scott McCord

WHEREAS, the applicant proposes multiple lot line revisions between his individual parcels and lands of Olaf Olson to remedy the encroachment of an accessory dwelling, revised acreages to conform with zoning requirements, and reconfigure lot lines to remedy a driveway encroachment, 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,
- Map of Lot Line Revision of Existing Lots and Proposed New Lots dated December 9, 2015, revised January 25, 2016 prepared by Brooks & Brooks Land Surveyors, PC

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, February 25, 2016 at 7:00pm and closed the public hearing;

THEREFORE BE IT FURTHER RESOLVED THAT that the Town of Lloyd Planning Board approves this Lot Line Revision with the following conditions:

1. Submission and approval of Driveway Right of Way and Maintenance Agreement.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

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

6 ayes 0 nays 0 abstentions 3 absent

VOTE IS CERTIFIED BY:

Patricia Rohr

Feb. 25, 2016  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

William Ogden  
William Ogden, T/Lloyd PB Chair

Feb 25, 2016  
Date

*Hassie Replaw Pecora*  
*3/1/16*

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Set Public Hearing

PROJECT NAME: Erichsens Auto Service  
PROPERTY OWNER: Jerry Erichsen  
PROJECT LOCATION: Lumen Lane  
TAX MAP #88.1-6-10  
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, February 25, 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: *Brad Scott*

Seconded by: *Lawrence Hammond*

**WHEREAS**, the applicant is requesting site plan approval to put up a fence at their property located on Lumen Lane to use for the increase in business at their shop located at 170 State Route 299, 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 Jan. 28, 2016 and last revised Feb. 10, 2016 prepared by Brooks & Brooks Land Surveyors

WHEREAS, the Planning Board, as SEQRA lead agency, issued a Negative Declaration on Jan. 28, 2016, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board has set a date for a public hearing to be held on Thursday, March 24, 2016 at 7:00 PM.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

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

6 ayes 0 nays 0 abstentions 3 absent

VOTE IS CERTIFIED BY:

Patricia Rubin

2/25/16  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

William R Ogden  
William Ogden, T/Lloyd PB Chair

2/25/16  
Date



www.brooksandbrooks.us  
845-691-7339 phone 845-691-7166 fax

11 Main Street Highland, NY 12528

MEMORANDUM

RECEIVED

FEB 23 2016

Per \_\_\_\_\_

TO: Town of Lloyd Planning Board  
FROM: Patricia P. Brooks, L.S.  
RE: Our file #6904 - Erichsen's Auto Site Plan for Fenced Enclosure  
DATE: February 22, 2016

The following information is submitted to the Town of Lloyd Planning Board for review and consideration in connection with the application of Erichsen's Auto Service and are in response to the comments received from the Ulster County Planning Board dated February 03, 2016 and the Lloyd Planning Board workshop meeting held February 18, 2016:

1. The type of surface for the storage area has been added to the plan as Item 4.
2. The stream traversing the subject parcel is a Class C stream in accordance with the NYS DEC Classification, and does not require a permit to disturb the bed or the banks of the stream. To safeguard the creek, fluids and noxious materials will be removed from vehicles involved in accidents prior to being towed to the site. Additionally, a twenty-five foot buffer area will be maintained from the creek which is consistent with the recent site plan approval for the project site situate immediately northerly of this parcel.
3. It has now been noted on the plan that no vehicles or cargo shall remain on the site for longer than one year, and permanent enclosed storage containers have been added to the plat.
4. The existing dirt lane at the southwest portion of the site is a convenience access which will be eliminated upon installation of the fenced enclosure.
5. It is respectfully requested that the Town of Lloyd Planning Board review the Short EAF at the February 25, 2016 Planning Board meeting and schedule a Public Hearing on the site plan for March 24, 2016 as it anticipated that the Zoning Board of Appeals will render a decision at their March 10, 2016 meeting.

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise  
Member:  
National Society of Professional Surveyors -New York State Association of Professional Land Surveyors  
American Planning Association-New York Planning Federation  
NYS GIS Association



Department of  
Environmental  
Conservation

## Protection of Waters: Disturbance of The Bed or Banks of a Protected Stream or Other Watercourse

### Regulated Activities

A Protection Of Waters Permit is required for disturbing the bed or banks of a stream with a classification of AA, A or B, or with a classification of C with a standard of (T) or (TS) (disturbance may be either temporary or permanent in nature).

"Banks" means that land area immediately adjacent to and which slopes toward the bed of a watercourse and which is necessary to maintain the integrity of the watercourse. A bank will not be considered to extend more than 50 feet horizontally from the mean high water line; with the following exception: Where a generally uniform slope of 45 degrees (100%) or greater adjoins the bed of a watercourse, the bank is extended to the crest of the slope or the first definable break in slope, either a natural or constructed (road, or railroad grade) feature lying generally parallel to the watercourse.

