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MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, June 26, 2014

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Lawrence Hammond, Fred Pizzuto, Brad Scott, Scott Saso,
Dave Plavchak, Peter Brooks, David Barton; Building Department Director, Michael
Horodyski; Town Board Liaison
Absent: Carl DiLorenzo, Bill Ogden, Fred Riley,

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

New Business

Minard Farms LLC (2), 168 Hurds Rd, Subdivision, SBL#94.2-1-1.211, in A zone.

The applicant's are requesting a minor subdivision of 89.080 acres. Lot 2 will be approximately 85.739 acres and Lot 1 will be the remaining 3.341 acres. They would like to build a single family home on lot 1 for personal use.

The applicants and their representative were present for the meeting.

The applicant brought along a new map with the changes requested which will be submitted to the Building Department next week. The Dept. of Health Approval should be obtained in a week or two as well.

The Board had reviewed this application at prior meetings and had no further questions.

The Board reviewed SEQRA and Scott read the resolution of Negative Declaration and Setting Public Hearing. (See attached)

The public hearing has been set for July 24, 2014.

Minard Farms LLC, 59 Hurds Rd, Subdivision, SBL#94.2-2-44, in A zone.

The purpose of this subdivision is to separate the "Picnic Woods Farm" from the area of the "Cider Mill and Home Farm" to create two separate lots. The current 35.170 acre parcel will be split so that Lot 1 will contain 8.514 acres and Lot 2 will contain 26.656 acres.

The applicants and their representative were present for the meeting.

This application was reviewed at prior meetings. No changes or Board comments.

The Board reviewed SEQRA and Scott read the resolution of Negative Declaration and Setting the Public Hearing. (See attached)

The public hearing has been set for July 24, 2014.

Kane, Adam, 185 Pancake Hollow Rd, Special Use Permit, SBL#87.4-1-29, in R1 zone.

The applicant proposes to convert his existing three bedroom single family dwelling into a Bed & Breakfast establishment with two rental rooms. No interior or exterior structural changes are proposed. No changes are required for well or septic supply as no expansion to the number of bedrooms is proposed.

The applicant and his representative were present for the meeting.

The Board looked over some photos of this property.

Scott: When we last left off we were anticipating setting the public hearing for next month. Peter and I took a ride out to see what the property looked like; we have received some derogatory emails that came in about the project so we wanted to see firsthand what we were looking at. We have some pictures we would like to send around and found that the property is in pretty nice shape. The landscape seemed to be controlled and it was mowed. Most of the letters were asking us to take a look at the property and we did take a look. There is some confusion on the shared driveway and as we discussed, that is not really part of our review for a bed and breakfast use.

Peter: The driveway was a bit of a tough road to get in back there.

Adam: I will be adding new material to help with the cleanup of the driveway, some trees will be removed and I plan on widening the driveway out.

The Board looked over the map and reviewed who the driveway was shared with.

Adam: I own the driveway and they have a right of way over it. I spoke to my neighbor and he has no objections, he knows I keep my stuff nice.

Scott: We have heard concerns about increased traffic, increased flow of people coming in and out. In your business model are you going to be doing weekdays or weekends?

Adam: Right now I am sticking to strictly weekends and sticking to two rooms and I expect it will be no more impact than any other normal family that would be living in the said location. I just have a couple of extra empty rooms and would like to be able to legally rent them out to affluent people coming up from the city if they want to go to the wineries or the rail trail on the weekends.

Peter: I suppose one of the issues is that there are three or four houses fairly close to yours and people might be concerned about noise and traffic and stuff like that.

Adam: The neighbors I have spoken to that are immediately adjoining me have no objections.

Patti: We did plot on the map the approx. location of the closest dwelling unit and the closest is about 160ft. from the rear of her house to the front of Mr. Kane's house.

Mr. Kane informed the Board that he is continuing to increase the evergreen borders.

Scott: As of right now there is no reason not to continue with this application and setting of the public hearing. The Board reviewed SEQR and Scott read the resolution of negative declaration and setting the public hearing. (See attached)

The public hearing is set for July 24, 2014.

Pedro, Jon (and 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.

Patti Brooks the applicant's representative was present for the meeting.

