

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

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WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, February 18, 2016

CALL TO ORDER TIME: 5:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Chairman; Dave Plavchak, Brad Scott, Carl DiLorenzo, Lawrence Hammond, William Ogden, Peter Brooks, Nicki Anzivina, Scott McCord, Jeff Paladino; Town Board Liaison, Teresa Bakner; Planning Board Attorney

Absent: Fred Pizzuto, David Barton; Building Department Director

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

First meeting being live streamed.

New Public Hearings

Jamal, Violet, 12 Casse1 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.

Larry Paggi, Engineer representing the Town, was present for the meeting.

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

Larry P: For the purpose of moving this along I think Morris Associates and our firm are on the same page, with all of these comments.

Bill: Does this go off site?

Larry: That is what we are going to find out. That is what we are asking them to show us.

Joseph D: The owner Violet Jamal also owns the parcel to the south, so we will be able to get access through the south side of the property.

Peter: So the encroachment will be on property that they own?

Larry P: There is a possibility of encroachment to the North also. A comment was generated because there was an inconsistency between Nobis' plans and Morris's plans. Nobis is showing stabilization, to an extent, beyond the rock outcrop. I think their plan was intended to be in general and we asked them to be a little more specific. We need to have more consistency between the two plans.

Peter: Does that mean there is another neighbor that is going through the same issue that these applicants are going through?

Larry P: I don't know if there are stabilization issues over there or not.

Scott Parker who represents the owner: They are not having the same issues. On the North side of the property this is more of a preventative measure. The failure happened here (points to somewhere on plans), they are concerned that the same thing might happen that is why the work to the north is being proposed.

Joseph D: We will probably do a letter that says how we are going to address these comments, I don't know that we can show it all on a plan we will do what we can maybe come in with an aerial view.

Terresa: Is there a time when this work can be done or not done? Can it be done under these weather conditions?

Joseph D: There is a lot of work to be done and we want to get it done in the construction season.

Bill: We talked about monitoring the plans.

Larry P: We discussed this with Morris Associates and my recommendation has been to ask them to have some professional engineers' eyes on this maybe a couple of months after it is done, and if that looks good maybe a period of six months later and if that is good maybe after a year. If things start to move during that time we want to know about it.

The Board will make this a condition of approval.

Joseph D., with Morris, will comment on Larry Paggi's points made in his letter dated 2-18-16.

The public hearing is set for next week Feb. 25, 2016.

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.

Patti Brooks of Brooks & Brooks Land Surveyor, the applicant's representative, was present for the meeting. There was no new information for this project.

The Board reviewed this application at past meetings and had no further concerns.

The public hearing is set for next week Feb. 25, 2016.

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 the result of this application which seeks to resolve many problems which have existed due to multiple contiguous parcels under common ownership.

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

The Board reviewed this application at past meetings and had no further concerns.

The public hearing is set for next week Feb. 25, 2016.

A driveway maintenance agreement will be a condition of approval.

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 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.

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

The Board reviewed this application at past meetings and had no further concerns.

The public hearing is set for next week Feb. 25, 2016.

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.

Review comments from the Ulster County Planning Board and revised maps.

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

Revised maps, dated Feb. 9, 2016, were reviewed in response to comments made by Morris Associates in a letter dated January 28, 2016. (See attached)

Also attached is a memo from Brooks & Brooks in connection with this application and in response to the comments received from Morris Associates dated Jan. 28, 2016 and the Planning Board meeting of Jan. 28th 2016.

A lighting plan will be submitted for the public hearing next week.

The Board discussed waiving some of the required parking spaces which would go into the resolution of approval.

There is a note on the maps stating outdoor storage is limited to parking of construction trailers only and all construction materials to be fully enclosed.

One of the Required Modifications from the UCPB was a noise analysis of the site after construction will need to be conducted.

Patti: I am not sure how you fulfill that requirement when it is a post construction analysis?

Peter B (Who is a member of the UCPB): I think their concern was because it is surrounded by residential and it is described as a construction company, they were concerned that they would be generating a lot of noise off on site. But I think this can be clarified with the fact that the construction does not take place on the site and all they will be doing is loading and unloading at the site.

Dave P: I agree with Peter that they probably thought they were going to do construction on the site.

Peter: We should make the comment that there is no construction on the site and we can of course over-ride the modification by majority plus one.

Terresa B: I agree with Peter, you will need to over-ride it, it is clarified in your mind but procedurally you will need to over ride it.

Hours of operation are on the map and operations will have to comply with the Town noise ordinance law. The Board talked about channelization of ingress and egress onto Commercial Ave. This site will be channelized though the pavement as shown on the site plan. The site will not be curbed.

Carl: I am concerned about the South side of the lot; you come around that turn and with the building across the road there is no channeling for any of those properties and it's like a free for all with cars going in and out.

Patti: On this site all of the ingress and egress is toward the north of the site and it will be channelized with pavement and seeding.

Terresa: I thought a concern would be that people would start parking on the grass.

Patti: Most of the time the staff do not even come to this site. If they are working on a job site the construction trailer would be at the job site and they would go right there. This plan is basically for the applicant to have a permanent office and so that he would not have the storage of his materials in five different locations, like he does now.

Peter: I did not hear anything about trying to leave as much existing vegetation to act as a noise and visual barrier.

Patti: The site is cleared with the exception of (pointed to something on map). I added a note that the existing vegetation is to remain. But that is the only existing vegetation there is. The applicant is proposing some additional vegetation.

The public hearing is set for next week, February 25, 2016.

New Business

Larry Hammond recused.

Brad Scott recused.

