

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

DISTRIBUTION: OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.

Certification of Receipt

By: _____
Rosaria Peplow, Town Clerk

Date: _____

MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, December 4, 2014

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Dave Plavchak, Scott Saso, Lawrence Hammond, Carl Di Lorenzo, Fred Pizzuto, Peter Brooks, William Ogden, Fred Riley, David Barton; Building Department Director, Andrew Learn; Engineer
Absent: Brad Scott, Michael Horodyski; 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.

Scott Saso opened the meeting; he informed the public of the public hearing process.

New Public Hearings

Pedro, Jon (and Matt Cunniff), 399 Elting Corners Rd., Subdivision, SBL#79.4-1-18, in R1 zone.

The applicant would like a subdivision of 45.45 +/- acres of vacant land in the R-1 zone to create four new buildable lots with individual driveway access.

Nadine Carney, the applicant's Engineer, was present for the meeting.

Nadine: There are some minor additions to the map, we have added maintenance notes for the driveways onto the map; there was also discussion about shared driveways of lots #3 & #4. In Andy's (Morris Associates) notes it was suggested that a condition of approval be that the shared portion of driveway #3 & #4 be paved before selling of the lots. Patti Brooks, the applicant's representative, had mentioned that they are submitting a disturbance permit to the DEC for the area of construction that is on the east side of North Elting Rd.

Scott: Acquiring a permit from DEC would also be a condition of approval.

Nadine: Patti Brooks has also submitted new maps.

Andy: Have you gotten all of the agreements written up in terms of shared driveway and agreements?

Nadine: I thought that Patti Brooks was working on that but I do not see that as part of her submissions.

Dave: That should be a condition of approval also?

Andy: Yes, we would need to look at it one way or the other.

Scott: Andy, do you have anything on your list that has not been addressed yet?

Andy: The only thing that we had talked to Patti about last time was doing driveway as-builts prior to certificate of occupancy. I think that would have to be a note on the drawings or the plat.

Peter: It looks like the notes on your map are different than the notes on Patti's maps.

The maps by Peak Engineering are very specific to the engineering details (ie: driveways), and Patti's are specific to the survey and easements.

The Board discussed where notes should be and decided that the as-built note should be put on Patti Brook's map.

Scott read the public hearing notice as follows:

TO THE EDITOR OF THE OFFICIAL NEWSPAPER:

New Paltz Times

Email: dale@ulsterpublishing.com

THE FOLLOWING LEGAL NOTICE IS TO BE PUBLISHED:

WEEK OF: November 27, 2014

FORWARD PROOF OF PUBLICATION AND ALL BILLS TO:

TOWN CLERK, TOWN OF LLOYD
TOM SHAY SQUARE, 12 Church Street
Highland, New York 12528

LEGAL NOTICE
TOWN OF LLOYD PLANNING BOARD
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Town of Lloyd Planning Board, Ulster County, State of New York, on the application of Jon Pedro for property at 399 N. Elting Corners Rd.(SBL: 79.4-1-18), Highland NY, 12528, proposing a 4 lot subdivision.

The public hearing will take place at the Town of Lloyd Town Hall on Thursday, December 4, 2014, at 7:00PM, or as soon thereafter as may be heard.

Date: November 19, 2014

Any questions, call (845) 691-2735, Monday through Friday, 8:30am – 4:30pm, or email us at prober@townoflloyd.com

A **Motion** to open the public hearing was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes.

Brian Sassloon of 377 N. Elting Crns. Rd questioned whether this subdivision was residential or commercial. Scott advised that it was a residential subdivision and asked the public if they would like to come up to the table and look at the proposed maps.

Nadine Carney informed the public about the project: This is 46 acres on the east side of N. Elting Corners Rd, it is wooded and has some steep slopes. There are two very level areas on this property and the applicant proposes to create four single family residential properties. Two of the lots because of sight distance and steep

slopes will have a shared entrance. Two of the properties will have frontage on the lower plateau and two of the residences proposed are on the upper plateau, which is at the back of the property.