Some examples of activities requiring this permit are:

- placement of structures in or across a stream (i.e., bridges, culverts or pipelines);
- fill placement for bank stabilization or to isolate a work area (i.e., rip-rap or coffer dams);
- excavations for gravel removal or as part of a construction activity;
- lowering stream banks to establish a stream crossing;
- utilization of equipment in a stream to remove debris or to assist in-stream construction.

### Exempt Activities

The most common activities which are exempt from the requirement to obtain a Protection of Waters Permit for Protected Streams are:

1. Disturbance of a protected stream conducted by a town or county government which enters into a written agreement with DEC for specified categories of work undertaken in compliance with performance criteria that are protective of stream resources.
2. Agricultural activities involving the crossing and recrossing of a stream by livestock or farm equipment at an established crossing.
3. Withdrawal of irrigation waters where no alteration of the stream bed or banks is required.
4. Removal of fallen tree limbs or tree trunks where material can be cabled and pulled from the stream without disruption of the stream bed or banks, utilizing equipment placed on or above the stream bank (i.e., no in-stream use of equipment is necessary).

Note: The exempt activities listed only represent exemptions for this section of the Protection of Waters Permit Program. Other DEC permits under other sections of the Protection of Waters Permit Program or under other Articles of the Environmental Conservation Law may be required.

### Is Your Project Minor or Major?

Review time frames, procedures and requirements for public notice for applications are different for Minor and Major projects under the Uniform Procedures Act requirements (6NYCRR Part 621). Generally, Minor projects have shorter review time frames and require less public review.

**Minor** Protected Stream projects include:

1. Repair or in-kind replacement of existing structures.
2. Disturbances of less than 100 linear feet along any 1,000 feet of watercourse.

All other activities are considered **Major** Protected Stream projects for purposes of review and public notice as required by the Uniform Procedures Act. For additional information, see our webpage Getting an Environmental Permit.



