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WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, February 19, 2015

CALL TO ORDER TIME: 5:30pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Chairman Scott Saso, Lawrence Hammond, Fred Pizzuto, Fred Riley
Peter Brooks, William Ogden, David Barton; Building Department Director
Absent: Carl DiLorenzo, Dave Plavchak, Brad Scott

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

Sign Approval

Quality Dry Cleaners, 50 Vineyard Ave. Sign approval SBL#88.69-7-14.100

The applicant would like sign approval for his Dry Cleaning business.

Anthony Guerriero was present for the meeting.

There is a metal pole, left from a previous monument sign, in front of the dry cleaners. Mr. Guerriero would like to use three sides of this pole for his sign. He will be placing a long narrow strip sign on each of the three sides of the pole, no lights will be added. Doing all three signs still keeps him under the density. Mr. Guerriero informed the Board that he would eventually like to put a clock on top of the pole.

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

Administrative Business

Highland Public Library Elting Place, Special Use Permit SBL# 88.69-1-3.2 in R ¼ zone.

Proposed plans for the new Highland Library will be presented.

The Highland Library would like to construct a new +/- 11,250 square foot library building with appurtenances on a 2.16 acre vacant parcel. After completion, the library will move from its existing location, and the old library will be sold.

Nancy Hammond and Joanne Lowenthal, representatives for the Library, were present for the meeting.

Dave B: They are not here for Planning Board approval, I think they are here to tell you what their intent is. They are exempt from our zoning and are here for some input and advice.

Joanne: Thank you Dave for your comments and this group's understanding. What we bring to you is conceptual, if the community does endorse this then we will be getting into the details. You may be interested to know that along Elting Place will be the shorter part of the building so that we are not overwelming the houses on either side of the property. The Board looked at the proposed site and layout of the library. We know that neighbors are concerned about buffer zones and we certainly plan to maintain as much as we can with landscaping and shielding. We are not looking for high over head lighting, for the parking lot, probably low bollard type lighting. Since this is conceptual are there any other sensitivities that we should be aware of from your perspective?

Bill: Runoff is a topic that always comes up.

Scott: This is something that your engineers will address, my best advice is to communicate this before don't let it just come up.

Fred: I think the fact that you are leaving all of those trees around the side and back will make a huge difference for absorbing the runoff.

Nancy: I have asked Dave B. and he will have a meeting with our own engineer and whoever he suggests, the police, the highway dept., fire dept., water and sewer, and if any of you gentleman would like to come, you are more than welcome. Our first challenge to the architect was to design a library that the town of Lloyd people could afford and want. This has come together from input from which we have had numerous meetings.

Peter: About the buffering, I assume that what would bother people particularly in the winter time are headlights; maybe some thought should be given to evergreens.

Additional siteplan concerns usually looked at by the Planning Board would be where snow removal would go, dumpster location and screening, pervious and impervious surfaces and signage.

New Business

Sorbello, Sal, 612 N Chodikee Lake Rd, Special Use Permit SBL# 79.4-2-11, in R1 zone.

The applicant would like a special use permit to legalize his accessory apartment.

The applicant submitted revised plans from engineer.

Mr. Sorbello was present for the meeting.

The Board reviewed Mr. Sorbello's plans for a 576sf accessory apartment. Mr. Sorbello discussed the windows and sizes.

Dave B: The key to the window size is the clear openable space must be 5 square feet and no more than 48 inches from the floor.

The Board anticipates setting the public hearing next week for the March Meeting.

Tarpley, Robert, 343 Orchard Rd, Special Use Permit SBL#95.2-7-10.100, in A zone.

The applicant is looking to relocate to this location and bring along their four dogs. They are currently a small kennel operation where they breed and train german shepherds.

Mr. Tarpley was present for the meeting.

Mr. Tarpley had photos of cages he uses now at his current property. He explained that this proposed property has a 3 car garage and he intends to cut into it so that the caged dogs can be inside or outside. The photo also showed the shed that he would be bringing to the new property. Mr. Tarpley had a copy of a site plan which had the sketched location of the proposed shed.

Peter: Do we have rules about how many animals we can keep?

Scott: Yes, two. That is why he is here for a kennel SUP.

