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

**Thursday, March 19, 2015**

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

**PLEDGE OF ALLEGIANCE**

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

**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**

**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 575s.f. accessory apartment.  
Lou DuBois was present for the meeting.  
The Board had reviewed this application at the previous planning board meeting and Page 1 of 10 has no additional concerns. The public hearing is set for next week.

**New Business**

**The Cake Artist Cafe, 199 Route 299, Siteplan, SBL87.11-1-26.200, in GB zone.**  
The applicant would like site plan approval to expand her current home-based business into a Cafe and Catering Company. Proposed is a ground level business that offers handicap accessibility from the front entrance. The Cafe will seat up to 19 patrons. There are 11 parking spaces in the front of the building where diners can park with 11 additional spaces in the rear of the building. Hours are from 7:00am until 3:00pm. It will also open by appointment. The Cake Artist Cafe will have retail, wholesale, and service-based revenue. The applicant, Gina Vaccarino, was present for the meeting.  
Lou DuBois, the applicant’s representative was present for the meeting.  
Ms. Vaccarino informed the Board that her intention was to open a small café bake shop. The idea is to have display cases with baked goods, individual items and custom cakes. The café side will have soup, salad, sandwiches, there will be a grab and go case with pre-made lunches as well as gourmet sandwiches and different specials everyday.  
This building is in Lou Olson’s commercial building on Rt 299. This business will be all the way on the right side of the building. There are some interior changes to make room for a kitchen. The Board reviewed the proposed plans and site plan.

Scott: Do you have plans for any signs yet?

Ms. Vaccarino had a rough draft of a sign that she would like. She would like to have a back lit box sign mounted on the roof and is interested in looking into a variance to increase the allowable size. This building is set back off the road so a bigger sign would be more visible.

Dave B: She will need two variances, roof signs are prohibited and as she said it is one square foot for every three linear feet of the building.

Dave B. to Ms. Vaccarino: There is a monument sign out front, have you spoken to Lou Olson about that yet?

Ms. Vaccarino: He did say he could add my name to that existing sign.

Dave: Is he under the square footage now for that sign?

Ms. Vaccarino: I do not know.

Dave informed Ms. Vaccarino that the property gets two signs one for the building and the monument sign. For your application it will be divided up on the building and monument sign and that will be between you and your landlord. The total sq. footage of the monument sign is 50sf per face, so 100sf total, and you can have two wall signs.

Ms. Vaccarino informed the Board that the roof sign she was looking into would not exceed the total height of the building. The space that she will be occupying is one story where the rest of the building is two story.

Lou DuBois and Gina Vaccarino will do more sign research and come back with more information.

Brad: The monument sign is probably 40ft. off of the property into the state property. To the extent that we are concerned about signs I don't see that we would want to improve upon that. I would be surprised if there were any variance or any documentation around that sign be on state property rather than on the property owner's property.

Scott: Other than that you show parking, traffic flow, dumpster in the back, do you have any plans for outdoor seating?

Ms. Vaccarino: I don't yet. There is not much room, if I could put anything it would be a small table for a two top.

Bill: No new external lighting involved?

Ms. Vaccarino: No, only the proposed sign if it goes through.

Scott: I see the 11 parking spots in the front with parking on the side, you have plenty of parking.

Peter: When we look here at this sign can we make sure that we are not adding to something that is already out of compliance.

Dave: If the building is out of compliance now Ms. Vaccarino will be limited by what else could be added, that is between her and her landlord. Ultimately someone will calculate the signage that is out there and give us some detail to what that number is and then the landlord will eliminate or reduce some sign and Ms. Vaccarino will be limited by what is left.

Peter: And that is something that you will keep track of?

Dave: That's right.

Carl: Will you be doing wholesale out of there?

Ms. Vaccarino: Yes, I will do delivery because I do delivery for a lot of my cakes on the weekend. Of course they are welcome to pick it up. I would have to hire someone to carry that out. Usually for the wholesaler it is enough of a volume that it works for my business plan.

Scott: Assuming we work out the sign details, we will set the public hearing next week for next month.

## **Administrative Business**

### **Sawyer Savings Sign Route 9W**

Patti Brooks with Brooks & Brooks Surveyor, the applicant's representative, would like to speak with the Board about the placement of the sign at this newly constructed and approved site.

Patti Brooks of Brooks & Brooks Land Surveyor, the applicant's representative, was present for the meeting. Patti showed the Board photos of the existing Sawyer Savings Bank sign on Route 9W.