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

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

Patti Brooks of Brooks & Brooks Land Surveyor, the applicant's representative, was present for the meeting.

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

The Board reviewed a conceptual plan of the proposed site.

Patti: Proposed on the plan is a channelization of one way in off 9W. There is channelization through the site trying to maximize the stackability of the vehicles. You can enter or exit off Wingate Way. The plan shows the channelization. The ingress/egress point off Wingate Way is proposed to be 24 ft. wide. The space in between the parked cars will be 16ft. (keeping in mind that this is a one way lane). DOT (Department of Transportation) is looking into the possibility of a turning lane off 9W. This site starts right where an existing turning lane begins on 9W, it would be helpful if it started further south.

The Board discussed the entrance from Wingate Way and would like to ensure that the entering traffic has to stay to the right so that they do not enter the parking area.

Peter B: Is the applicant planning on doing something with the other part or is it likely that the owner might come back and look for a subdivision at some point?

Patti: Mr. Sardinha is the contract purchaser of the whole lot. Hopefully there will be other tenants on one lot or it might be subdivided, that is hard to tell, in the future. The DOT said only one entrance off 9W so the proposed entrance is for the entire site. There will most likely be additional ingress/egress added in the future, off the Wingate Way traffic circle, for future development.

Andy Learn of Morris Associates: The dumpster location looks to be in an awkward spot to get the hauling truck in. Also on that topic, you might want to show some turning movements here because I think it might be a little tight for delivery trucks and garbage trucks.

This lot has Town sewer and water.

Andy: Any idea of what the total area of disturbance would be?

Patti: Brinner and Larios is working on this. What we are trying to achieve this evening is the Board looking at this conceptually to make sure there are no major issues or concerns. You will have a lot of time to look at this. We have a copy of what the building plans would look like.

Peter: Is this sort of a cookie cutter design from headquarters? Do you have any wiggle room in that area to make the store look cuter or prettier, more rural and less ugly?

Mr. Sardinha: I am open for suggestions.

The Board asked the applicant to research additional designs for the store.

Jeff P: Since there is future development to the south, looking at this objectively, the area between the two rows of parked cars seems still to be narrow. If this ends up to be another building of some sort you may have additional flow through from two different businesses or future businesses.

Patti spoke about the traffic flow and how they will be forced to go around the building if they entered from the proposed Wingate Way entrance.

Andy L. suggested additional curbing also.

Dave P: Conceptually I have concerns about traffic and design of the building – maybe more of a stone looking building.

Terresa: You will need signoff from the DOT (Department of Transportation) and signoff from the County. Also, if you do not have any intention for future development at this time it is best to say it somewhere on the map.

Bill: Are you thinking of any signs?

The Board would like to see signage on the map.

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 of 47 acres of his 50.1 acre parcel. See attached Letter of Intent.

Chris Prentis with Lower Hudson Forestry, the applicant's representative, was present for the meeting.

Chris P: This is a more selective harvest at 7 trees per acre. This property was timber harvested in the early 1980's. There is an entrance off Lily Lake Rd. which will need to be improved, there is a small landing area as well and there is a main skid trail. Gravel and tracking pad will be installed as per regulations. Sight distances are good with a minimum of 300 ft. each way.

Peter: Any reason why you are excluding the N. Elting side of the property?

Chris: Mainly because there is a power line that runs through there and I did not want to cut anything near the power lines.

It was noted that trucks will be coming 2 or 3 times per week to pick up the logs. The time frame for this project would be 4 to 5 weeks without any torrential rains or bad weather.

Andy L: Has there been any evaluation of the Indiana Bat Habitat?

Terresa: I think from April 1st to October 1st you cannot cut. Usually people don't want to look for them so they agree to the limitation.

Chris: Typically the limitation is for site development. Forest management has an exemption.

Terresa: Under what?

Chris: We just had a meeting last month in Syracuse. A woman from Fish and Wildlife said that there is an exemption for Forest Management as long as it is not considered clear cutting or site development.

Terresa: If you can get us a statement to that it would be very helpful.

The Board anticipates updates on the Indiana Bat Habitats and setting the public hearing next week for the March meeting.

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

This application is concurrent with a variance request for setback relief from the Zoning Board of Appeals.

Review comments from the Ulster County Planning Board and revised maps.

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

The Board reviewed maps last revised 2-10-16 to reflect the UCPB (Ulster County Planning Board) comments. (See attached)

Patti B. updated the Board about the changes made to the site plan.

1. Added on to plan: proposed Item 4 will be used in the storage yard.

2. About UCPB concerns of vehicle overflow being immediately adjacent to a creek, Patti used the site plan that was previously approved to see how much of a buffer was placed between the parking area and the outlet. She found that to be 20 ft. so to be consistent used this as a reference for this plan.

Peter: With an exception that the other site plan was just parking for cars this is for wrecks.

Patti: We had a note on the previous map that the potential impact for what is going to be parked here is less than your vehicle that is parked in anybody's parking lot. The reason being that in accordance with DOT standard requirements all of the fluids and/or potentially noxious materials shall be removed from vehicles prior to transport to this site. (Shown as #9 on the site plan.)

Peter: So if you recommended 20ft. instead of the County recommended 50 ft. we can override this by super-majority vote.

Terresa: Is this a DEC regulated stream?

Patti: No.

Peter: If we reiterate what Patti told us that would be a logical reason for the 20 ft. buffer.

Terresa: The UCPB may have thought that it was a listed DEC stream.

