

**REGULAR MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, February 22, 2024**

**CALL TO ORDER TIME: 7:00pm**

**PLEDGE OF ALLEGIANCE**

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

**OFFICIALLY OPEN THE MEETING**

**Attendance:** Board members: Scott McCarthy, Charly Long, Franco Zani, Gerry Marion, Lambros Violaris, Fred Pizzuto, Bill Meltzer (Via Zoom), Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Andy Learn, and Sarah Van Nostrand.

**Absent:** Board members: Carl DiLorenzo

**Minutes to Approve at the February 22, 2024, meeting**  
January 18, 2024 & January 25, 2024

Scott asked for a motion to approve the minutes.  
Motion made by Fred, 2<sup>nd</sup> by Lambros.  
6-eyes, 0-nays, motion passed to approve the minutes.

**New Business**

**Conte, John: Special Use Permit: 225 Martin Ave: SBL #79.2-2-10.110**

Applicant is seeking a special use permit for an accessory apartment.

Review Status: Application and plans circulated to the board.

John (applicant) said that he is looking to build a 2-car garage with an accessory 1 bedroom apartment.

Scott asked for the plans to be shown.

John said that there are site plans and construction plans.

Dave said that the second floor where the apartment is, is approximately 900 square feet.

John said it should be 700 square feet.

Dave said that  $30 \times 30$  is 900, there is no way to change that math. There are 2 options either reduce the square footage down to 650 or the board can refer the project to the ZBA for an area variance for the extra square footage. The other issue is that there is a small piece of the garage in the front yard, but the way the road lays out it is such a small piece. No accessory structures can be in the front yard nor portions of them. When he did the math on it, it was such a small piece.

Bill asked if building number one on the plans was the house.

Dave said yes, number 8 will be where the 2-car will be.

John said that it could be pushed back no problem.

Dave said it's probably only about 8 feet. The only other issue is the square footage.

John said he have that redone.

Franco said on page 2 of the plans it showed 875 square feet.

Scott said that is taking the stairs out.

John said that he would take care of it.

Scott asked what is the first floor going to be used as.

John said storage for his business. Right now he pays for a shop in Poughkeepsie which he really would rather not do.

Franco said you are going to move your business from over there to here.

John said yes.

Dave said you are the business correct.

John said yes.

Scott asked do you have a lot trucks or people working for you.

John said no. He asked it is 650 for this board.

Franco said yes, unless you want to get a variance.

John said it is maximum 700.

Dave said there is no maximum, you just have to make an argument for it.

Franco said if you want to keep it at that square footage you will have to go to the ZBA first and get a variance before coming back to this board.

Dave went over the ZBA process.

## **Public Hearings**

### **Murphy, Joshua: Special Use Permit: 6 Christopher Ave: SBL #88.69-6-7**

Applicant is seeking a special use permit to convert the garage into an accessory apartment.

Review Status: Public hearing set for February 22, 2024.

Potential Action: Open Public hearing

Josh (applicant) said that he wants to convert his garage into an accessory apartment and eventually a short-term rental. The primary use will be for family members to stay there. To be able to help pay for the cost of the conversion, he would like an STR permit later on.

Dave said if you recall this is the half garage that was being converted. The plans were shown.

Scott asked the square footage on this was.

Dave said it is way under.

Josh said it is 275.

Scott asked for a motion to open the public hearing.

Motion made by Fred, 2<sup>nd</sup> by Franco.

6-eyes, 0-nays, motion passed to open the public hearing.

Russ Gilmore (7 Maple Ave) said that he is in support of this project and all the neighbors are okay with it.

Scott asked for a motion to close the public hearing.

Motion made by Gerry, 2<sup>nd</sup> by Fred.

6-eyes, 0-nays, motion passed to close the public hearing.

Dave asked Paul if the board could approve the project so the applicant could begin construction without waiting another month.

Scott said that there are no conditions.

Dave said it would be the normal resolution. Someone could make the motion to approve the application as submitted and ratify it at next month's meeting.

Franco asked if they could do that pending a resolution.

Scott asked for a motion to approve the project pending a resolution.

Motion made by Gerry, 2<sup>nd</sup> by Fred.

6-ayes, 0-nays, motion passed to approve the project.

### **Sabuda, Robert: Special Use Permit: 67 Black Creek Rd: SBL #79.2-1-24.200**

Applicant is seeking a special use permit to create a 2-family home above artist studios.

Review Status: Public hearing set for February 22, 2024.

Potential Action: Open public hearing

Robert (Applicant) said that he is seeking a special use permit for a 2-family home over artist studios based on guidance from the building department.

Scott asked for a motion to open the public hearing.

Motion made by Franco, 2<sup>nd</sup> by Gerry.

6-ayes, 0-nays, motion passed to open the public hearing.

\*No public comment\*

Scott asked for a motion to close the public hearing.

Motion made by Gerry, 2<sup>nd</sup> by Franco.

6-ayes, 0-nays, motion passed to close the public hearing.

Scott said there were no conditions on this property.

Scott asked for a motion to approve the project pending resolution.

Motion made by Franco, 2<sup>nd</sup> by Lambros.

6-ayes, 0-nays, motion passed to approve the project.

### **Old Business**

#### **The Villages**

Review Status: Updated plans and response letter circulated to the board.

Dave said that the board was possibly going to set a public hearing.

Paul said he doesn't see why the board shouldn't, even if they are continuing to gather information from them, the public hearing can always be continued.

Board scheduled public hearing for phase B, C1 and C2 for March 28th.

Paul said he will work with Sarah to do the public hearing notice to make sure it is narrowed to focus on what the board is reviewing.

Scott said it won't be about approval of the project it will be on the details of phase B and C.

### **Short-Term Rentals (Public Hearings)**

#### **Law, Ryan: 65 Hawley's Corners Rd.**

Review Status: Public hearing opened on February 15, 2024

Potential Action: Close public hearing, approval resolution.

Franco recused as he is an abutting neighbor.

\*No public comment\*

Scott asked for a motion to close the public hearing.

Motion made by Fred, 2<sup>nd</sup> by Lambros.

5-ayes, 0-nays, 1-recused (Franco), motion passed to close the public hearing.

Paul read the resolution.

Scott asked for a motion to approve the resolution.

Motion made by Lambros, 2<sup>nd</sup> by Gerry.

5-ayes, 0-nays, 1-recused (Franco), motion passed to approve the resolution.

#### **Coakley, Sean & Mary: 241 Chapel Hill Rd.**

Review Status: Application and supporting documents circulated to the board.

Potential Action: Close public hearing, approval resolution.

\*No public comment\*

Scott asked for a motion to close the public hearing.

Motion made by Lambros, 2<sup>nd</sup> by Gerry.

6-ayes, 0-nays, motion passed to close the public hearing.

Paul read the resolution.

Scott asked for a motion to approve the resolution.

Motion made by Franco, 2<sup>nd</sup> by Fred.

6-eyes, 0-nays, motion passed to approve the resolution.

**Motion to Adjourn.**