Brian S: About how far from the road will the houses be?

Nadine: The closer houses will probably be about 275 to 300 feet off of the road. The houses will not be very visible. Because of the slopes these sites are not that visible from the road. Part of the proposal is to only clear what is necessary for the driveways, homes and septics. The overall disturbance of the property is just over four acres for the four home development sites.

Brian S: About one acre footprint per property?

Nadine: Yes and only because the upper driveways do get quite long.

Brian S: I live across the street and I already have huge concerns about the water and displacement and how much property is getting cleared out.

Scott: That has been a main concern and we have never made anyone put a driveway as-built on a subdivision map before, if you heard our earlier discussion. Many of our previous discussion with the Town Engineer and Applicant's Engineer have been about water runoff. We have done our due diligence with the neighbors, the road, it has gone through our Town Highway Superintendent, fire department and now the DEC.

Peter B: I went out to the site with Richie Klotz, the Highway Superintendent, our Engineer, and the applicant's Engineer, we took a long look at it, what is happening, where the culverts are.

(Bill Ogden arrived for the meeting. 7:15pm)

Brian S: I know it is not pertinent to this meeting here but overall that road has been flooded out three times in the last two years. I am very much concerned about how the water is going to be distributed. I do appreciate that it is just a residential proposal.

Nadine: There are ways to mitigate the drainage proposed for each site and there will be drain swale improvements along the road, so there are improvements as part of this development.

Brian S: Some of that water does drain towards our property.

Scott: As they design these driveways the whole idea is to try to mitigate the water as it goes down the driveway, so that it does not all end up at the bottom of the driveway.

Nadine: Some driveways will have diversion channels to send water to the undisturbed area so it does not just go down the side of the driveway.

Brian S: I am glad you guys are asking the right questions for us.

Mr. Rhodes: 377 N. Elting Crns. Rd also had water runoff concerns.

Mr. Gottschalk of 5 Robinson Lane; we did not know which property this was for, we thought it was for property behind us.

Mrs. Gottschalk: My question is what effect will this have on our well? Where does the water table fall? Where does the aquifer run?

Nadine: I do not believe there are any designed or mapped aquifers in this area.

Bill: It is almost all shale wells, you just hit the right spot in the shale and you have easy water.

Scott: I do not know that we can give you a definitive comment on that, but we do have regulations that wells are a certain distance from septics, those are our considerations. The well will have to be approved and tested.

Peter: You would probably think out of 45 acres that four single family homes would not make a big difference.

Brian S.: What if they do further subdivisions?

Scott: There is a note on the map that no further subdivision are permitted.

Brian S: Thank you. I am familiar with the schematics and plans, I understand the language and it looks good. I am going to have some of the water that is why I am glad to hear that some of this is going to be pulled out and diverted. Even if it is 30ft. away from my house that will slow it down.

Bill: Some of the swales may reduce the water on the undeveloped land so it may improve the situation rather than make it worse.

Mrs. Gottschalk: When did this whole plan get started? I just happened to read it in the paper, that is why we showed up tonight, but we would not have been notified.

Scott: You are not an abutting owner.

There were no additional public comments.

A **Motion** to close the public hearing was made by Fred Pizzuto, seconded by Dave Plavchak. All ayes. The Board was comfortable moving forward with conditional approval.

Scott read the resolution. See attached.

A **Motion** to accept the conditional approval resolution was made by William Ogden, seconded by Fred Pizzuto. All ayes.

Passante, Jeffrey & Dawn; 847 N. Chodikee Lake Rd., Subdivision SBL#79.2-2-2.120, in R1 zone.

The applicant would like a two lot subdivision of his existing 7.67 acre lot. Lot 1 will be 4.853 acres and contain the existing house. Lot 2 will be 2.816 acres for future development. Lot 2 has been given Board of Health approval to construct a waste disposal system.

The Board had no additional comments.

No public was present for this application.

A **Motion** was made to open the public hearing by William Ogden, seconded by Fred Pizzuto. All ayes.