Patti: The difficulty here is everyone seeing or 'not seeing' is what the problem is here. As you are heading south on Route 9W because of the elevation of the roadway, here we have a 246, a 240, a 236; our sign, by the time you come up to this 6ft sign the top of the sign is only the elevation of the roadway at 150ft away from the sign, so you cannot see it. What we are looking to do is leave the sign the same and raise the base by another 5ft. When you look at a photograph the bottom of the sign is all that you can see. So if we raise it up, the height of the sign, then the base of the sign will be visible. The sign itself is 4ft. high. The total sign is 6ft. high.

Peter: The base extension will be made out of what?

Patti: Stone.

Bill: In a sense still a monument sign.

Patti: That is the goal. My understanding of the new sign code was to get rid of the old ugly poles.

Dave P: So it goes from 6ft. to 9ft.?

Patti: From 6ft. to 11ft. The original sign there was 17ft. tall.

Dave B: This will need to go to the Zoning Board of Appeals.

Patti: I understand. I was looking for a favorable recommendation from the Planning Board. I will go back to Timely Signs and Sawyer Savings, get it together, and come back to the ZBA and Planning Board for approvals.

## **Extended Public Hearings**

### **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 641sf.

Mr. Wang was present for the meeting.

Darcy Smith, interpreter, was present for the meeting.

Scott: There is nothing new to report on the design of this project. We had the public hearing last month and it has been held open until next week. Mr. Wang has a copy of the minutes from the public hearing. Is there anything that we want to talk about now?

Brad: I do think it was presented at the last meeting that the way this residence has been run in the past is out of character with the neighborhood and that concerns me.

Peter: Did we get a request from one of our absent members to meet again before next week's meeting?

Dave B: We did. He has a report from the police which he will deliver to you the next time he sees you.

Mr. Wang: I had an interpreter here last time and did not really understand what was going on, so I asked for this professional interpreter to come in for this meeting. I did not really have the opportunity to speak out initially with that interpreter so I sent a letter to my neighbors to see if they can come next week with this current interpreter if that is alright. They have not really had a chance to tell me their feelings about this because of the communication barrier so if they had any issue with this I would not know. At the public

hearing next week I thought I could tell them and they could ask me and tell them that I see safety as a real priority.

Scott: Did you have a chance to read the minutes?

Mr. Wang: Yes.

Scott: You will have the opportunity to address the neighbors next week.

Mr. Wang: Agreed. I think we have the same goals I think the focus is the same in terms of wanting things worked out for everyone.

Mr. Wang: Will we be reviewing the designs in detail next week?

Scott: We have done that already, reviewed the designs with Louis DuBois. We discussed them at the workshop last month.

## **New Public Hearings**

### **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 currently are a small kennel operation where they breed and train german shepherds.

The Board reviewed this application at last month's meeting. The Board received all of the information they needed from the applicant. The public hearing is set for next week.

## **New Business**

### **Wettels, Heidi, 112 Station Rd, Special Use Permit SBL#86.4-1-12.110, in A zone.**

The applicant would like to acquire a special use permit for a home occupation of a dental office. It would require a 2 car garage conversion into the dental office. The office would employ two people and see two patients at a time. Proposed parking would be for six cars, two of which are the owners. Office hours would be Mon. thru Fri. 3:00pm to 9:00pm. The applicant would like a sign on Station Rd.

Ms. Wettels was present for the meeting.

Scott read the letter from the Building Department:

Application Review re: Wettles SUP Home Occupation Dental Office

S.B.L.86.4-1-12.110

Zone: A

Date: 03/19/2015

Dear Scott Saso, Planning Board Chair, et al. :

I have reviewed the application for 112 Station Road and have the following comment:

This application proposes to create a home occupation via Special Use Permit for a professional office in the home listed above. The use will be a dental office. Parking appears sufficient for multiple vehicles, though if the number of spots is constantly filled, some adverse impact may occur to surrounding properties. Although it is impossible for the board to limit the number of patients seen, some consideration might be given to the hours of operation.

A small sign is allowed for home occupations, though no detail given at this point.

I have no other comments at this time.

Yours Truly,

David E. Barton II

Town of Lloyd, Building Department Director, Code Enforcement Officer

Peter: Are there residential neighbors?

Ms. Wettels: There are.

The Board discussed this location and the neighborhood.

