

**APPROVED:**

**MOTION BY:**

**AYES:**

**NAYS:**

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

**SECONDED BY:**

**ABSTENTIONS:**

**ABSENT:**

Certification of Receipt

By: \_\_\_\_\_  
Rosaria Peplow, Town Clerk

Date: \_\_\_\_\_

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

**Thursday, May 21, 2015**

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

**PLEDGE OF ALLEGIANCE**

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

---

**Administrative Business**

**Sign – Underground Coffee & Ales, 74 Vineyard Ave., SBL#88.69-7-7 in zone.**

Sign details for proposed coffee and ales business were reviewed.

Erin and Jeremy Intonti, the applicants, were present for the meeting.

The new establishment will specialize in craft beer and coffee.

A **Motion** to approve the sign for Underground Coffee & Ales was made by Fred Pizzuto, seconded by Lawrence Hammond. All ayes.

Dave Plavchak arrived 5:40PM.

**New Business**

**Ireland, David, Special Use Permit, 66 Mayer Dr, SBL#95.12-2-13, in R1/2 zone.**

The applicant is requesting a special use permit to add a 425sf accessory apartment into his home.

David Ireland was present for the meeting.

Mr. Ireland informed the Board that the area to be used for the accessory apartment is the existing area on the rear of his garage. The Board reviewed photos of this structure and how the tenant would access the apartment.

There is an easement on this property and a question about the location of the garage being on the easement. The Board has requested a survey map of the property for consideration of the accessory apartment and a floor plan done by an engineer. The survey should show where the easement is and plot the house, driveway, shed and anything else on your property. The Board discussed the history of accessory apartments and how this application, having the apartment in the primary residence and having its own entrance, does fit into this neighborhood. The applicant should come back with a survey.

**Acampora, Joseph, Special Use Permit, 308 South St, SBL#94.2-2-6.100, in Ag. zone.**

The applicant would like to create a one bedroom 743sf accessory apartment in his existing basement.

Mr. and Mrs. Acampora were present for the meeting.

The applicant's house is on the border of Plattekill, he does pay all of his taxes to the Town of Lloyd. The Board reviewed a floor plan done by the applicant and a siteplan with engineered house plans done in 2005 by Louis Dubois, PE. This is an existing building with original house plans, the Board is fine with the extra square footage being requested by the applicant. The applicant was asked to recalculate the square footage to include the little bump out shown on his house plans.

The Board discussed setting a precedent by accepting applicant sketched floorplans. Mr. Acampora's plans are drawn to scale and are legible and are coming off of engineered drawings. The Board was polled and the majority accepted these plans. If approved the applicant will follow up with building permit.

The public hearing will be set next week for June 25, 2015.

**Kelley, Steven and Debra, Siteplan 227 South St, SBL#86.4-3-42, in A zone.**

The applicants, Steven and Debra Kelley, desire approval to host events upon the premises above. The applicants will reside upon the premises. The concept is to rent the grounds and make available a portion of the barn which is approximately 2,100 square feet for dancing, etc. with occupancy limited to 100 or fewer persons. Tents would be permitted about the grounds for purposes of cooking, seating, etc. Portable rest rooms will be utilized. The Kelley's house will not be used.

Stuart Weiss, the applicant's attorney and representative, was present for the meeting.

Mr. Kelley was present for the meeting.

The applicant revised his sketch plan to show emergency access off of Station Rd. should it be needed. The sketch also shows the parking area coming off of the driveway using lanterns or something similar for lighting.

Mr. Kelley: Our daughter was married here on our property and so was I many years ago. We have had many compliments on our property with many people suggesting we do events there.

Peter: The problem that we raised last time you were here was that immediately adjacent to your property is a subdivision which is starting to pull building permits. The concern would be instead of having woods next to you, you would have as much as 29 residents.

Mr. Kelley informed the Board that he owns two additional lots adjacent to this lot, which he will bring back to the Board for a lot line revision in the future. The new construction would be 500ft. away.

Peter: My experience, these days, is when you go to a wedding and the band plays you need to wear ear plugs because the music is so loud. Everyone in the subdivision will hear that.

Mr. Weiss: I did add a note on the sketch that we are subject to a light and sound ordinance.

Dave P: I thought we discussed that after 9:00PM or so, music will have to be inside.

Mr. Kelley: This is only going to be a small event venue. I think that 100 people would be our upper limit.

Bill: That would have to include staff so you are talking about roughly 40 couples.

Carl: This is not a bad idea it is a good idea, we are promoting Agri-tourism. But if those new houses were already in and we went to a public hearing you would have your hands full.