A **Motion** was made to close the public hearing by Lawrence Hammond, seconded by William Ogden. All ayes.

Scott read the resolution. See attached.

A **Motion** to accept the conditional approval resolution was made by Fred Pizzuto, seconded by Lawrence Hammond. All ayes.

Rodrian, Lara & White, Christopher, Special Use Permit, 7 Homestead Hill, (AKA: 19 Mile Hill Rd.) SBL#88.17-5-19, in R1/4 zone.

The applicant is adding a 16' x 44' addition to their home. The objective is to put in an accessory apartment, in the basement, for their mother as well as increase living space in the upstairs. The accessory apartment will be 610 sq. ft. and will not be used for profit.

Lara Rodrian and Christopher White, the applicants, were present for the meeting.

The Board had no additional questions about this application.

Scott read the public hearing notice as follows:

TO THE EDITOR OF THE OFFICIAL NEWSPAPER:

New Paltz Times

Email: dale@ulsterpublishing.com

THE FOLLOWING LEGAL NOTICE IS TO BE PUBLISHED:

WEEK OF: November 27, 2014

FORWARD PROOF OF PUBLICATION AND ALL BILLS TO:

TOWN CLERK, TOWN OF LLOYD
TOM SHAY SQUARE, 12 Church Street
Highland, New York 12528

LEGAL NOTICE
TOWN OF LLOYD PLANNING BOARD
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Town of Lloyd Planning Board, Ulster County, State of New York, on the application of Lara Rodrian and Christopher White for property at 7 Homestead Hill (SBL: 88.17-5-19), Highland NY, 12528, a special use permit for an accessory apartment.

The public hearing will take place at the Town of Lloyd Town Hall on Thursday, December 4, 2014, at 7:00PM, or as soon thereafter as may be heard.

Date: November 19, 2014

Any questions, call (845) 691-2735, Monday through Friday, 8:30am – 4:30pm, or email us at prober@townoflloyd.com

A **Motion** to open the public hearing was made by Fred Pizzuto, seconded by William Ogden. All ayes.

Mr. Szymkiewicz of 1 Peepers Way: I am concerned about water runoff and drainage from up the hill. My property is at the bottom of the hill right below the new construction. My concern is what preparation was made for water runoff?

Scott: Do you have any effects of it happening now?

Mr. Szymkiewicz: The structure just went up.

Scott: They are adding an addition to what is already there. It would not be part of our review or concern.

Mr. Szymkiewicz: I can not see that because it was land that was bulldozed and I believe two structures were put up, one might be a shed.

Scott: All of that would be taken care of under the building permit application. What he is here for now is an accessory apartment use. He is not here for the addition approval, that he was given with the building permit. He is here to get approval for the use of the addition.

Mr. Szymkiewicz: I received a certified letter for this.

Scott: Right. You got the letter because the applicant wants to add an accessory apartment use.

Mr. Szymkiewicz: What I am hearing you say is that water runoff should not be a concern of mine.

Scott: Of course it is, but that would be under the building permit application, our application is for the special use permit for an accessory apartment.

Mr. Szymkiewicz: So why was I notified?

Scott: Because you are an abutting owner and this is a change of use for this property.

Mr. Szymkiewicz: It is a change of use and that is the concern with the water runoff.

Peter: Is the concern of the water runoff during construction or after construction.

Mr. Szymkiewicz: It is already built and I am worried about runoff now.

Peter: This adds a roof surface of something like 800sf.

Ed Meisel of 21 Mile Hill Rd.: Where they placed the addition there was a pre-existing deck so the surface contact is roughly the same. There would be no change as far as the physical footprint so what he is seeing now in terms of the roof and height, there was already a deck existing in that area.

Carl: (to Mr. Szymkiewicz) Are you having a problem with runoff now?

Mr. Szymkiewicz: Yes and I am worried about that being increased due to the structure.

Dave B: I think the 800sf. roof will have a minimum impact.

Scott: There is a gravel driveway there and it sounds to me like the additional square footage that is going to be there will have a minimal, if any, impact to the runoff. The only thing I can advise is that if you do have a problem you can come back to the Town and that will have to be mitigated.