Patti: Another comment from the UCPB was that the Planning Board should consider limiting the amount of time vehicles and/or materials can be stored at this location. So I met with Jerry Erichsen to get a better sense of how the site would be utilized. I added #10 to the map which reads: Four storage containers (20'x8') to be placed on site for permanent enclosed storage of owner's equipment. Two enclosed and 2 flatbed 53 foot long trailers to be kept on site for use in offloading cargo from tractor trailer tows. All other vehicles and cargo to remain on site for a maximum of one year. 100-12 Allowable uses C (2)

Terresa: Dave has determined that this is okay as a use.

Peter: Oddly enough it is a principle use not an accessory use even though it feels like an accessory use

Patti: We recited that part of the code 100-12 Allowable Uses C (2).

Peter: Which allows it as a principle use?

Patti: The last issue is the right of way, because it is there now it is shown on the map.

The public hearing for the ZBA variance is scheduled for March 10, 2016.

The Board anticipates setting the public hearing next week for the March meeting.

Old Business

Brad Scott recused.

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 came before the Board last month and the Board's only comment was to make sure that the lights do not bother the resident across the street from Sawyer Savings Bank on Rt. 9W.

Terresa: Dave B will need to tell us if this is a substantial change and if it needs a public hearing.

Brad Scott returned to the meeting.

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 sf structure and constructing a 40' x65' (2,600sf) 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 comments from Morris Associates.

A new site plan has been submitted.

Andrew Willingham, PE, the applicant's representative, was present for the meeting.

The Board reviewed a revised site plan which now includes the location of trees as well as proposed landscaping. All significant trees were able to be preserved and incorporated into the proposed layout.

Proposed lighting has been added in the areas of the proposed driveway, parking and building. Also provided is a grading, utility and erosion control plan.

Andy W: In speaking with DOT they did not want two entrances so the map only shows one. The building is lightly smaller than proposed it is now 40'x60'.

Comments reviewed from Morris Associates, Town Engineer dated Feb. 11, 2016. (See attached)

Comment #4 on Morris's memo regarding a swale running along the side of the road for the drainage going down the hill, it goes to an existing sidewalk where there is a pipe underneath.

Andy L: My concern is that it is pointing out at the road, there is a catch basin there, but I thought it was worth looking at to see if they could tie the pipe directly into the catch basin. Andy W. had a conversation with the DOT and they did not like that idea. The DOT's suggestion was to cut a notch in the side of the catch basin, which is ok with me.

Andy L: Another issue (#5) I saw in terms of drainage was the type of curbing the DOT is looking for. The curbing that the DOT is looking for is this hairpin shaped piece; my concern is that as water flows down the hill it could get stuck behind the curb causing icing issues. So the grading will need to be a little more detailed. (#10) If the lawn is established then this comment is not needed. (#11) Parking. By my count it looks like they would need 31 spaces, they are showing 26 spaces. The Board has the ability to waive up to 50% of the parking requirement. I thought it would be wise to show the extra 5 spaces for future development.

Andy W: This is going to be a shared use. The applicant says he will only be using this 5 or 6 times a year. We will show this as a future expansion. (#12) Photometric mapping to show adequate site lighting.

Andy W: With this plan it may not be possible to get that in the back end of the parking lot because we would have to run a pole across, we are kind of seeing this as a 5 or 6 times a year use. All of the front spaces will have that lighting but it would fade in the back to almost nothing. (As it is now.)

The Board was okay with this.

Andy L: (#13) A screened garbage dumpster.

Andy W: We did not add that because he says he has residential garbage cans now.

Dave P: Even if it is two garbage cans it needs to be shielded.

Andy W: The applicant does want a walkway as recommended in #14. He is just not sure where he wants it yet.

Andy W. was asked to show the snow storage on the map.

This project will need Health Department approval, UCPB, the Fire Department and Department of Transportation for comment.

The Board will wait for updates.

Brad Scott recused.

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.

Wesley Walker, the applicant, was present for the meeting.

The Board had some comments on the proposed site plan noting that a stream runs right along the property line.

The applicant would like to remove a pre-existing non-conforming trailer from the front of the property on 9W, and move the trailer to the rear of his property where it would use ingress/egress from Perkinsville Road. Teresa: The only residential use that is allowed in the HBD is the upper floor apartments. If he does move the trailer it would no longer be the pre-existing non-conforming use.

The Board had concerns about the zoning of the property. It appears that this parcel is in both the HBD and R1 district.

Teresa B. suggested that this be tabled for now and Mr. Walker meets with Dave Barton to discuss what he is permitted to do.

Peter: After the applicant talks with Dave B. it might be relevant to have a surveyor say where the line is between the two zones.

The Board continued to review the business portion of this parcel.

Comments were reviewed from Morris Associates dated 2-17-16. (See attached)

Comments discussed as follows:

Andy: #4 and #5) Information is needed on the plans relating to trees being removed; in order to put in the fence compound area and the used car display area, there will need to be some trees and some site work that will need to happen in order to make that usable. Also, just like Erichsen's site plan proposal I am concerned about car storage so close to the stream. The stream really needs to be shown on the plans so we know how far away it is.

#6) As far as parking it looks like you may need 1 additional parking space and if waived by the Board there should be an area to show where this space could go in the future if needed.

#7) A table should be shown on the map as to how the parking spaces were calculated.

#8) All Handicapped Parking must be ADA compliant along with signage for it.

#9) What you show on the map may be acceptable if you are using the small rolling type of thing.

#11) Fencing on the plan should show some detail.

#12) If there is grading or site work you will need to submit an erosion and control plan.

Peter B: I am not sure if this light on the site plan is a compliant light. I don't know that it is improper but it is unusual to see the cut sheet on the site plan.

