

**APPROVED:**  
**MOTION BY:**  
**AYES:**            **NAYS:**            **ABSTENTIONS:**            **ABSENT:**  
**DISTRIBUTION:** OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.

Certification of Receipt
By: _____
Rosaria Peplow, Town Clerk

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

**Thursday January 24, 2019**

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

**PLEDGE OF ALLEGIANCE**

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

**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**

**Black Creek Bed and Breakfast, 430 N Riverside Road, SBL# 87.2-4-15.110 in R1 Zone.** Applicant is seeking a special use permit to open a bed and breakfast in a five bedroom house. **At the Board’s request the applicant meet with the Building Department on October 30, 2018 to resolve the particulars of the project and present a more sufficient and accurate site plan.**

**The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for the January 24, 2019 meeting.**

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

Pam Krimsky, resident of 419 North Riverside Road, expressed her concern with more traffic at the intersection of North Riverside Rd. and Route 299 as a result of the bed and breakfast and would like to see a traffic light there.

Gerri Ritchie, adjacent to the proposed bed and breakfast, said she does not have any objection to the project but would be concerned if it would be used as a catering venue for weddings.

Barton said the way in which it is zoned would only allow them to have a small wedding as would any resident in their backyard.

The applicant was present and stated that he has no intention of having any weddings.

Ritchie asked how many bedrooms would be in the bed and breakfast.

The applicant responded seven.

Maria Errol, resident of 428 N Riverside Rd, concern letter received (see attached).

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

Pizzuto read the resolution of approval.

A **Motion** to accept the resolution of approval was made by Scott McCarthy, seconded by Larry Hammond. All ayes.

**Cusa, Sal - Pancake Hollow Rd - 3 Lot Subdivision, SBL# 95.1-1-4.150, in R1 Zone.**

Applicant would like to subdivide parcel, SBL 95.1-1-4.150 into three lots, two will be building lots and the remaining lot for future development. The septic design for Lots 1 and 2 are pending Ulster County Department of Health approval.

**The Board anticipates the revision of the two flag lots on the parcel.**

**New maps received November 7, 2018.**

**The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for the January 24, 2019 meeting.**

A **Motion** was made by Scott McCarthy, seconded by Charly Long to open the public hearing. All ayes.

Bonnie Muhlfield, 134 Pancake Hollow Road, asked for clarification on the impact of her right-of-way on to the applicant's property.

Jonathan Millan, applicant's representative, said there would be no impact.

Rebecca Armstrong, 146 Pancake Hollow Rd, spoke as well as submitted a letter (see attached) stating her concerns of the proposed project. She wanted to know if there was a way to retain part of the orchard to preserve the rural character of the neighborhood.

There was a discussion of residential zoning, topography of the the parcel, and the building permit process.

A **Motion** was made by Scott McCarthy, seconded by Charly Long to close the public hearing. All ayes.

Pizzuto read the resolution of approval.

A **Motion** to accept the resolution of approval was made by Scott McCarthy, seconded by Charly Long. All ayes.

**Long, Steven & Myriam, 15 Lockhart Ln, SBL# 88.13-8-7 in R ¼ Zone.**

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

**The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for the January 24, 2019 meeting.**

A **Motion** was made by Scott McCarthy, seconded by Charly Long to open the public hearing. All ayes.

There were no comments from the public.

A **Motion** was made by Sal Cuciti, seconded by Larry Hammond to close the public hearing. All ayes.

Pizzuto read the resolution of approval.

A **Motion** to accept the resolution of approval was made by Scott McCarthy, seconded by Larry Hammond. All ayes.

## **Extended Public Hearing**

### **Pavlovich and Company, LLC/Joyful Moments, 185 South Street, SBL# 87.3-5-29 in A Zone.**

Applicant is requesting commercial site plan approval and special use permit to open a daycare center in an existing building on the parcel.

**On July 26, 2018 The Planning Board reviewed the EAF and issued a negative declaration on and the public hearing was held on August 23, 2018.**

**The Planning Board is requesting a more complete site plan.**

**A survey will be prepared for the proposed project.**

**Louis Du Bois' report of the existing septic system, indicating that it was suitable for the proposed use, was received October 30, 2018.**

**No new information.**

Pizzuto read the resolution of denial without prejudice.

A **Motion** to accept the resolution of denial without prejudice was made by Larry Hammond, seconded by Scott McCarthy. All ayes.

## **New Business**

### **Camaj, Prentas, 246-252 Vineyard Avenue, SBL# 95.2-2-19 in R1 Zone.**

Applicant is seeking a special use permit to legalize three apartments in an existing three family house.

The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on January 24, 2019 for the February 28, 2019 meeting.

A **Motion** was made by Charly Long, seconded by Scott McCarthy to set the public hearing for February 28, 2019. All ayes.