Dave P: Is there any way to restrict the music to the barn?

Mr. Kelley: Some people may like the barn but many may like to have a tent. It is a nice property and there are a number of spots where someone could actually have their ceremony.

Scott: We could make some sort of a condition that restricts expanding too far you will keep a natural buffer.

Peter: One of your problems is that you have an existing competitor not too far from you that has caused endless complaints.

Mr. Kelley: I do not think he went through the process like we are.

Peter: He is doing what you want to do and his neighbors hate it.

Scott: We do need to be sensitive to this, we do not want to create a use that could be a problem when people move in.

Peter: There is a noise ordinance after 8PM and unfortunately the noise ordinance is hard to enforce.

Bill: At the last meeting we discussed the band or noise maker inside after 8pm and no fireworks.

Mr. Weiss: Remember that the applicants actually live here.

Dave B: If they go above 100 people that would trigger a sprinkler system.

Mr. Kelley informed the Board that the barn is over 10,000 sf. and he is only going to using about 2000 sf., just part of one floor.

Mr. Kelley invited the Board to go out to the property and walk around with him.

Scott: I do not think anyone is questioning the plan, the site, or the use now. I think the struggle some of us are having is what will happen in the future. You do have the property on both sides so that is good. This is a home occupation and that has to be owner occupied.

Larry: I think if we put some restrictions on it this should be fine.

Scott: So we are thinking about hours of operation, limiting the total number of people to 99, indoors at 8:00pm, and retain ownership of adjoining lots.

Dave B: The building code reads so that if you have 99 occupants the barn needs to be 1485sf. If over 1485sf. the sprinkler system needs to be added.

Mr. Weiss will update his plans.

The Board anticipates setting the public hearing next week for June 25, 2015.

## **New Public Hearings**

### **Valentino, Joseph and Jean, Lot Line, 188 Perkinsville Rd, SBL#95.4-1-5.121 & 5.123, in R1 zone.**

The applicants are proposing a lot line revision to convey a 0.77 acre parcel of land with an agricultural building from an existing improved 2.15 acre residential lot to an existing improved 1.16 acre residential lot. This action will reverse a lot line revision that created this lot configuration in 2008. The resultant parcels will be 1.38 acres and 1.93 acres in size.

No additional Board concerns.

The public hearing is next week.

### **Adonai Lodge #781 and Torson St. Jude, Lot Line, Main St, SBL# 88.69-1-6 & 7.100, in CB zone.**

The applicant's, Torson St. Jude and Adonai Lodge 781 propose a lot line revision to convey a 0.34 acre vacant parcel of land from an existing improved 1.35 acre lot to an existing improved 2.13 acre commercial lot with funeral home. The conveyance will provide additional space for parking and access for the Torson Funeral Home parcel.

No additional Board concerns.

The public hearing is next week.

### **Cusa SCC Holding Corp, Subdivision; 86-88 New Paltz Rd, SBL#87.4-3-21.200 & 21.100, in R1/2 zone.**

The applicant has revised his maps for the purpose of subdividing portions of said lots to form a 3rd lot resulting in three residential parcels.

No additional Board concerns.

The public hearing is next week.

## **Extended Public Hearings**

### **Wang, James, Special Use Permit, 14 Roy Ln, 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 applicant is out of the Country until July.

The Board will extend the public hearing next week.

## **Administrative Business 2015**

### **Sign – Krinsky, Pam 419 N. Riverside Rd. SBL#87.2-5-14, in R1 zone.**

Ms. Krinsky would like sign approval for her art school.

A **Motion** was made to approve Ms. Krinsky's sign was made by Dave Plavchak, seconded by William Ogden. All ayes.

### **Sign - Speedway, 3572 Route 9W, SBL#88.17-6-14.110, in GB zone.**

The Hess service station will be refacing the signage with new name SPEEDWAY.

A **Motion** to approve the new sign was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

### **Sign - Speedway, 491 Route 299, SBL#87.1-2-34.310, in GB zone.**

The Hess service station will be refacing the signage with new name SPEEDWAY.

A **Motion** to approve the new sign was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

Discussion on Town of Lloyd Use Table.

There are several uses on the use table that do not have a reference to the code. The Board discussed updating the code to include reference areas to the uses that do not currently have a reference point. The difficulty in doing this is that some uses are sort of subsets of other uses (example: a bank is a subset of retail store) and this would have multiple reference points. The uses that are referenced now are the more restrictive uses.

The Board discussed the Kennel code. Dave B. is working on a multi-dog permit.

A **Motion** to adjourn was made by Lawrence Hammond, seconded by William Ogden. All ayes. 7:07PM