The applicant will work on his plans.

Brad Scott returned to the meeting.

Administrative Business

Re-Zoning discussion for The New Village View, 1 Grove Street SBL#88.69-1-10.

Mr. Richard Cantor, Esq., Mr. Stuart Mesinger with The Chazen Company, and Barry Terach, Architect, all representing the applicant, were present for the meeting.

Mr. Schoenberg and Mr. Friedman, the applicants, were present for the meeting.

Mr. Cantor: The applicant is asking the Town Board to make a zoning map amendment to change the zoning from CB, where the existing assisted facility is, to R ¼. The existing assisted living facility is a non-

conforming use; the owners would like to expand it by about 13,000 sq. ft., which is more than what is permitted as a non conforming use. The R ¼ zone, which is right across the street, allows assisted living facilities with a special use permit and site plan approval. Oddly the request we are asking for reduces the number of commercial uses it allows in the area. It allows the use we are looking for, it reduces many uses allowed in the CB and so to the extent that we are looking for zoning that is consistent with a residential neighborhood quite apart from our interest, I think, that the R ¼ zone is better suited to protect the residential neighbors. This is the essence of why we are here. The Town Board was presented with a conceptual plan.

Dave P: Is this is the same plan that we saw last year.

Mr. Cantor: Yes, this originally started as a request for a variance and we were informed that we would need a use variance. Knowing the difficulty of obtaining a Use variance we stopped, reconsidered and went to the Town Board to ask for a zoning amendment.

Terresa: Any time there is a rezoning, your Town law, it must be referred to the Planning Board for their opinion.

Mr. Cantor: I understand site plan concerns are an important issue for you, the Planning Board, but before we can get into that with you the property needs to be zoned to allow it.

The existing square footage is 13, 660 sq. ft. and the addition would be 13, 150 sq. ft., almost doubling. This is going from an existing bed count of 46 with an additional bed count of 34 totaling 80 beds.

Mr. Schoenberg: The Dept. of Health said this neighborhood's assisted living facility could use 34 more beds that is how we've come to this number.

Terresa: They do have the certificate of need approval from the NYS Dept. of Health. Another reason we had the applicant formally submit a conceptual plan to the Town Board is so that as part of the SERQA process on the zoning change they are looking at not just a change in the map but they are looking at a potential future expansion as well.

Dave P: So the Town Board will go through the SEQRA process.

Terresa: Yes.

Terresa: Prior to the public hearing every such proposed amendment shall be referred by the Town Board to the Planning Board for a report. The Town Board shall not take action on any such amendment, without such report from the Planning Board, unless the Planning Board fails for any reason to render such report within 45 days following the date of referral. It would be nice for the Town Board to know what you were thinking but I did not want you to think that it is absolutely required.

This was officially referred on Feb. 17, 2016. The Town Board is holding the Public hearing on March 16, 2016.

Mr. Cantor: So the question before you is what is your view of changing the zone from CB to R ¼, not is this a good site plan.

Bill: Another aspect of this, I gather, is that looking to the future if this operation becomes uneconomical with current zoning is that there could be all kinds of odd business over there.

Mr. Cantor: In view of the proprietor it is not economical today.

Bill: So going to R ¼ in a way protects the Town.

In review of the current properties there are three single family homes now, one is on the same parcel as the assisted living facility and that one is proposed to be demolished. One is adjacent which is proposed to be demolished and the other parcel with a house is open to recommendation in the site plan process.

Jeff P: I think there was also an option to merge the lots and keep the third house for administrative purposes.

Peter: I think you could summarize the neighborhood view as the concept of being good neighbors and a lot of what we heard at some of those public hearings was the feeling that is was not such good neighborliness whether it was maintenance of the yard or people wandering around at odd hours of the night.

Mr. Cantor: We heard that as well. After Mr. Friedman and Mr. Schoenberg heard that, I believe, they took a bunch of physical actions to physically clean up and improve the appearance.

Terresa: The question about rezoning is, is it consistent with the comprehensive plan and in my opinion when you look at R ¼ zoning and the desire to increase residential density in the Hamlet I think you are fine there. When you have a situation with a non-conforming use and it does not have to remain a non-conforming use it is always good to try to fix that.

The Planning Board will send a letter of recommendation to the Town Board.

Sign Approval

Sign - Hudson Ale Works, 17-19 Milton Ave, SBL#88.69-8-7, in CB zone.

The applicant would like sign approval for his new business.

Josh Zimmerman and Neil Trapani, the applicants, were present for the meeting.

The Board discussed the proposed sign. It will project out from the building and have internally lit lettering.

The Board approved of this sign.

A **Motion** to accept the sign was made by William Ogden, seconded by Brad Scott. All ayes.

Map Amendment

Pedro (Cunniff) Subdivision, 399 N. Elting Crns. Rd. SBL#79.4-1-18 in R1 zone.

The applicant is requesting a map amendment (a driveway adjustment) to their conditionally approved 4 lot subdivision.

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

This applicant received conditional approval in Dec. 4, 2014.

The Board reviewed revised plans, done by Peak Engineering, which reflect the changes to be made to the common driveway of Lot#3 and Lot#4.

Patti: We did receive a DEC permit which is what was required, because of the wetlands, and have begun construction on the common driveway to lots 3 & 4. Originally the applicant did not want to have a long common driveway maintenance agreement but it has been established that an individual driveway for Lot#3 is not feasible without significant grading impacts. The applicant has agreed to share the driveway to Lot#3 and Lot#4 all the way up the driveway almost to the house area which significantly reduces the impacts of concern. This is what the Board had initially recommended.