After the snow the applicant plans on taking out a tree to square off the parking, which she intends to have paved. She informed the Board that there is an existing walkway that leads to a side door into the garage and that will be the entrance into her office. There will be no structural changes.

Dave B: This is a Home occupation type II.

Scott: So it is just going to be one dentist, one hygienist and two chairs.

Bill O: Have you thought about signs?

Ms. Wettels: I am not looking for a grandiose sign only because they should have an appointment, it is not drive by traffic that I am looking for.

Dave B: She is allowed 4 sq. ft.

Ms. Wettels: Again this is not to attract traffic it will be used as a marker. There is an existing marker out there, so people are used to seeing some signage there, this would just be a replacement of an existing sign. I have a legal question. If I have a fixed object and someone trespasses and runs into it and it is not lit am I liable?

Peter: That is a question for your lawyer.

Ms. Wettels: I do not want a new sign it will just be vandalized or run into by someone. I will just replace the marker that is out there.

Bill: Being as this is a marker you may want to think about a small sign maybe 1'x 2' over the garage or something.

Ms. Wettels: I am thinking maybe an entrance sign, up on a shingle, near the walkway.

Brad: I would like to see more signs in the residential home occupations because the problem we find is that people cannot find you and then they are knocking on doors and that is where it becomes out of character with the neighborhood. Then it can become an obstruction to the privacy of homeowners so I really do like to have the businesses marked.

Ms. Wettels: The garage door, when you pull in, has a lighting fixture. I could put a plaque right under the lighting fixture.

Dave P: Do we think the six parking spots are enough? It seems like it is going to be three fixed and three open spots.

Brad: If you have two spots, two will be for employees, and four clients that would be 8 spots needed.

Dave P: Two clients in chairs and two in waiting room.

Ms. Wettels: Negotiable.

Scott: If you are removing that little island it may give you the room to add a seventh spot. If you are fixing the parking add it in right from the beginning.

Ms. Wettels: Ok seven spots.

Larry: Does she need a handicapped spot?

Dave B: She does not. This does not trip enough spots.

Scott: Anything else like garbage or waste?

Dave B: How do handle medical waste?

Ms. Wettels: A company comes and picks up contained items.

Peter: Is this a supplemental location to you?

Ms. Wettels: It would be nice if it were not. At this point it is just to service a small population of business owners so it can be secondary in that respect. I have a practice up in Woodstock.

Scott: The hours are 3:00pm to 9:00pm. It is hard to get to the dentist sometimes by 5:00pm.

The Board discussed the proposed hours and thought it best to change from 3pm-9pm to read as closing at 9:00pm.

Brad: I would just ask you to consider some lighting for the later appointments.

Scott: Maybe a solar LED.

Ms. Wettels: How about some tree lighting.

Board agreed.

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

**Scenic Hudson - Garrity, 161 Vineyard Ave, Subdivision SBL#87.4-5-8, in R1/2 and R1 zone.**

This is an application to separate a 2 acre lot with existing house, barn and outbuildings from the remaining 240.3 acre vacant tract. This vacant land will be maintained as vacant land under a land conservancy with public access.

Matt Shipkey, representative from Scenic Hudson, was present for the meeting.

Scott: Are we basically doing these at the same time?

Dave B: The hiccup for Olson was that no subdivision was possible because there would be no road frontage. So Scenic Hudson is going to conjoin the lots leading up to it from Olsen to the Gaffney piece, over the mountain, to attach to Olson so that it will have road frontage.

Dave B: The first application you are looking at is the old Chance house, they are going to carve that off of the Gaffney piece and then Scenic Hudson has entered an agreement, as I understand, with the Historic Society and they will take control of that house and use it for Historical Society stuff. The second thing is the Olson piece and this is going to include the lot line revisions.

Brad: So the Olson piece right now is it land locked?

Dave B: It is not. It is actually the apartments he has over on Pancake Hollow Rd., they are going to carve the back of that off and conjoin that to the Gaffney pieces.

Peter Brooks recused himself, his wife is on the Board of the Historical Society.

The Board reviewed the maps of the proposed subdivision.

Bill: This is the application where they were concerned about the safety because of the sharp curve in the road. The first time we went through this (Administrative Business 9-18-14) there were a lot of safety concerns.

Dave B: What you will see on these maps is that the entrance closest to the house is a tough entrance because it is so close to the curve. If you look on the map Scenic Hudson is granting them an easement to come out the second entrance which is the safer entrance. It is a little wider, you can see better in both directions.

