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**WORKSHOP MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday April 18, 2019**

**CALL TO ORDER TIME:** 5:30 pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**    **Present:** Fred Pizzuto (Chair), Lawrence Hammond, Charly Long, Sal Cuciti, Carl DiLorenzo, Scott McCarthy (Vice-Chair), Franco Zani, Labros Violaris (Alternate), David Barton (Building Department Director), Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning), Rob Stout (Land Use Attorney), Andrew Learn (Town Engineer).

**Absent:** Claire Winslow (Town Board Liaison)

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

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**New Public Hearings**

**EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.**

Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.

**The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.**

Barton said there is no new information and presented a quick overview of the proposed project from last month. He asked if the Board had any additional questions and would like to review the maps again.

**Jensen, Mark – 2 Lot Subdivision, 1115 Carly Dr, SBL# 79.4-2-45.200 in R1 Zone.**

Applicant with a 13.59 acre vacant parcel of land, SBL 79.4-2-45.2 proposes a two lot subdivision to create two single family dwellings. The existing parcel has 50 feet of frontage on Carly Drive. Adjoining neighbors, Timothy P. & Maureen A. Welch, have agreed to convey an additional 50 foot strip of land providing 50 feet of frontage for one lot, with the second lot having 50.53 feet of frontage. This lot line revision will convey a total area of 105 sq. feet. The Town of Lloyd ZBA granted an area variance on 01.10.19 permitting more than one flag lot for a subdivision of four or fewer lots.

Additionally, part of this application is to separate Tax lot 45.1 from Tax lot 45.2. both currently have separate deeds and assessments. Due to the combination of these lots, as shown by the UCCO Office filed Map No. 12485, they are considered one lot.

**The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.**

Barton said there is no new information and presented a quick overview of the proposed project from last month. He asked if the Board had any additional questions and would like to review the maps again.

The Board reviewed the maps.

Patti Brooks, applicant's representative, said the only change from last month's meeting was in regard to the driveway turnout. In reviewing the driveway regulations, it was found they did not have to put any midway turnouts because of the length of the driveway. They did have to increase the size of the turnout at the end of the driveway for fire access.

**Youngstrom, Jean Marie, 190 Hawleys Corners Rd, SBL# 79.4-1-26.100 in R1 Zone.**

Applicant is seeking to legalize a studio apartment in an existing home.

**The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.**

Barton said there is no new information and presented a quick overview of the proposed project from last month. He asked if the Board had any additional questions and would like to review the maps again.

Pizzuto reviewed the plans.

## **New Business**

**Budnik, John and Debra, 289 Hurds Rd., SBL# 94.2-1-4.120 in A Zone.**

Applicant is seeking a special use permit to allow an accessory apartment on the second floor of a detached 28 x24 sq ft 2-story building on the parcel.

Applicant has already been granted an area variance relief of .97 acres from the ZBA on 03.14.2019 to then apply to the Planning Board for a special use permit intended for an accessory apartment.

Barton explained that the former owners of the property were supposed to build a garage and office on the second floor. They did not build a garage, instead they built a detached accessory building. There were several enforcements and the former owner was incarcerated after which the Budnik's bought the property. He explained that the new owners are seeking to put in an accessory apartment on the second floor for their daughter and the downstairs space an office. The lot acreage is 1.03. The applicant has already been granted an area variance relief of .97 acres from the ZBA on 03.14.2019 for not havin appropriate acreage in the zone. The Town Board recently voted unanimously to reject the amendment prohibiting an accesory apartment in a detached structure.

The Board reviwed the building plans and photographs of the property.

Zani asked how many bedrooms there would be.

Barton replied that the Town only allows one bedroom in an accessory apartment and it is additionally under 650 square feet. In the "as built" plans there would be an office on the first floor and an apartment on the second floor.

John Budnik explained that he is a software business consultant and he is expecting to use the first floor as an office. He said there is a garage that is part of the main house.

McCarthy inquired about the entrance.

Budnik said there is a door downstairs which allows you to go into the office or upstairs into the apartment. They are planning to put a door at the top of the stairs for the apartment.

Cuciti said the way he sees it is that the use has to be accessory to the house but since it is the homeowner's office it is accessory to the house.

Zani asked if they were putting a separate septic tank in or share one.

Budnik said the septic system is already there.

Zani asked Learn if a one thousand gallon tank is large enough.

Learn said it would be fine.

Barton said if the Board is ammenable and there are no other questions, at the regular meeting the public hearing could be set for the May 23rd regular meeting.