No action is needed to be taken by the Board.

Re-Zoning discussion on Ludwig Properties Inc., 595 New Paltz Rd. SBL# 87.1-2-12.

This proposed change is from CB to GB. This property has been on the market for a while and would like a zone change, reason being there are more uses in the GB zone.

Dave P: I think the Hess station across the street is zoned GB.

The Board did not see any reason of concern if it was to be rezoned. It fits with the comprehensive plan and is in line of what the Town is looking for.

The Board will make a favorable recommendation to the Town Board.

The Board discussed a possible Tri-Board meeting in the future to discuss Subdivision process.

Terresa Bakner left the meeting.

Planned Residential District (PRD) Discussion

The Town is opening up the PRD law and would like the Planning Board to review it and bring them recommendations.

Dave P: What areas of the PRD need to be changed?

Below are the Board member suggestions thus far;

Dave P – Setbacks. He suggested setbacks that are equal to the height of the building or have a minimum of 20 or 25 feet. Also a better definition of spacing between buildings. He suggested the height of the building or the building next to it. The current 15 ft. seems a little close.

Larry – Thinks a lot of this is common sense. If the Town Board gets a rezoning application they do not tie the hands of the Planning Board. The Planning Board needs to do more than just parking and dumpsters. The Town Board can say this is the maximum, but let the Planning Board have some wiggle room to bring that down if they want to.

Carl – Agrees with Larry because there is not an option of a no vote on these projects. Once it is adopted by the Town Board our only input is where we can move the dumpsters. If our comments go back to the Town Board and they do not agree with it, they want to go with it as they draw up the PRD, we are compelled to vote on it.

Larry: If you go back to Highland Square, the only decisions we had were the color of the buildings, the parking and garbage. In the final approval if you look down the list of different items they all say Town Board approval.

Carl: It is a technicality that we need to clear up because if all we are going to do is have comments as far as the Town Board is concerned they have the option to accept them or not. I would like to see some lot coverage. We do have bulk lot coverages in our zoning not to exceed certain percentages; this may be something to look into.

Nicki – There must be a reason why they are asking us to relook at the code. I am assuming it has a lot to do with the last big project on Toc Dr. It would be good to know what people complained about and what has merit to look at.

Dave P: I think it was mainly setbacks and the construction and noise of the project. Fitting in with the character of the neighborhood was another concern. Although that may be a matter of opinion.

Carl: Trail View did fit what the comprehensive plan stated as far as population and density.

Brad – Does agree with all of the comments thus far. Tonight's discussion on the rezoning of one of the properties going from DB to GB was pretty straight forward. Going forward with a PRD the Board does need to be diligent in comments up front to the Town Board for the consideration for their responsibility for the actual rezoning.

Dave P: I do think the process after we give input needs fixing. There are prior rezonings that we sent letters of recommendation and never heard anything back. Next thing it was implemented and not always with our recommendations. If, for instance, the Town Board does not agree with the Planning Board the Town Boars should get back to the Planning Board with why.

Carl: Any time we do a rezoning it automatically triggers a red flag with the public because we do have a comprehensive plan and have a zoning code. Once you get into it and start changing it then you get into a situation of where people are asking why are they changing it?

Peter – The presentation from The New Village View on their rezone proposal was in the right direction. They presented a conceptual plan to the Town, they should do the zone change and hand it over to the Planning Board for a site plan review, I think this is exactly how it should happen. If the Town changes the zone to R ¼ (as proposed with The New Village View) the Town will say we did it based on this plan that we were looking at. However that plan is not fully formalized, it is conceptual. It will come to the Planning Board and within the bounds of reason the end result may look almost nothing like that. Dave P: When we send our

recommendation we should put into the recommendation that site plan approval should be solely approved by the Planning Board. The Town Board should approve the zoning and not the site plan.

Brad: If someone came before us to put an assisted living in R1 and it was a permitted use and did not have to go before the Town Board we would have the entire site plan review. What happens, I believe, is before you go before a Town Board they want some kind of a concept of what you have in mind that in part drives the consideration to rezone. We do not really have a clear understanding of what is a concept and what is approved as a site plan or the beginning of a site plan when it comes to us. We can redefine that grey area.

Peter: That is where a professional planner would argue that the conceptual should have the slightest touch, like a watercolor painting. I think the current law is very vague about what a PRD is and why you would want one. This should be spelt out much more clearly.

Peter additional suggestions - May want to consider minimum lot size.

Why is this not a PUD, there is greater flexibility in a PUD.

The Board discussed the differences in PUD and PRD zones. The town center is not meant to be excluded from PRD or PUD developments but in town centers it is harder to find larger lots.

Dave P: Why don't we take all of the lots in the water sewer district and see how many open lots we have and how big they are. We should get the facts to make better recommendations.

Bill – PRD vs. PUD, I think it is making a difference that there should not be. There are too many fuzzily designed different ways of doing things. I would allow for the open market. If someone thinks they can sell a bunch of houses 15 ft. apart, they should be able to go for it. I don't think you should have to make a new zone to make something fit.

Scott – Had no comment.

The Board will continue PRD discussion at the next workshop.

Dave P. will be absent next for next week's Planning Board meeting.

Peter B. will look into Water/Sewer District.

A Motion to adjourn was made by William Ogden, seconded by Peter Brooks. All ayes. 8:40pm

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

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

REFERRAL NO: 2016-038
DATE REVIEWED: 2/3/2016

Re: Daniel Rosinski – Site Plan Review

Summary

This is a proposal to construct a 4,000 square foot building for a construction services business located on Commercial Avenue in the GB zoning district.