Dave P: Are they closing the other driveway?

Matt S: No.

Dave P: Don't we have the same safety concern as before if it is left open?

Dave B: When they do their other piece they will talk about traffic flow, right now the only thing we are looking at is subdivision. So right now we are not looking at the Historical Society's use of the property.

Scott: The goal is we have enough frontage to make it stand on its own and it has a driveway.

Matt S. informed the Board that the barn is too close to the property line.

Dave B: If Scenic Hudson was to retain ownership of the drive, the lot line would be too close to the building, it should be 15ft. you are not allowed to create a non-conforming lot.

The Board discussed this being an old shed or chicken coop, some kind of accessory.

Bill: It sounds like it is not a permanent structure.

Dave B: I do not think that you need a variance. You are not creating a non conforming lot, you are creating a non-conforming setback.

Brad: I think it is okay.

Dave B: I think you should stay here. I will not send you to the ZBA. I think you should change the line to where you want as long as you have the frontage and plenty of acreage.

Matt: The driveway is the access to the rest of the property so we would prefer to own it. The Board is satisfied with this application and anticipates setting the public hearing next week for April 23, 2015.

Peter Brooks returned to the meeting.

**Scenic Hudson - Olson, Illinois Mt, Lot Line Revision, SBL#87.4-5-23.100, 87.4-1-13.111, 87.4-5-4.111, 87.4-5-4.120, 87.4-5-5, 87.4-5-6, 87.4-5-7 and 87.4-5-8 in R1/2 zone.**

The proposed action involves Scenic Hudson acquiring a portion of the lands of Olson (Approx. 52.44 acres) to be merged with the adjoining lands of Scenic Hudson. The proposed parcel to be acquired from Mr. Olson is detached from the parcel's existing road frontage on Pancake Hollow Rd. In order to facilitate a connection to road frontage the proposal involves merging several adjacent parcels of land owned by Scenic Hudson and ultimately deriving access to Vineyard Avenue (Rt. 44/55) through SBL 87.4-5-8.

Matt Shipkey, representative from Scenic Hudson, was present for the meeting.

The following parenthetical discussion is copied from the application Scenic Hudson-Garrity which preceded this application.

*(Scott: Are we basically doing these at the same time?)*

*Dave B: The hiccup for Olson was that no subdivision was possible because there would be no road frontage. So Scenic Hudson is going to conjoin the lots leading up to it from Olsen to the Gaffney piece, over the mountain, to attach to Olson so that it will have road frontage.*

*Dave B: The first application you are looking at is the old Chance house, they are going to carve that off of the Gaffney piece and then Scenic Hudson has entered an agreement, as I understand, with the Historic Society and they will take control of that house and use it for Historical Society stuff. The second thing is the Olson piece and this is going to include the lot line revisions.*

*Brad: So the Olson piece right now, is it land locked?*

*Dave B: It is not. It is actually the apartments he has over on Pancake Hollow Rd., they are going to carve the back of that off and conjoin that to the Gaffney pieces.)*

Matt S. explained to the Board that Scenic Hudson would like to acquire a portion of Lou Olson's land. In order to do that all internal lots need to be merged in order to make it one contiguous lot with road frontage off of Vineyard Ave. If they did not combine the lots they would be creating a land locked parcel (the new piece from Lou Olson) and this is not allowed.

Dave: Does Scenic Hudson have any intent of doing anything on these parcels?

Matt: No. It is really meant as a buffer of the town's reservoir and watershed lands and some passive use trails and just protecting the biodiversity that is up there.

Peter: The other side of this is Bearean Park.

Dave B: That is right. That is the Town's.

Bill: Is there any intent to have hiking trails in there?

Matt: Potentially. There is a network of trails.

Dave B: The Town has worked closely with Scenic Hudson to incorporate our trails with theirs.

The Board was satisfied with this application and anticipates setting the public hearing next week for April 23, 2015.

**Darmochwal - VJA Realty, 3725 Route 9W, Siteplan, SBL#95.2-2-12.100, in LB zone.**

The proposed new business will be a service oriented comfort footwear retail store. The retail area will occupy approximately 600sf and there are no proposed structural changes.

Dr. Darmochwal was present for the meeting.