Mr. Szymkiewicz: I also have another concern, I was not notified until after the structure was built. Shouldn't proper procedure be to be notified before the structure is built?

Bill: We are not here to approve the building of the structure we are here to approve the use of it.

Dave: They have a building permit for an addition that is a legal use as an accessory to a single family. They are here before you only for a special use permit, as you see fit, for the accessory use.

Scott: We are here to approve the use of the accessory apartment, the drainage portion would have been under the building permit portion which is not something we are reviewing here. The addition being built did not need Planning Board approval. The addition is allowed, it is being governed and reviewed and watched by the Town Building Department. What he is here for and what you were noticed for was an accessory apartment that he would like to put into that structure. That is what triggers the letter to you and other abutting neighbors.

Mr. Szymkiewicz: If there is a drainage problem in the future I would go to who?

Scott: The Building Department.

Frank Fisher of 18 Peepers Way: My driveway goes up right through there.

Larry: You were before us a few years ago.

Mr. Fisher: Yes I was. Drainage was a situation back then. I am assuming footing drains are going around the building and I was wondering where those footing drains are being drained to. Are they going toward Mile Hill Rd. or are they going down the hill?

Scott: We are crossing the line between the building department questions and the Planning Board's issuance of a special use permit. The addition would have to have the appropriate inspections. Usually when you put on an addition you do not change the footing of the original house but you may put a secondary footing drain in. This is something you will have to check with the Building Department.

There were no additional public comments.

Scott read the resolution

A **Motion** was made to close the public hearing by Dave Plavchak, seconded by William Ogden. All ayes.

Scott read the resolution of approval. (See attached)

A **Motion** was made to approve this resolution of approval by Fred Pizzuto, seconded by William Ogden. All ayes.

Set Public Hearing

Silver Fox, 3130 Route 9W, Subdivision, SBL# 80.3-2-3, in R2 zone.

This project proposes the creation of 1 new 20.98 lot on a +/- 27 acre parcel with frontage on both Cross Creek Run and US Highway 9W and to maintain the existing lot, with the existing house as a 6.21 acre lot. Access for the proposed 27 acre lot is proposed from an existing stub right of way, off of Cross Creek Run, across from the lower Elbow Lane intersection. The estimated disturbance for the new lot is 0.88 acres, which does not require a formal stormwater pollution prevention plan.

Tom Harvey, the applicant's representative, was present for the meeting. Tom distributed revised plans of this two lot subdivision dated 12-3-14, lot #1 is now 8.07 acres and lot #2 is 19.12 acres. He also added a note onto the map stating when lot #2 is to be constructed, the portion of the driveway construction in the town road right of way shall be constructed and paved to town road standards. Tom spoke with Ulster County Health

Dept. and was informed that they consider this a minor subdivision and do not have an approval process. The only approval they can offer is a permit to construct lot #2. An email from Tony Puccio from UCHD is on file noting the conceptual approval for Silver Fox's septic design is good. Tom H. has also submitted the design for lot #2.

Scott read the resolution of negative declaration and setting of public hearing. (see attached).

A **Motion** to accept this resolution was made by William Ogden, seconded by Fred Pizzuto. All ayes.

The public hearing is set for January 22, 2015.

Administrative Business

Sign Approval

Demora LLC, (All State) 3584-3594 Route 9W in GMU zone.

Signage for the Allstate Office.

Ozzie Beichert with Timely Signs, the applicant's representative, was present for the meeting.

The applicant would like to replace their existing All State business sign with a new All State sign, in the already free standing monument style sign and add an All State wall sign to the front of the building. The Board reviewed the signs. The vinyl treatment in the windows (photo images of good hands) is not considered a sign.

A **Motion** to approve this sign was made by Fred Pizzuto, seconded by William Ogden. All ayes.

DeGroot property; 11 Ose Rd.

Dave B informed the Board that this property is the old DeGroot Electric Building. The owner will be coming to the Board next month for site plan approval, they are looking to have this become a two family residence. It is ½ acre zoning and they have a full acre.