The following materials were received for review:

Letter from town's consulting engineer to the town's planning board (1/28/2016)

Municipal resolution for planning board to be SEQRA lead agency (1/28/2016)

SEQRA Short Environmental Assessment Form, Appendix B

Sign detail

Entry lantern and fence detail (same page)

Architectural elevations

Map of site plan

Recommendations

Lighting

Lighting details are lacking from the materials provided.

Required Modifications

An outdoor lighting plan will need to be provided. Lighting levels will need to be calculated for the plan and levels should not exceed the Illuminating Engineering Society (IES) Outdoor Site/Area Recommended Illuminance Levels (see attached). All luminaires should meet the "fully shielded" definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA. Where Metal Halide (MH) or Light Emitting Diode (LED) lamps are not proposed the applicant should be required to provide reasons why they were not chosen. MH and LED luminaires produce a more natural light (true color) as opposed to the yellowish-light of either high or low pressure sodium. Studies have shown that lower light levels are needed for this type of light than the yellowish light produced by HPS lamps. The LED fixtures are also more energy efficient, have a longer lamp life, and can be teamed with solar to add to project sustainability.



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January 28, 2016

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

Attn: Dave Plavchak, Chairman

RE: G. Dan. Ros.
Site Plan Application
Tax ID. 88.69-10-29
MA# 216501.00

A review of the plans listed at the end of this letter has been completed. The site is located at the intersection Commercial Avenue and Meadow Street. The applicant proposes to construct a new building to house an electrical contracting business. My review is based on Town Code Chapter 55 Stormwater and Chapter 100 Zoning, Section 53 Site Plan Review. Based upon my review of the submitted plans, I offer the following comments:

1. The plans should be referred to the Town Fire Chief, Highway Superintendent and Water & Sewer Department for comment.
2. An erosion & sediment control plan should be provided for review that has been prepared in accordance with Town Section 55-7.
3. Additional information should be provided regarding the proposed site lighting, including proposed installation height, fixture cut sheets and shielding to prevent light trespass on adjacent properties and/or Town right-of-way.
4. The site plan should be revised to indicate the location of any proposed fuel dispensers, site grading, and sewer and water connections.
5. According to Code Section 100-29, the number of proposed parking spaces for an industrial use is 2 for each 1,000 square feet of gross floor area or 1 per employee, whichever is greater. According to the plans, there will be 3 employees in the building that will have gross floor area of 4,000 square feet. Therefore, eight (8) parking spaces are required by Code. The Planning Board may waive up to one half the required number of parking spaces. As such it is recommended that one (1) additional paved parking space be added to the site plan and the remainder of the parking spaces should be shown in the overflow parking area for future development if needed.
6. An ADA accessible parking space with appropriate pavement markings and signage should be added to the site plan.
7. Wheel stops should be indicated for parking spaces where appropriate to prevent damage to landscaping and structures.
8. All areas of the site that are not designated for development or landscaping should be receive 4 inches of topsoil, grass seed and mulch after de-compaction of the underlying earth. This will help to ensure the establishment of lawn and will also help to reduce the amount of runoff from the site.

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

**RE: G. Dan. Ros.
Site Plan Application
Tax ID. 88.69-10-29
MA# 216501.00**

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

Materials Reviewed

- Site Plan for G. Dan. Ros. & Sons prepared by Brooks & Brooks dated 12/18/2015:
- Rendering of Proposed Building Elevations, prepared by Dan Rosinski dated 12/14/2015



11 Main Street Highland, NY 12528

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

MEMORANDUM

TO: Town of Lloyd Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file #8337 G.Dan.Ros. & Sons, Inc.
DATE: February 09, 2016

The following information is submitted to the Town of Lloyd Planning Board for review and consideration in connection with the application of G.Dan.Ros. & Sons, Inc., and is in response to the comments received from Morris Associates dated January 28, 2016 and Planning Board meeting of January 28, 2016.

1. The applicant will respond to any additional comments as may be received by the Town Fire Chief, Highway Superintendent, and Water & Sewer Department.
2. Erosion Control has been added to the site plan and a Storm Water Management Plan has been submitted.
3. The applicant is finalizing his lighting choices and information will be supplied as soon as it is available. The proposed motion detector security lights have been removed from the rear of the building and placed on the fence so the light will be directed toward the building on the applicants site and not adjoining properties.
4. No fuel dispensers are proposed for this site. The re-grading of the site is not significant enough to be displayed in the contour interval, and the first floor elevation of the building has been shown. Water and sewer connections to be determined by the municipal department prior to issuance of a building permit.
5. The plan has been revised to include five paved parking spaces, with three designated in the gravel overflow area in accordance with Code Section 100-29.
6. The plan has been revised to show the ADA accessible parking space.
7. The plan has been revised to add wheel stops for parking spaces where appropriate.
8. Notes have been added to the site plan and Storm Water Management Plan regarding topsoil and seeding.