Scott read the Building Department Director's comment letter:

Application Review re: Darmochwal Site Plan

S.B.L.95.2-2-12.100

Zone: HBD

Date: 03/19/2015

Dear Scott Saso, Planning Board Chair, et al. :

I have reviewed the application for 3725 Rt 9W and have the following comment:

This application proposes to site a specialty shoe store at the location previously occupied with a doctor's office. This requires site plan due to the change of use. Parking is sufficient for the proposed retail operation.

No sign or lighting detail has been submitted. It is unclear if the building façade will be altered in any way. It is assumed that traffic flow will remain the same, though this is not indicated on the map. Hours of operation should also be indicated.

Note that this will be the first application which will fall under the recently adopted Highway Business District and therefore may have certain design guidelines applied to it, where applicable.

I have no other comments at this time.

Yours Truly,

David E. Barton II

Town of Lloyd, Building Department Director, Code Enforcement Officer

The Board reviewed a 2003 survey map of the proposed site.

Scott: Some of Dave's concerns will be our concerns as far as signage, what you will be doing out front, traffic flow probably won't change. Are you using the upstairs of the building for the shoes store?

Dr. Darmochwal informed the Board that she does not practice out of that location anymore. She used to sell shoes out of her practice for patients who needed specialty shoes through Medicare or anyone who wanted to pay the price for them.

Dr. Darmochwal would like to open a shoe store similar to Montano's shoe store in Saugerties, saying that there is a lack of this type of shoe store for people who need shoes that are friendly for the inserts she makes, friendly for their feet, comfort shoes. Her husband and his partner will run the store and they will hire staff.

Scott: Do you see yourself branching out to sell other types of shoes?

Dr. Darmochwal: I would like to see this as becoming very successful and, if it can support it, use one of the rooms to put in an athletic shoe area. We have a treadmill and video camera and people would come in and use the treadmill and we would design and make recommendations on shoes and inserts.

Scott: What is there now?

Dr. Darmochwal: It is empty and has been for a couple of years.

The Board discussed the current site noting that there is Town sewer and a well.

Scott: Any outside changes to the façade or anything?

Dr. Darmochwal: No, just the signage. I have a sketch of conceptual appearance it probably won't be the sign. I am still forming the corporation. There is an existing sign stand there that still has my name on it. I believe it is 2'x6' on the post; the anticipation is to make it larger maybe 4'x 6'. Right now I would use two lights on each side shining up to the sign. On the outside of the building attached to the building there is a larger sign from my practice which I would like to replace.

Brad: I think we need some more details on the sign. I think we will need to see more about that on the site plan.

Scott: It should be shown on the site plan.

Dr. Darmochwal: There is an existing post for a sign there already, where my sign exists.

Brad: It is a different business right, so we will want to see more of a sign design rather than just the concept.

Peter: You want to use the same structure and just put a larger sign on it?

Dr. Darmochwal: Yes.

Dave P: We will need to see the specs of the sign and size of the monument.

Brad: You also want to change the sign on the building, maybe bring in a photo with the size so we could figure out what the total signage is. We will need all of the sign specifications and what they will look like.



Carl: In years past I have come out of this property and I do not think it is safe to make the left turn on to 9W. I am wondering if upon exit of the property we can have a sign that says right turn only.

The Board discussed the difficulty of the left turn and noted that people exiting could easily make a right hand turn to Chapel Hill Rd. and go to the light.

Carl: If you do any type of volume there as far as customer traffic leaving it could become an issue down the road.

Dr. Darmochwal: I would love to think of this as becoming very successful.

Dave P: We need to look from the perspective that this may become very successful and then you put a second business in there and have more traffic, we are just looking ahead.

Bill: 9W just keeps getting busier and busier; I would not feel comfortable making a left out of there.

Scott: We will need the hours of operation.

Dr. Darmochwal: It will be 10am to 6pm.

Scott: We will need to see that on the map.

Dr. Darmochwal: I can take one of these maps and just write the information on it?

Dave P: You will put notes on the map.

Peter: (To Dave B) Are you okay with just using a 12 yr. old map that was not designed for this purpose?

Dave B: Are you okay with it? There are no changes to the plan as you see it now, I think I am.

Larry: Do we want landscaping and so on.

Dave B: That is the other end that is why I asked in my letter if there were exterior modifications.

Peter: If you are not changing the exterior of the building and just want to change out the sign, (did not finish)

Dr. Darmochwal: Even the sign is existing.

Brad: If you are handy enough to be able show the right turn only, and able to demonstrate where the signs are and have neat notes to demonstrate the hours of operations.