### **Royal Pools and Spas, Inc., 600 Route 299, SBL# 87.1-3-41.220 in DB Zone.**

Applicant is seeking commercial site plan approval to construct a 30' x 50' outdoor pool park to display three above ground pools and approval for a 5' x 10' sign to be located on the side of the building.

Joe Rosati, applicant, was present to answer any questions.

Barton presented a quick overview of the proposed project. The building, owned by the Cuney Group, had a pool company as a former tenant in this exact part of the building. As the Board knows, outside storage has typically not been encouraged anywhere in Town and especially in the DB zone. The outside storage piece is no longer written into the code and nothing would forbid it but he said he asked the applicant to come because it is such a significant change. The applicant is looking to put a fenced area in and display three pools in that space.

Zani asked if the pools would be operational.

Rosati said they would be and the backwash would go into a drainage pit or some of the pools have a cartridge filter. The display would have a black aluminum fence around it.

Barton said the cartridge filtered pools would be better.

DiLorenzo asked how high the fence would be.

Rosati said the code is 48" but they would probably put a 6' secure (with alarms) fence there, which is represented on the plans.

Violaris asked if there would be any inground pools.

Rosati said no.

Long inquired about the signage and if there would just be a single sign or one in the front as well.

Rosati said there would only be one on the side. Sign B on the plans will no longer exist.

Barton said if the Board is ammenable and there are no other questions, at the regular meeting the public hearing could be set for the May 23rd regular meeting.

### **The Village in the Hudson Valley, 3679 Route 9W, SBL#'s 95.12-1-5 &15.1, 95.2-2-3.21, 9 & 10 in R1/2 Zone.**

Applicant is seeking commercial site plan approval for a proposed Continuing Care Retirement Community and a lot line revision to consolidate and reconfigure five parcels into two parcels.

Patti Brooks, applicant's representative, was present to respond to any questions the Board had about the presentation they had made at the previous meeting. They have no changes to the presentation at this point in time and are working on a full submission for the June meeting. Ron DeVito, Developer/Operator and CEO for Concordia Senior Communities, who will be working on the facilitated living component was present to address any questions the Board has presently. Concordia has been involved in all levels of senior care for over 30 years and they do quite a bit of ground up construction, sometimes they just help in managing and operating and sometimes through the entire spectrum of services.

DeVito reiterated the proposed plan for the continuing care retirement community that had been set forth at the previous meeting and presented an overview of services that would be possible options.

McCarthy inquired whether there would be local hiring for the care facilities.

Brooks said the firm would hire local help to service the independent living.

McCarthy asked if they could hire an all care agency from another municipality.

Brooks said it would depend on the level of need for care. Since every service is provided separately it is hard to speculate on the demand for services at this point.

DeVito said all the employees would be hired from a local pool of applicants and they additionally provide a very comprehensive training program for specific jobs.

Long asked if they are operating any other facilities in the Hudson Valley presently.

DeVito said no.

Cuciti made comments on zoning setbacks for a special permit according to the Town code.

Additionally that there should be a 5% maximum slope for sidewalks which must go all the way back to the public street. He also quoted from section 10 of the special permit portion of the code book which states that the maximum total density shall not exceed 12 beds per 4 dwelling units per acre. He said he interprets that as 4 units per acre as individual buildings.

Brooks said when they calculated they could have actually incorporated more. Jim Horan, applicant's attorney, will be working with the Town attorney regarding it.

Cuciti said there should be 25 feet between buildings and right now there is 10.

Brooks said they are aware of it and working on it.

There was a discussion of possible entrances and exits to the community.

Barton suggested an informational meeting after the official submission at the June meeting.

Notices would be sent out to all abutting property owners to give them a chance to voice their concerns about traffic etc..

## **Sign Approval**

**MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110 & 88.17-6-16.110, in GMU zone.**

Applicant (dollar General) would like to change sign from 4' x 8' (received site plan approval) to 5' x 10'.

The Board reviewed the plans.

Zani commented that the sign is too large for being so close to Route 9W.

Pizzuto said he needs some reference for the size of the sign.

**The Board voted unanimously to decline the increase in the size of the sign.**

**Trolley Stop Café, 58 Vineyard Ave., SBL# 88.69-7-11, in CB Zone.**

Applicant would like to install new sign above the café.

The Board reviewed the plans for the sign.

A **Motion** was made by Carl DiLorenzo, seconded by Scott McCarthy to approve the sign. All ayes.

A **Motion** to adjourn was made by Franco Zani, seconded by Scott McCarthy. 6:35PM. All ayes.