Minute Approval

A **Motion** to accept the minutes from the October 16, 2014, Planning Board Workshop was made by Dave Plavchak, seconded by William Ogden. Lawrence Hammond abstained, Brad Scott absent, all ayes.

A **Motion** to accept the minutes from the October 23, 2014 Planning Board Meeting was made by Lawrence Hammond, seconded by William Ogden. Carl DiLorenzo abstained, Brad Scott absent, all ayes.

Fred Pizzuto's term, on the Planning Board, is expiring at the end of the year he is interested in continuing with the Board for another term. Alternates, Peter Brooks and Fred Riley's term is expiring as well, they are both interested in continuing with the Planning Board.

After last meeting Peter Brooks sent around the text of driveway regulations, he said there is a lot of interesting information in there and some of it needs to be updated.

Peter Brooks also showed the Board a book he received from the NY Planning Association, Everything You Wanted To Know If You Are A Planning Board Member. He bought it from the Planning Association for \$29.95.

A **Motion** to adjourn was made by Scott Saso, seconded by Fred Pizzuto. All ayes.

K. Schommer
12.08.14

**RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Conditional Subdivision Approval**

PROJECT NAME: Jon Pedro Subdivision
PROPERTY OWNER: Jon Pedro
PROJECT LOCATION: 399 N. Elting Corners Rd.
IDENTIFIED AS: 79.4-1-18

SEQR TYPE ACTION: unlisted action: NYS SEQR Negative Declaration
determination issued by Town Planning Board herein
APPLICATION DESCRIPTION: 4 lot subdivision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on December 4, 2014 at 7:00 p.m., there were board members:

	<u>Present</u>	<u>Absent</u>
Chairman Scott Saso	<u> X </u>	<u> </u>
Brad Scott	<u> </u>	<u> X </u>
Lawrence Hammond	<u> X </u>	<u> </u>
Carl DiLorenzo	<u> X </u>	<u> </u>
Dave Plavchak	<u> X </u>	<u> </u>
Fred Pizzuto	<u> X </u>	<u> </u>
William Ogden	<u> X </u>	<u> </u>
Alt, Peter Brooks	<u> X </u>	<u> </u>
Alt, Fred Riley	<u> X </u>	<u> </u>

The following resolution was moved by: William Ogden
Seconded by: Fred Pizzuto

WHEREAS, the applicant would like a subdivision of 45.45+/- acres of vacant land to create four new buildable lots;

WHEREAS, the Planning Board of the Town of Lloyd is empowered to review subdivision applications;

WHEREAS, the Planning Board held a duly noticed public hearing on December 4, 2014 and heard comment from neighbors, and

WHEREAS, the applicant has responded to numerous comments and recommendations from Morris Associates, Engineering Consultants; on the design of the driveways, and the applicant has satisfactorily amended the plans done by Brooks & Brooks Land Surveyors, P.C. dated March 6, 2014 with many revisions lastly being November 20, 2014 and Peak Engineering; dated May 30, 2014, with many revisions lastly being November 19, 2014; and

WHEREAS, the applicant submitted a Stormwater Pollution Prevention Plan for construction related activities for soil erosion and sediment control in May of 2014, with revisions August 12, 2014 and lastly September 30, 2014 prepared by Peak Engineering, PLLC; and

WHEREAS, on October 23, 2014, the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

NOW THEREFORE, BE IT RESOLVED, that pursuant to Section 276(5)(e)(iii) of the Town Law of New York State and the Subdivision Regulations of the Town of Lloyd, the Town of Lloyd Planning Board hereby grants Subdivision Approval to the Jon Pedro Subdivision as Applicant, as set forth herein upon the vote thereupon and the signature of the Planning Board Chairperson herewith.