## **Administrative Business**

### **Tremont Hall/High Bridge Discussion – 128 Vineyard Ave., SBL# 88.17-9-48, in R1/4 zone. Siteplan Amendments**

Pizzuto explained that there is a substantial bond on the property.

Mark Reynolds, reporter, inquired about balconies in the dwellings.

Pizzuto said it is addressed in the amendment plans. The amendments have been signed by the applicant.

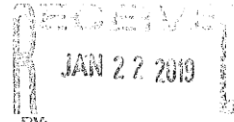
Barton read the updated as-built plans/amendments (see attached) for High Bridge Multi-Family Dwelling received by Brooks and Brooks, PC., dated 01.22.19.

A **Motion** to accept the amendments as set forth in the signed memorandum was made by Scott McCarthy, seconded by Larry Hammond. All ayes.

**Minutes to Approve:**

A **Motion** was made by Scott McCarthy, seconded by Larry Hammond to approve the December 6, 2018 Planning Board meeting minutes and the January 17, 2019 Planning Board Workshop meeting minutes, as amended. All ayes.

A **Motion** to adjourn was made by Larry Hammond, seconded by Sal Cuciti 7:40 PM. All ayes.



TOWN OF LLOYD PLANNING BOARD – TOWN HALL – THOMAS SHAY SQUARE  
 12 Church Street – Highland, New York 12528 – Tel. (845) 691-2144 ext.117 Fax (845) 691-6672  
[loddo-kelly@townoflloyd.com](mailto:loddo-kelly@townoflloyd.com) – website: [www.townoflloyd.com](http://www.townoflloyd.com)

**NOTICE OF PUBLIC HEARING FOR:** the application of Black Creek B & B, seeking a special use permit to open up a bed and breakfast in a five-bedroom house. SBL# 87.2-4-15.110, 430 N RIVERSIDE RD

**Abutting property owners:** as a courtesy, because you own property that is directly adjacent to/or across the street from the subject property described above, you are hereby notified that the matter described above is before the Town of Lloyd Planning Board with a public hearing scheduled for **Thursday, January 24, 2019** which will be held at the Town Hall on 12 Church Street at **7:00 pm**, or as soon thereafter as can be heard. Your properties are listed in our tax records as follows:

Physical Address: 87.2-4-11.100  
 428 N Riverside Rd

Maria Erroll  
 428 N Riverside Rd  
 Highland NY, 12528

**IMPORTANT:** Occasionally, because of emergencies, a public hearing is postponed or cancelled shortly before the announced date. We will make every effort to advise you of changes, but we suggest that you contact the board office just prior to the meeting date to confirm.

ADDITIONAL INFORMATION:

1. **IF YOU HAVE NO OBJECTIONS TO THIS PROJECT, NO FURTHER ACTION IS REQUIRED BY YOU.**
2. If you do choose to respond either to support or object to the application, you may appear in person, represented by attorney, or represented by another person designated as your agent. If you are so represented, a letter of agent/authorization addressed to the Planning Board and signed by you is required for this person to act on your behalf.
3. You may also choose to respond solely in writing by presenting a letter for the record and for the board's consideration: this should reach the Planning Board office in town hall before the public hearing opens in order to be considered, and it should be notarized. ADDRESS ALL CORRESPONDENCE TO: Town of Lloyd Planning Board, 12 Church Street, Highland, New York 12528.
4. You may also notify any other party you feel may be interested in or affected by this application.
5. If you have any questions on the application or the board's procedures, you may call the Planning Board office between  
 8:30AM – 4:30PM, Mon-Fri (845) 691-2144 ext 117.

Sorry not notarized → I am a senior citizen and housebound.

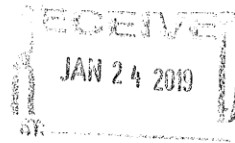
Date: January 8, 2019

I wish to raise serious concerns re rotating guests at this B&B. The special permit should require the guests  
 DO NOT WALK THRU THE WOODS ON MY PROPERTY  
 DO NOT SHOOT BIRDS & DEER FROM THEIR PROPERTY INTO 428 acreage  
 DO NOT HUNT ON MY PROPERTY  
 Thank you,  
 Maria Erroll

Rebecca Armstrong 146 Pancake Hollow Rd Highland NY 12528 718.208.5850

24 January 2019

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



Re: Proposed subdivision of parcel SBL 95.1-1-4.150

To Whom it May Concern:

I bought my house, which is adjacent to the parcel in question, largely because of its location in the midst of the bucolic apple orchard which surrounded it. For years I have enjoyed this quietude, and now I am faced with the destruction of the orchard, not to mention the elimination of yet another piece of the agricultural beauty of this hamlet which I now call home. My neighbors and I are heartbroken.