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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

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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



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FEB 18 2016

February 11, 2016

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

Attn: Dave Plavchak, Chairman

**RE: Mt. Triumphant Church
Site Plan Application
Tax ID. 94.4-1-9
MA# 216502.00**

A review of the plans prepared by Willingham Engineering listed at the end of this letter has been completed. The site is located along the west side of Route 44/55 just north of the Lloyd/Plattekill Town boundary. Currently improvements on the site consist of a Church building and other miscellaneous improvements including another unspecified building. The applicant proposes to remove existing improvements to the rear (west) of the existing Church and construct a new building to serve as a Church Assembly Hall in that area. My review is based on Town Code Chapter 55 Stormwater and 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:

1. Documentation of NYS DOT approval of the proposed driveway entrance should be provided prior to site plan approval.
2. Documentation of UCDOH approval of the proposed water supply and sewage disposal systems should be provided prior to site plan approval.
3. The plans should be referred to the Town Fire Chief for comment.
4. The proposed culvert under the existing sidewalk appears to direct runoff from the site toward Route 44/55 which could result in flooding, sedimentation and or damage to the roadway. I recommend that the applicant explore the potential to tie the culvert into the existing catch basin indicated on the plan.
5. Installation of the curb along Route 44/55 immediately in front of the Church appears to cut off the flow of runoff from the site and may result in ponding/icing issues. Additional spot elevations or drainage features should be indicated in this area to address this concern.
6. Calculations for the sizing and stabilization of the swale along the proposed driveway should be provided for review.
7. A limit of disturbance line should be indicated on the plans with notation of the total area to be disturbed. According to NYSDEC requirements, if the total area of disturbance exceeds 1 acre permanent stormwater management practices will be required.
8. If soil conditions allow, consideration should be given to installation of drywells to collect roof runoff from the proposed Assembly Hall. This will help to reduce the potential for flooding/erosion downstream from the roof leaders.
9. The Grading, Utility & Erosion Control Plan should be revised to indicate the location of stockpile and contractor staging areas and a construction sequence for installation and removal of erosion and sediment controls during the course of construction.

**RE: Mt. Triumphant Church
Site Plan Application
Tax ID. 94.4-1-9
MA# 216502.00**

10. The area indicated to be a former dirt & gravel parking area should be receive 4 inches of topsoil, grass seed and mulch after de-compaction of the underlying earth. This will help to ensure the establishment of lawn and will also help to reduce the amount of runoff from the site.
11. According to Code Section 100-29, a total of 31 spaces are required for the site when the seating capacity of the Church and Assembly Hall are combined. It is understood that under normal circumstances the same people attending the Church will also be using the Assembly Hall, but it is conceivable that during special events additional parking may be needed. Currently 26 parking spaces are proposed. I recommend that 5 additional spaces be shown on the plan to be constructed as needed in the future or as an overflow parking area with a pervious surface.
12. Additional information should be provided regarding the proposed site lighting, including fixture cut sheets and as needed, shielding to prevent light trespass on adjacent properties and/or State right-of-way. Photometric mapping should be provided that indicates adequate site lighting will be provided to meet IES Lighting Design Guidelines for Outdoor Site/Areas.
13. A dumpster enclosure location and detail as well as proposed building elevations should be provided for Planning Board review.
14. A sidewalk or walkway between the Church and proposed Assembly Hall is recommended to be included on the plans.

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
A. Willingham, PE (Applicant's Engineer)

Materials Reviewed

Plans prepared for Mount Triumphant Church of God by Willingham Engineering:

- Sheet EX-1 Existing Conditions Plan, dated 2/5/2016;
- Sheet SP-1 Site Plan, dated 1/11/2016, last revised 2/5/2016;
- Sheet SP-2 Grading, Utility & Erosion Control Plan, dated 2/5/2016



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February 17, 2016

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

Attn: Dave Plavchak, Chairman

RE: Walker Commercial Site Plan Application
Tax ID. 95.4-1-18
MA# 216503.00

A review of the plan listed at the end of this letter has been completed. I performed a site visit on February 12, 2016 to better understand the existing and proposed site improvements. The site is located along the west side of Route 9W at the Marlborough/Lloyd Town line. The site is bounded by an unnamed stream along the southerly property line and there is a large drainage culvert that passes beneath Route 9W just north of the site entrance. The applicant proposes to convert the existing building into an auto repair/sales facility. My review is based on Town Code Chapter 55 Stormwater and 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:

1. Documentation of NYS DOT approval of the driveway entrance/exit for the proposed use should be provided prior to site plan approval.
2. Documentation of Ulster County DOH approval for the proposed use should be provided prior to site plan approval.
3. The plans should be referred to the Town Fire Chief for comment.
4. The site plan should be revised to include the information required by Town Code Section 100-53.C. Specifically, information should be added to the plans relating to trees to be removed, wetlands and watercourses on or near the property, the location of existing and proposed sewer, water and drainage systems, proposed contours and proposed surface cover.
5. The location of the proposed "Compound Area" and "Used Car Display Area" should be carefully considered given the close proximity of the unnamed stream along the southerly boundary of the property. If these areas are to remain in the location indicated, stormwater management practices should be provided to remove the hydrocarbons and other pollutants associated with used vehicles prior to discharge into the stream. It should be noted that if a stormwater management practice is constructed on the subject property that discharges across a property boundary, a drainage easement from the adjoining property owner may be necessary.
6. A total of 6 parking spaces are indicated on the site plan provided. According to Town Code Section 100-29, the number of proposed parking spaces for motor vehicle service and repair facility is 2.5/1,000 square feet of interior sales space, plus 1.5/1,000 square feet of external display, plus 3 for each service bay. Based upon scaling of the plan and assuming 1 service bay, a total of 7 spaces are required by Code. As such, it appears that one (1) additional parking space should be added to the site plan.