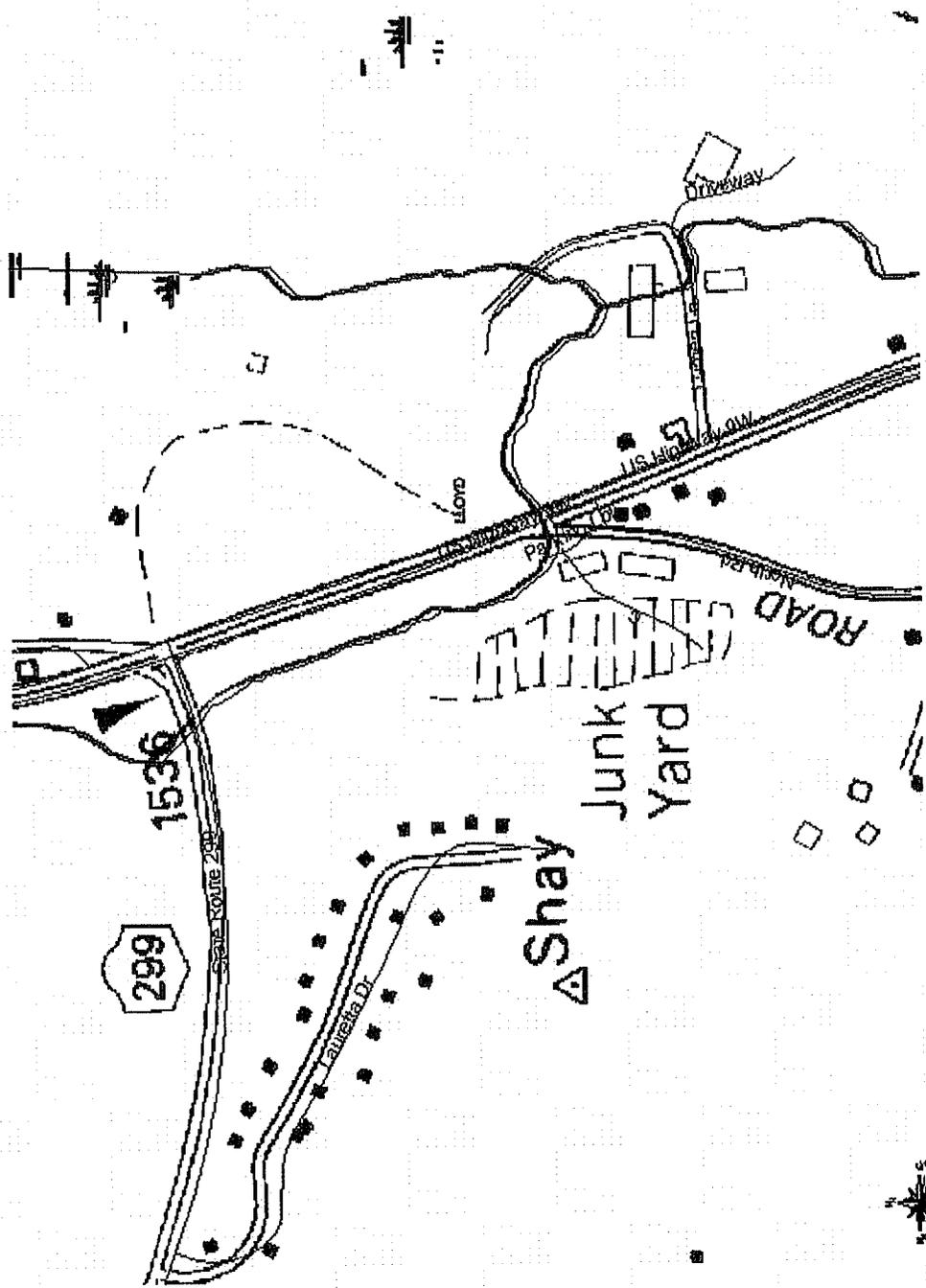
**Environmental Resource Mapper**

|                |                 |                 |
|----------------|-----------------|-----------------|
| Search         | Layers & Legend | Tell Me More... |
| Need a Permit? | Contacts        | Help            |

**Map Layers & Legend**  
 More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.



# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

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

**REFERRAL NO:** 2016-037  
**DATE REVIEWED:** 2/3/2016

### **Re: Jerry Erichsen – Site Plan Review**

#### **Summary**

This is a proposal to create an enclosed storage yard, located off Lumen Lane in the GB zoning district, for use as an overflow area for an existing auto body shop operation. The applicant is proposing a security light and an 8' fence around the designated portion of the site.

The following materials were received for review:

Letter from applicant to Town's building department (1/13/2016)  
Municipal resolution for planning board to be SEQRA lead agency (1/28/2016)  
SEQRA Short Environmental Assessment Form, Appendix B  
Page from lighting catalog highlight Rectangular Floodlight model  
Photograph of site (date not specified)  
Map of site plan

#### **Recommendations**

##### **Stormwater/Groundwater**

The area delineated for vehicle overflow storage is located immediately adjacent to a creek. Additionally, the site plan indicates a gravel road will be utilized to access the property but details regarding the surface of the storage area itself are lacking.

Given the proposed use, the Ulster County Planning Board (UCPB) has concerns regarding potential stormwater runoff and groundwater infiltration from liquid pollutants commonly associated with vehicles.

##### **Required Modifications**

The type of surface for the storage area will need to be indicated on the site plan. Controls to regulate the flow of stormwater and to treat pollutants prior to water draining into the creek or into the soil will be necessary.

##### **Required Modification**

In order to safeguard the creek, the storage of vehicles and/or materials associated with the auto body repair operation should be restricted from being placed or stored within a certain distance from the creek. The UCPB suggests a 50' buffer area in this instance.

**Vehicle Storage**

While the UCPB appreciates that a successful business requires additional space to store its overflow, the nature of this business is of concern. To avoid a situation whereby the storage of vehicles becomes a potential nuisance and/or possible environmental hazard, the Town's Planning Board should consider limiting the amount of time vehicles and/or materials can be stored at this location.

**Required Modification**

As a condition of approval, a maximum length of stay for vehicles and/or materials is recommended.

**Existing Unimproved Road**

The map of site plan indicates an existing unimproved road located in the southwestern portion of the parcel that crosses to another parcel, adjoining U.S. Route 9W.

**Required Modification**

If this unimproved road is to remain and/or to be utilized as part of this operation, an easement for cross access will need to be noted on the site plan.

Reviewing Officer

Burt Samuelson, AICP  
Senior Planner

*Rosaria Replaw received  
3/11/16*

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
NYS SEQR Determination of Non-significance  
And  
Set Public Hearing

PROJECT NAME: Purdy Timber Harvest  
PROPERTY OWNER: Purdy, Robert  
PROJECT LOCATION: Lily Lake Rd.  
TAX MAP #79.4-1-22.110  
SEQR Type Action: Unlisted  
APPLICATION DESCRIPTION: Special Use Permit for Logging

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, February 25, 2016 at 7:00 p.m., there were board members:

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

The following resolution was moved by: *Lawrence Hammond*

Seconded by: *Scott McCord*

**WHEREAS**, the applicant would like a special use permit to harvest 350 trees on 47 acres of his 50.1 acres of land; 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

- Forestry Plan submitted by Lower Hudson Forestry Services dated Feb. 5, 2016

**WHEREAS**, the Planning Board has reviewed the Environmental Assessment Form and other related materials submitted in support of this application; has determined that the preponderance of review rested with their Board, and therefore expressed intent to be Lead Agency in the environmental review;

**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 minimal,

**BE IT FURTHER RESOLVED** that the Town of Lloyd Planning Board has set a date for a public hearing to be held on Thursday, March 24, 2016 at 7:00 PM.

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

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

6 ayes 0 nays 0 abstentions 3 absent

VOTE IS CERTIFIED BY:

Patricia Rubin

Feb. 25, 2016

Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

William R. Ogden
William Ogden, T/Lloyd PB Chair

Feb 25, 2016

Date