BE IT FURTHER RESOLVED that the Town Planning Board hereby approves the 4 lot subdivision, with the following condition(s):

- 1) All fees will be paid in full including recreation fees for new lots.
- 2) NYSDEC wetlands permit for the Lot 3/4 driveway.
- 3) Construction of the shared portion of the Lot 3/4 driveway to ensure driveway is constructed per plans and allow the applicant to equally divide the cost of construction between the two lots.
- 4) Maintenance Agreement.
- 5) A note on the survey map with driveway as-built note.
- 6) All easement and reviews completed.
- 7) Driveway as-builts.

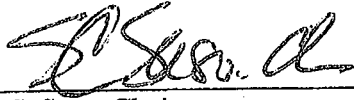
	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Brad Scott	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
Lawrence Hammond	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Carl DiLorenzo	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Dave Plavchak	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
William Ogden	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Fred Pizzuto	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Alt, Peter Brooks	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Alt, Fred Riley	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Ayes, Nay, Abstain, Absent

THIS VOTE IS CERTIFIED THIS 4th DAY OF
December, 2014

By: 
Secretary
Planning Board/Zoning Board of Appeals

THIS RESOLUTION IS APPROVED AND HEREBY
ORDERED TO THE RECORD THIS 4th DAY OF
DECEMBER, 2014

By: 
Scott C. Saso, Chairman
Town of Lloyd Planning Board

K. Scherov
12.08.14

RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Resolution of Subdivision Approval

PROJECT NAME: Jeff and Dawn Passante
PROPERTY OWNER: Jeff and Dawn Passante
PROJECT LOCATION: 847 N. Chodikee Lake Rd.
TAX MAP #79.2-2-2.120
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: 2 lot Subdivision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, December 4, 2014, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	X	
Brad Scott		X
Lawrence Hammond	X	
Carl DiLorenzo	X	
Dave Plavchak	X	
Fred Pizzuto	X	
William Ogden	X	
Alt, Peter Brooks	X	
Alt. Fred Riley Jr.	X	

The following resolution was moved by: Fred Pizzuto
Seconded by: Lawrence Hammond

WHEREAS, the applicant is proposing a two lot subdivision of their existing 7.67 acres of land. Lot #1 will provide a 4.853 acre lot with the existing residence and Lot #2 will hold the remaining lands of approximately 2.816 acres.

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Subdivision Map dated August 8, 2014 by Donald L. Brewer, P.L.S.

WHEREAS, the Planning Board discussed the proposed subdivision;

NOW THEREFORE BE IT RESOLVED THAT, on October 23, 2014 the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board issues subdivision approval with the following conditions:

- 1) Recreation fee of \$2,500.00 to the Building Department.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Fred Riley Jr.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 ayes 0 nays 0 abstentions / absent

VOTE IS CERTIFIED BY:

Peter Rohn

12/4/14
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso
Scott Saso, T/Lloyd PB Chair

0 12/04/2014
Date

Karey Schneider

12.08.14

**RESOLUTION
TOWN OF LLOYD PLANNING BOARD
Special Use Permit**

PROJECT NAME: Lara Rodrian and Christopher White
PROPERTY OWNER: Lara Rodrian and Christopher White
PROJECT LOCATION: 7 Homestead Hill
IDENTIFIED AS: SBL#88.17-5-19

SEQR TYPE ACTION: Unlisted Action
APPLICATION DESCRIPTION: Special Use Permit for an accessory apartment

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, December 4, 2014 at 7:00 p.m., there were board members:

	<u>Present</u>	<u>Absent</u>
Chairman Scott Saso	<u>X</u>	<u> </u>
Brad Scott	<u> </u>	<u>X</u>
Lawrence Hammond	<u>X</u>	<u> </u>
Carl DiLorenzo	<u>X</u>	<u> </u>
Bill Ogden	<u>X</u>	<u> </u>
Fred Pizzuto	<u>X</u>	<u> </u>
Dave Plavchak	<u>X</u>	<u> </u>
Alt, Peter Brooks	<u>X</u>	<u> </u>
Alt, Fred Riley Jr.	<u>X</u>	<u> </u>

The following resolution was moved by: Fred Pizzuto

Seconded by: William Ogden

WHEREAS, the applicant is adding a 16' x 44' addition to their home. The objective is to put in an accessory apartment, in the basement, for their mother as well as increase living space in the upstairs. The accessory apartment will be 610ft.