Mr. Tarpley informed the Board that his dogs are in training for search and rescue and would like to get more into police work.

Scott: So you have four of your own personal dogs? You will always have those four dogs there?

Mr. Tarpley: Yes.

Scott: Then how many do you go up to when you are training the dogs?

Mr. Tarpley: We try not to keep any of them in house. We have trained dogs on site but I try not to, because you can train a dog all day long but then he goes home and still steals hotdogs off of the counter.

Scott: So the four dogs that you have are yours and you breed off of those dogs.

Mr. Tarpley: Yes.

Peter: With the last kennel we did a maximum number of dogs and an age limit.

Scott would like to look into what was done for the last kennel because it was in a similar type of residential neighborhood.

Peter: Obviously some concerns are noise and smells.

Mr. Tarpley: We have been looking for the right property for months. These are our four dogs now; but when they get older and you cannot breed them much anymore yet they still have five or six more years to live, we do not get rid of them, we replace them kind of early and this can get up to six or seven dogs at a time.

Dave B: I think what the Board will want is a maximum number of dogs that you will ever have because the special use permit that they give you is like a license to have that amount. If you go over that you will be in violation.

Scott: A question we ran into before was what will you do with the waste, how will it get handled?

Mr. Tarpley: Initially what we did, where I am now, is have about 20 tons of pea gravel delivered and squared off a yard, and that is where they went all of the time. The urine filtered through and we picked up the waste and it went into its own can and would get picked up.

Mr. Tarpley informed the Board that he will use the pond on the property for swim training and bite work.

Dave B: So when you do the bite work the yard will be fenced?

Mr. Tarpley: The yard is not fenced, but it is tree lined all around it.

Dave B: So you have a dog that is trained to bite, the neighbors will ask this, a neighbor comes out and a dog runs off target how do you handle that?

Mr. Tarpley: What they go through first is a course of training so their obedience is sound, first leashed then unleashed and then we integrate some of the other stuff. It is a progression thing. I can stop any of my dogs anytime, every time. The dogs are not large dogs they max out at about 80lbs for the males and 65lbs. for the females, we have a 32gal. garbage can that gets filled about 1/3 of the way with waste, even if we have more dogs in the future you can still pick the bag up.

Scott informed Mr. Tarpley that the neighbors will most likely have concerns about having guard dogs being trained in an unfenced area.

The applicant was advised to think about a maximum number of dogs and other concerns that would come such as barking, dog's hours outside, and a waste disposal contract. The Board will research the last special use permit given for a kennel.

The Board anticipates setting the public hearing next week for the March meeting.

New Public Hearings

DeGroot, Patricia, 11 Ose Rd, Two Family SBL#87.2-7-13, in R1/2 zone.

The applicant would be requesting a special use permit to convert her father's former place of business (DeGroot Electric and HVAC) into two 1 bedroom apartments. The applicant will reside in one apartment and rent the other one.

The Board reviewed this application at last month's meetings and had no additional concerns. The public hearing is set for next week.

Colgan, Christina & Thomas, 8 Sara Ln. SUP SBL#95.2-3-15.131 in R1 zone.

The applicant is requesting a special use permit to add an accessory apartment over their existing garage for their parents use. The total area of the apartment will be 420 sf. Board of Health approval is required.

The Board reviewed this application at last month's meetings and had no additional concerns. The public hearing is set for next week.

Wang, James, 14 Roy Ln, Special Use Permit SBL#95.12-3-72, in R1/2 zone.

The applicant would like a special use permit to legalize an accessory apartment in his home. The apartment will be approximately 600sf.

The Board reviewed this application at last month's meetings and had no additional concerns. The public hearing is set for next week.

Administrative Business

The Board reviewed and discussed a map of a piece of the proposed Winery project, a conceptual plan that was zoning approved. This new plan is conceptual for a 100,000sf one level, industrial building with 200 parking spots to replace two of the formerly proposed light industrial buildings.

Dave B. informed the Board that Zumtobel is leaving so that building, which is about 170,000sf, will be free. Unfortunately there is no sewer connection.

Peter asked about the LED lighting and signs. Dave B. informed the Board that it was tabled last night at the Town Board meeting.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Lawrence Hammond. All ayes. 6:48pm