I am also disturbed that the application to proceed with this subdivision (which will, I am sure, be followed by the subdivision of the remaining acreage of the existing lot) has advanced to this point with so little of the required documentation that should accompany such an application.

The **site plan** which has been submitted lacks a number of the Town's own requirements for such a plan (Proposed Zoning Amendments, Article 8, Site Plan Review), including:

- Topography at 2-foot intervals (this is far from a flat site)
- Locations of the streams and the pond on the existing site, and their associated protected wetlands
- Landscaping, planting and grading
- Floor area and exterior elevations of proposed structures
- Locations of public and private ways and driveways

Such requirements may be waived by the Planning Board, though I don't know why the Board would waive the requirements put in place by the Town itself, but such waivers must be documented in the public record, and no such documentation exists.

In addition, the **application** filed by SCC Holding Corp. includes a number of misstatements of fact, including, in Part 1:

- (Item 3) Total acreage to be disturbed: Total is 4, not 2
- (Item 6) The proposed action is NOT consistent with current character, which is an orchard
- (Item 13) The existing site DOES in fact include existing waterways

And in Part 2:

- (Item 2) There WILL be a change in the intensity of use of the land
- (Item 8) The aesthetic quality of the neighborhood WILL be impaired

As a resident who cares deeply about the aesthetic character of Pancake Hollow, I implore you to reject this zoning application in its current form. Perhaps the neighbors and the owner – also residents of Pancake Hollow! – can work out a more beautiful solution, one that would preserve the portion of the orchard that abuts our shared road.

Sincerely,

  
Rebecca Armstrong

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 24<sup>th</sup> DAY OF January, 2019.

BY Rebecca Armstrong  
Meghan D Mastroeni  
NOTARY PUBLIC



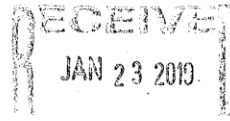


11 Main Street Highland, NY 12528

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

MEMORANDUM

TO: Town of Lloyd Planning Board  
DATE: January 11, 2019 REVISED: January 22, 2019  
FROM: Patricia P. Brooks, L.S.  
RE: High Bridge Multi-Family Dwelling Our file #6906



Attached please find updated as-built plans of the High Bridge Multi-family adaptive use project located on Vineyard Avenue. As a result of our meetings in December, the following site improvements have been completed and/or proposed:

1. A 10' by 10' bus shelter was constructed along Vineyard Avenue on the westerly side of the entrance drive near the existing lamp post. A marked path along the driveway will connect from the shelter to the sidewalk for resident use.
2. Cooking grills and picnic tables have been added to the plan to provide a grilling and outdoor eating areas for tenants on the easterly side of the building. A post and rail fence will be added along the top of the slope for safety purposes.
3. Additional deciduous trees will be planted thirty feet on center within the grading and landscaping easement on the Town of Lloyd property, and a post and rail fence will be added to provide visual and physical separation between the rail trail and project site.
4. A temporary slatted chain link fence encloses the dumpster area. This will be replaced with the same solid board fencing currently installed along the westerly side of the building.
5. The aluminum safety fence proposed along the northerly side of the sidewalk, north of the storage building, is on back order and will be installed upon arrival. The area will remain blocked with fencing until the installation is complete.
6. The building elevation provided by the architect illustrated second story walk out balconies to be constructed for each unit. These were replaced with "Romeo and Juliet balconies" as the building could not structurally support the weight of the balcony platforms. Each balcony has a slider door with screen.
7. The bridge abutment repair will be completed as soon as weather allows, and the site work bond will remain in place until all site construction is complete to the satisfaction of the building department.

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

**BROOKS & BROOKS, PC**  
SURVEYING, PLANNING, GIS

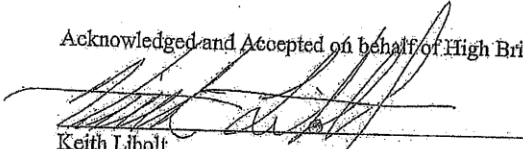
11 Main Street Highland, NY 12528

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845-691-7339 phone 845-691-7166 fax

8. As it was determined the public access to the rail trail could not be constructed in a safe and adequate manner, and would pose a liability to the Town and the applicant, it has been eliminated as a site improvement. However, as the applicant appreciates the importance of providing safe pedestrian access from the rail trail to the hamlet; he proposes to construct a sidewalk along Commercial Avenue extension in conjunction with the Spring construction of the site plan work proposed at 10-12 Commercial Avenue. This work will be performed under the review of the building department.

Thank you again for your continued consideration of this project.

Acknowledged and Accepted on behalf of High Bridge Place, L.L.C. by:

  
Keith Libolt

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise  
and a NY City Certified Women's Business Enterprise  
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American Planning Association - New York Planning Federation  
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