RE: Walker Commercial Site Plan Application
Tax ID. 95.4-1-18
MA# 216503.00

7. A parking table, as required by Town Code Section 100-53.C.15, should be provided that details the number of existing and required spaces for the proposed use. The table should also specify the number of vehicles permitted to be stored on the property for sales, service or impoundment.
8. The "Handicapped Parking" spaces indicated on the plan must be ADA compliant with regard to parking surface, pavement markings, signage and loading zones. The Site Plan should be revised to indicate compliance with ADA requirements.
9. The proposed dumpster location does not appear to allow access by the Garbage Hauler if vehicles are parked in the spaces labeled "Handicapped Parking." Consideration should be given to moving the enclosure closer to the front of the building to allow unimpeded access.
10. Additional information should be provided regarding the proposed site lighting, including the proposed location, installation height and as needed, shielding to prevent light trespass on adjacent properties and/or State right-of-way. Photometric data should be provided indicating that the site lighting will meet IES Lighting Design Guidelines for Outdoor Site/Areas.
11. Landscaping and screening should be indicated on the site plan and details for all proposed fencing should be included on the plans.
12. An erosion & sediment control plan for any land disturbing work associated with the site improvements should be provided for review that has been prepared in accordance with Town Code Section 55-7.
13. Owner's consent and Planning Board approval signature blocks should be added to the Site Plan.

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
L. DuBois, PE (Applicant's Engineer)

Materials Reviewed

- Site Plan for Wesley Walker prepared by Louis DuBois, PE dated January 29, 2016



44 Noxon Road, Suite 4
Poughkeepsie, NY 12603

P/845.471.3800
F/845.483.0692

wespeaksigns.com

Date: 2/8/2016

Proposal for: Hudson Ale Works
17 Milton Avenue
Highland, NY 12528

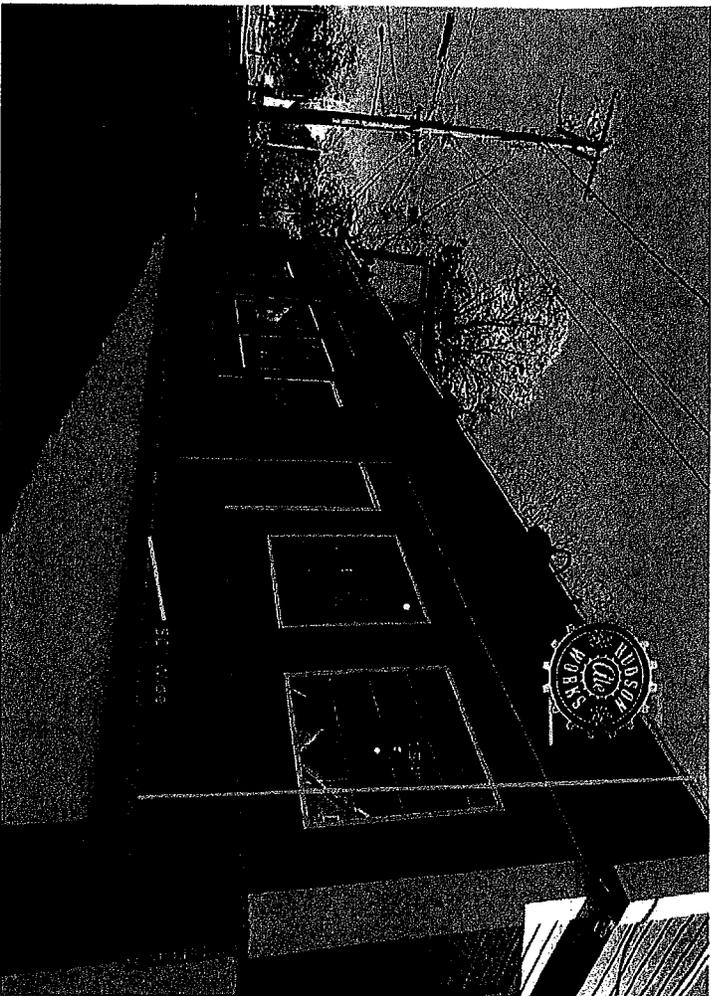
Contact: Josh Zimmerman Phone: 845-384-2551

Email: joshzimmerman@gmail.com

Description: Blade Sign

File name: Design/ COREL FILES (TERRI) Hudson Ale Works Blade Sign.cdr

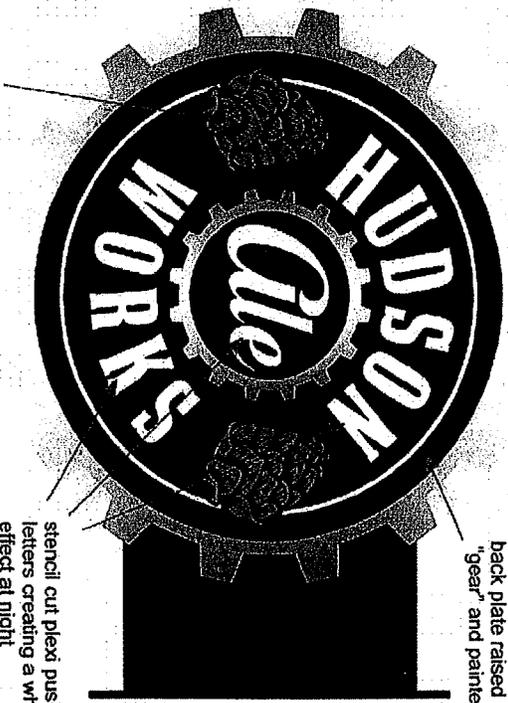
CUSTOMER PROOF



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I agree to the above terms. Signature _____



"gear" CNC routed of brushed aluminum

back plate raised above "gear" and painted dark gray

stencil cut plexi push-thru letters creating a white halo effect at night

"hops" stencil cut with applied matt black and lime green translucent vinyl

40"x 40" Double-sided blade sign