



TOWN OF LOYD BUILDING DEPARTMENT
12 Church Street, Highland, New York 12528

The Planning Board will meet on Thursday March 26, 2015 at 6:30pm upstairs in the Building Department before the regularly scheduled meeting to discuss an application the Planning Board agenda.

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, March 26, 2015

New Submission date: April 6, 2015
Next Planning Board Workshop: April 16, 2015
Next Planning Board Meeting: April 23, 2015

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

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

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.

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 575 s.f. accessory apartment.

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

The applicant's are 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.

Set Public Hearing

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.

Concurrent with this application is one for a lot line adjustment to transfer a portion of lands of Olson to this vacant tract.

Scenic Hudson - Olson, Illinois Mt, Lot Line Revision, SBL#87.4-5-23.100, in R1/2 zone.

The proposed 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 parcels 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 Hudson and ultimately deriving access to Vineyard Avenue (Rt. 44/55) through SBL 87.4-5-8.

Set Public Hearing

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 Board anticipates a plan for signage.

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.

The Board anticipates an updated plan showing additional parking, hours of operation and sign details.

Old Business

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. The Planning Board anticipates new engineered plans.

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.

The Board anticipates an updated professional site plan.

Minutes to Approve

February 19, 2015 Planning Board Workshop and

February 26, 2015 Planning Board Meeting