Revisions to the map were made as follows;

The engineer had previously put an easement area on the map, the idea was to have a reservation area in there so that no construction would take place in it so that it could continue to absorb water as it naturally does now. The terminology has been changed to be called a drainage reservation area, no construction permitted.

Copies of the map were sent to the Highway Superintendent.

Patti Brooks informed the Board that a letter from the Fire Chief is on file. He had concerns of people maintaining their driveways in winter time, making sure that they would be accessible. As long as the driveways meet with Town Code he had no comment other than the fact that with steep driveways like this he is hoping that we could come up with a note alerting the homeowner of their responsibility to maintain the driveway for emergency access during storms. This note will go on the map.

The Board discussed grading, turn around area, driveways and verticle curves. (The longest driveway is 1450 ft.)

Andy Learn with Morris Associates is curious to know how much of the area is over 15%. Patti Brooks will get that information for the record.

The Board reviewed buildable acreage noting that this subdivision needs to have at least four full buildable acres with each lot having at least one full buildable acre.

Additional comments from Andy's review;

- The profile scale was small and he could not tell if the driveways had an apron on the bottom of the driveway, they are suppose to be 30 ft. long and no more that 5% slope.
- The angle of approach is suppose to be 90 degrees to the road, the code says if less than 75 degrees you will need approval from the fire chief and the ZBA.

Patti Brooks revised the plan to show a substantially wider entrance for lot #3 and lot #4.

Peter requested the angle of driveway #1 and #2 as well.

Additional concerns are drainage related. Nadine Carney, the applicant's engineer, will be in direct contact with Andy regarding the concerns.

Comment letter is on file.

Cusa Builders, Paul, Park Ln, Siteplan, SBL#87.1-3-38.120, in DB zone.

The applicant would like to construct an office/service business. It will consist of a total of 4,500 to 5,000 square feet comprised of three offices each at 1000 sq. ft.+/- with the balance being the shop. Office occupancy unknown at this time, and shop to consist of a part time, completely under roof, limited machining service. There shall not be any outdoor storage, and no onsite automotive repairs. Employee count of the shop is a maximum of two on a part time basis.

Paul Cusa, the applicant and Jose Zaccaria his tenant were present for the meeting.

Scott: Before we went too far with this application there was a question about the wetlands. Did you get any answers for that?

Paul: We did not have anything flagged. We wanted to come here tonight to discuss and get some feedback on the concept of the project. I am fairly confident it is a federal wet land. I do not think it is going to be prohibitive to the project but we can certainly have it flagged.

Scott: Have the wetlands flagged and put on the map.

Mr. Zaccaria informed the Board that his machine shop is light repair work on home/machine repair. He is currently operating out of New Paltz and has been for the past 23 years.

Scott: A concern of ours would be a collection of vehicles.

Mr. Zaccaria: No vehicles, it is inside.

The Board expressed support for having a separate entrance and exit driveway.

The Board would like to see a proposed sign elevation.

Administrative Business

Site Plan Amendment

Scott Saso recused.

Brad Scott recused.

Brad Builders -Trailview Place

The Board will review a condition of approval for this application.

A recalled condition of approval was an easement for sewer and water lines through the Buckley property. The Buckley's are not interested in giving an easement at this time, but another neighbor is interested. Terresa Bakner, Esq. has advised the Planning Board to say, in an additional resolution, that the new easement is materially equivalent to the original easement.

The Board reviewed the siteplan to see how this change will occur.

Mrs. Dapp asked if this was the final siteplan because it still showed a walking path. The Board informed her that it was the final siteplan and the walking path ends at the rain garden, it does not continue. Mrs. Dapp was concerned about people using the right of way in front of her house to get to the rail trail even though the walking path ended. She said that people will walk through there anyway.

The amended resolution was read allowed and voted on. See attached.

MINUTES TO APPROVE:

A **Motion** was made by Dave Plavchak to accept May 15, 2014 Planning Board Workshop Minutes seconded by Peter Brooks. All ayes.

A **Motion** was made by Fred Pizzuto to accept the May 22, 2014 Planning Board Meeting Minutes, seconded by Lawrence Hammond. All ayes.

On July 10th from 3pm to 5pm County Planning Department representatives will come for electronic display training.

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