

Town of Lloyd
BUILDING DEPARTMENT
"The Gateway to Ulster County and the West"
OFFICE OF BUILDING DEPARTMENT SUPERVISOR

Application Review re: Passante Subdivision

S.B.L.79.2-2-2.12

Zone: R1

Date: 5/15/2014

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

I have reviewed the application for 847 North Chodikee Lake Road and have the following comments:

The submitted map, dated May 4, 2014 by Donald Brewer, P.L.S, lacks articulation of the building lot area. Per section 100-13 of the Town Ordinance (Zoning Code):

Buildable acreage.

(1) Permissible residential density for any parcel shall be based upon the parcel's buildable acreage. The applicant shall demonstrate the buildable acreage by subtracting from the total (gross) acreage of the proposed development parcel(s) the acreage of "unbuildable natural features."

(2) *Unbuildable natural features consist of wetlands and any required one-hundred-foot adjacent areas, water bodies, watercourses, lands within a FEMA-delineated one-hundred-year floodplain, cemeteries, steep slopes (2,000 square feet or more of contiguous sloped area at least 10 feet in width), and acreage subject to a long-term easement that expressly prohibits development. In addition, a fifteen-percent allowance for roads, drainage features, and lot shape irregularities shall be deducted from the unconstrained acreage. Permissible residential density shall be based on the amount of acreage that remains after deducting the acreage of unbuildable natural features and the roadway/drainage allowance.*

(3) The Planning Board's determination as to permissible density shall be based on a certified survey of the parcel(s) and delineation of the unbuildable natural features by a licensed land surveyor and by a tabular presentation by the land surveyor of the gross site acreage and each of the subtracted land areas set forth above." [emp mine].

It is unclear if the proposed area of Lot 2 encompasses 1 buildable acre. Per #3 above, the survey should clarify.

I have no other comments at this time.

Yours Truly,

David E. Barton II
Town of Lloyd, Building Department Director, Code Enforcement Officer

New Public Hearing

DiCapua, Alyssa and Peter, 168 South St, Special Use Permit; SBL#87.3-5-12, in A zone.

The applicant would like to start a home occupation business consisting of a high end, one bedroom bed and breakfast suite. Parking will be located on site. There will be no additional external lighting, other than what is already present. A small discreet engraved sign will be placed above the front door.

The Board reviewed this application last month and set the public hearing for May 22, 2014.

Scott Saso recused.

Dias, Joao, 565 Riverside Rd, Site plan SBL#88.1-1-4.200, in DB and R1 zone.

The applicant is requesting siteplan approval for his existing concrete storage business.

The Board reviewed this application last month and set the public hearing for May 22, 2014.

Scott Saso returned to the meeting.

Administrative Business

New Paltz Application review.

90 Old Rt. 299 - subdivision.

The Board reviewed a subdivision application that has been referred from the Town of New Paltz. The Board concurred that this subdivision has no impact on the Town of Lloyd. The Board had no further comment.

Sign Approval

Xpert Auto, 3440-3442 Rt. 9W SBL# 88.1-6-11

The applicant would like approval of an 18.5 sq. ft. sign made of lettering on their building.

Site plan approval and sign approval were recently given on this parcel for a different business. Xpert Auto will be the primary lessee.

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

The Board agreed to the sign proposed.

9W Corridor South

The Board discussed the formation of a subcommittee of the Planning Board, with the possibility of a Town Board Member, to do a corridor study. The Ulster County Planning Board reviewed the Town's application to run water down 9W south, as a suggestion the County recommended a corridor study because not all of the parcels that run down south are useable for commercial use. Volunteers will come up with standards for what would be allowed there. A letter will be given to the Supervisor recommending volunteers. Scott Saso, Dave Plavchak, Lawrence Hammond and Fred Pizzuto have volunteered. (The 9W South Visionary Corridor Committee.)

Dave B. informed the Board that Bridgeview may be back in front of the Board to request sheds. The Bridgeview Homeowners Board can rewrite their by-laws. The Planning Board is open to the idea of sheds as long as the building coverage is covered on the siteplan. Dave B. encouraged Board members to drive by and look at the site.

A **Motion** to adjourn was made by Dave Plavchak, seconded by Fred Pizzuto. All eyes.