

AGENDA  
TOWN OF LLOYD PLANNING BOARD  
THURSDAY, March 27, 2008

CALL TO ORDER TIME: 7:00PM

MINUTES TO APPROVE: January 17 and 24, February 21 and 28

NEW PUBLIC HEARINGS:

JEAN M. VALENTINO, INC.

Location: Perkinsville Rd, SBL##95.4-1-5.121 and 5.123 in R-1 zone situated on 4.44 acres

Proposing to PB: 2 lot s/d creating two lots from a 2.31 acre parcel of land, and a lot line revision with Lot 5.123 conveying 0.74 acre to lot 5.121

Proposing to ZB: Area Variance for lot ine to be moved to convey former apple cooler from lot 5.123 to lot 5.121

Setback for:	Required:	Actual:	Relief:
Front yard	30'	15'	15'
Rear yard	30'	15'	15'

Prof rep: Brooks and Brooks

COMMER, William and LEARY, Alison

Location: 142 Bellevue Road, SBL#88.1-3-24.111 in R-2/WBOD situated on 3.59 acres

Proposing: Site Plan for single family home in WBOD

Prof rep: Brooks and Brooks

OLD BUSINESS

CUSA, Paul as property owner; Robert Peplow as agent to purchase new lot being created

Location: west side of Park Lane, SBL#87.1-3-37.1 in R-1/2 and DB zones; situated on 4.134 acres

Proposing: **2 lot s/d** for creation of 1-acre lot with existing commercial bldg for sale, retaining remainder of 3.1+ acres, and **Site Plan** review for Peplow commercial lot

Surveyor: John Barker; Engineer: David Rider

SCHMITT, Mark (of the Highland Café) as owner; AUBE, Brenda/Matthew as agents

Location: 25-29 Main Street, SBL#88.69-2-27 in CB zone situated on 0.12 ac

~~Proposing to ZBA: Area Variance for relief of code requirement for 200sf for 1 bdrm apt (see referral comments)~~

~~Pursuant to NYS Town Law Section 274a(2a)-APPLICANT HAS WITHDRAWN REQUEST FOR ONE-BEDROOM IN FAVOR OF EFFICIENCY WHICH IS ALLOWED BY CODE THROUGH BLDG DEPT.~~

Proposing to PB: amended site plan for a second floor addition for EFFICIENCY apartment

Prof consultant: Robert DuPont, architect

ROZZI, Thomas and GARGIULO, Paul (also see referral comments from ZBA)

Location: 437 New Paltz Road, SBL#87.4-1-4 in R-1 and LB zones situated on 0.70 acre

Proposing: site plan for commercial use –only – UV discovered as not being required – new information.

Prof rep: Walters-Storyk Architects of Highland

Proposing to PB: site plan review; stamped map from DOH received

~~Proposing to ZBA: Use Variance –not required –granted to previous owner for same uses~~

Prof rep: Walters-Storyk Architects of Highland

SILVER FOX ESTATES CORP (Robert Gonzales)

Location: 3130 Route 9W (adjacent to Cross Creek Run), SBL#80.3-2-3 in R2/WBOD zones, situated on 27.18 ac

Proposing: 10-lot s/d with lot line change

Pursuant to Chapter A104, and 100, Article XXIVD, Sec 100-100.44 as identified by Municipal Code Officer

ANELLA (Peter) / MAGLIATO (Nicholas)

Location: Pancake Hollow Road, SBL#87.3-4-1 in Ag/R-1 zones situated on 36.8 acres (Magliato); and,

SBL#87.3-2-25 in Ag/R-1 zones situated on 62.02 acres (Anella)

Proposing 35-lot residential subdivision; Prof rep: Ralph Mastromonaco, PE, PC

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2 NEW BUSINESS  
3 SIMMONS, Dana  
4 Location: 7 Thorns Lane, SBL#88.13-5-24 in R-1/4 zone situated on 4.38 acres  
5 Proposing: 2 lot subdivision for one new single family dwelling, and lot line revision to allow addition of land to  
6 contiguous adjoining property owners; Prof reps who developed plat: W. E. James Associates  
7  
8 KOLLER, Kevin/Dianna (aka "Bark Place") – formerly WRWD radio station site  
9 Location: Rt 299, SBL#887.2-1-14 in DB zone situated on 1.44 acres  
10 Proposing to PB: Site Plan for pet kennel/grooming business  
11 Proposing to ZB: AV for sign – replacement of existing freestanding sign now 1.4' from front line with new sign 5'  
12 Prof rep: Brooks and Brooks  
13  
14 GASLAND PETROLEUM, Inc.  
15 Location: NE Intersection of Rt 9W at Haviland Rd, SBL#96.1-1-11.1/12.1 in GB zone situated on 1.15 acres  
16 Proposing: lot line revision between two lots to be more compliant; may also have to return later when DOT issues  
17 decision on request for additional land – applicants informed that the agency is under severe duress due to shortage  
18 of personnel, and this may take some extensive period of time to review and respond.  
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20  
21 REFERENCE:  
22 Deadline for new applications: 1<sup>st</sup> Tuesday, April 1, 2008  
23 Deadline for submission of revised applications: Tues of week before workshop: April 8, 2008  
24 Workshop meeting 4:30pm: 3<sup>rd</sup> Thursday, April 17, 2008  
25 Regular monthly meeting 7:00pm: 4<sup>th</sup> Thursday, April 24, 2008  
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