WHEREAS, the Planning Board of the Town of Lloyd is empowered to review special use permits;

WHEREAS, the Planning Board has reviewed floor plans for the above project done by M. Gillespie & Associates dated August 11, 2014, revised August 28, 2014, September 2, 2014 and again on September 11, 2014, and

NOW THEREFORE BE IT RESOLVED THAT on October 23, 2014 the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED the Planning Board hereby grants special use permit approval.

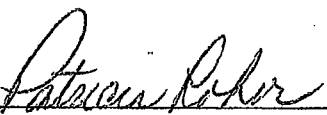
	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Brad Scott	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
Lawrence Hammond	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Carl DiLorenzo	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Bill Ogden	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Dave Plavchak	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Fred Pizzuto	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Alt, Peter Brooks	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Alt, Fred Riley Jr.	<u> </u>	<u> </u>	<u> </u>	<u> </u>

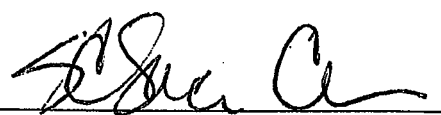
7 Ayes, 0 Nay, 0 Abstain, 1 Absent

Motion Carries

THIS VOTE IS CERTIFIED THIS 4th DAY OF December, 2014.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 4th DAY OF DECEMBER, 2014

By: 
 Secretary
 Planning Board/Zoning Board of Appeals

By: 
 Scott Saso, Chairman
 Town of Lloyd Planning Board

K. Schodauer
12.08.14

NRESOLUTION
TOWN OF LLOYD PLANNING BOARD
NYS SEQR Determination of Non-significance
And
Set Public Hearing

PROJECT NAME: Silver Fox Estates
PROPERTY OWNER: Silver Fox Corp. (William Chais P/S/D)
PROJECT LOCATION: 3130 U.S Highway 9W & Off Cross Creek Run
TAX MAP #80.3-2-3
SEQR Type Action: Unlisted
APPLICATION DESCRIPTION: 2 lot Subdivision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, December 4, 2014, at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	<u>X</u>	<u> </u>
Brad Scott	<u> </u>	<u>X</u>
Lawrence Hammond	<u>X</u>	<u> </u>
Carl DiLorenzo	<u>X</u>	<u> </u>
Dave Plavchak	<u>X</u>	<u> </u>
Fred Pizzuto	<u>X</u>	<u> </u>
William Ogden	<u>X</u>	<u> </u>
Alt, Peter Brooks	<u>X</u>	<u> </u>
Alt. Fred Riley Jr.	<u>X</u>	<u> </u>

The following resolution was moved by: William Ogden

Seconded by: Fred Pizzuto

WHEREAS, the applicant would like a two lot subdivision of 27.189 acres of land to provide an 8.07 acre lot for the existing residence. The remaining lands will be 19.12 acres,

WHEREAS, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

WHEREAS, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Subdivision Map done by Morris Associates, dated December 3, 2014 and revised.

WHEREAS, the Planning Board discussed the proposed subdivision;

NOW THEREFORE BE IT RESOLVED THAT the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

BE IT FURTHER RESOLVED that the Town of Lloyd Planning Board has set a date for a public hearing to be held on Thursday, January 22, 2015 at 7:00 PM.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<u>X</u>			
Lawrence Hammond	<u>X</u>			
Carl DiLorenzo	<u>X</u>			
Brad Scott				<u>X</u>
Dave Plavchak	<u>X</u>			
William Ogden	<u>X</u>			
Fred Pizzuto	<u>X</u>			
Alt, Peter Brooks	<u>X</u>			
Alt. Fred Riley Jr.				

ayes nays abstentions absent

VOTE IS CERTIFIED BY:

Patricia Rohrer

12/4/14
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso
Scott Saso, T/Lloyd PB Chair

12/4/14
Date