Dr. Darmochwal will get a copy of a professional site plan from the Building Dept. as a reference.

Dave B: You will need a signature box for the planning board's approval.

Brad: This really is not a site plan yet it is a survey. You need to change it into a site plan.

Peter: I am afraid you will need a professional to do this for you.

Scott took a vote from the Board on whether this map is okay or would they want a professional site plan done.

Bill: I think this is okay as long as notes and signature box is added neatly.

Dave P: And sign specs.

Larry: This is not a site plan and she is here for site plan approval.

Dave P: To be consistent with what we have asked for in the past I think we need the site plan.

Larry: To keep in line with everybody else a site plan.

Carl: I agree a site plan. Or see what she can come back with first before going for the professional site plan.

Scott: I think we have a majority that we are going to want to see a professional site plan. Again we are thinking success and long term. I am very sensitive to someone having the expense as they are starting a new business but we need to be consistent with what we do and look long term.

Dr. Darmochwal: Even for this small amount of square footage? This is 600sf of use and 12 parking spots that are there. What I used this for before certainly was busier than what I anticipated this 600sf being used as.

Scott: That was pre site plan I would say. Now the change of use triggers a site plan and a site plan triggers a new map.

Brad: We have come up with a list of things we would like to see on a site plan and in the last few years have become a lot more formal about it and as Scott said be consistent with it. That was probably perfect then but over the last twelve years, since most of these Board members have been serving; it has really been changing to get things a little more standardized.

Dr. Darmochwal: Now as a landlord, say the shoe store does not make it and another business wants to come in there do I need another site plan, Planning Board, and all of the expenses that come along with it? Is that how it works?

Dave B: I am the one who gets to decide that. Probably not. If you lay out all of the bits and pieces here the retail use is more onerous in terms of impact than office use. Retail use requires more parking, typically there is more in and out. Office use people come and sit and stay for a while. I think that your use is a great use and that it will be successful. I do not think you would need to come back if it were an office or even a retail space.

Scott: Once you have it you will have it and will make whatever you do in the future that much easier.

Dave: The only way you would have to come back is if you added 2,000sf onto the building.

Carl: Once you have a site plan and if you need to make a change that is a nominal cost to make a change. The Board would like to see signage on map (including no left turn), hours of operation, signature block, parking defined. The applicant was directed to look at the code section 100-53 for site plan information.

**Rozzi, Stephen & Margaret, 90 Pancake Hollow Rd, Special Use Permit, SBL#95.1-1-20.110, in A zone.** The applicant would like a special use permit to add a 656sf accessory apartment into his home. He currently has a finished basement.

Stephen Rozzi was present for the meeting.

The Board looked at a sketched plan the applicant submitted and requested a more professionally scaled drawing.

Dave B: This is one of the nicest layouts I have ever seen. I did not even know he had a finished basement until I was down there.

The Board discussed this request and if the square footage is over 650sf the new accessory apartment language gives permission to the Board to adjust the square foot limitation.

The applicant will come back with revised plans.

## **Administrative Business**

Dave B. informed the Planning Board that the Town Board adopted the sign moratorium last night. An email of the new language for the signs, which is no different than you saw, will be sent around tomorrow. The public hearing should be set at the Town Board meeting next month and maybe there will be a sign ordinance on the ground for May.

Bill: Something came up tonight that may need to be addressed (site plan for Olson 199 Rt. 299), if a guy's property is a half of a mile back should there be some formula for making the sign larger?

Dave B: Our ordinance suggests that in a business plaza, which I would call three businesses, a master sign plan be created for signs.

The Board discussed signage at the property of Lou Olson, and the concern of adding to a sign that may not be properly permitted, signage in the right of way and set back properties.

Lou Olson will be asked to come into the building department to discuss his signage at this property.

Peter informed the Board that the Ulster County Planning Board thought it would be nice for the Town of Lloyd to have an alternate member for their meetings. The alternate would only be needed if Peter could not make the meeting.

Highway Business Zone (HBZ) was approved last night. The design standards that Peter and company put together are in place for that district. Dave will circulate a new map and code updates as soon as it is filed with the Secretary of State.

A **Motion** to adjourn was made by Fred Pizzuto, seconded by Dave Plavchak. All ayes. 7:43pm.

The Planning Board will meet next week at 6:30pm (a half hour earlier than regular meeting time) in the Building Department to discuss the special use permit for Mr. Wang.