

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, April 16, 2015

Planning Board Meeting: April 23, 2015 at 7:00pm

New Submission date: May 5, 2015

Planning Board Workshop: May 21, 2015 at 5:30pm

Next Month's Meeting: May 28, 2015 at 7:00pm

CALL TO ORDER TIME: 5:30pm

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.

New Business

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

The applicant would like a subdivision for the purpose of splitting Lot 2 into two separate parcels so that the existing 2 story frame w/garage along with all the associated improvements will be wholly contained within a separate parcel, and the existing 2 story frame duplex along with all the associated improvements will be wholly contained within a separate parcel, accordingly with the required Zoning constraints. Both parcels are to share a common driveway by easement. No environment resources will be disturbed. It is the applicant's intent that the areas necessary to accomplish that are to be held by deed as separate parcels owned by SCC holding Corp.

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.

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

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

The applicant's, Torsonse 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 Torsonse Funeral Home parcel.

Acampora, Joseph, SUP accessory apt. 308 South St, SBL#94.2-2-6.100, in A zone.

In August of 2013 the applicant submitted an application for an accessory apartment. The applicant has submitted revised plans dated 4-10-15 for an accessory apartment. The applicant would like to create a one bedroom 743sf accessory apartment in his basement.

Kelley, Steven and Debra, Site Plan for Special Use Permit; 227 South St, SBL#86.4-3-42 & 38, 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.

New Public Hearings

Scenic Hudson - Garrity, Subdivision, 161 Vineyard Ave, 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, Lot Line Revision, Illinois Mt, 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.

The Cake Artist Cafe, Site Plan, 199 Route 299, SBL#87.11-1-26.200, 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.

Wettels, Heidi, Special Use Permit, 112 Station Rd, 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. closing at 9:00pm. The applicant would like a sign on Station Rd.

Old Business

Darmochwal - VJA Realty, Site Plan, 3725 Route 9W, 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 revised maps.

Rozzi, Stephen & Margaret, Special Use Permit, 90 Pancake Hollow Rd, , 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 Board anticipates revised maps.*

Closed Public Hearings

Tarpley, Robert, Special Use Permit, 343 Orchard Rd, 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 currently a small kennel operation where they breed and train german shepherds.

Administrative Business

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.
The Board anticipates extending the public hearing until July, 23, 2015.*

New Village View, 1 Grove St, SBL#88.69-1-10, in CB zone.

*This project consists of a 13,150 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and 5 employees per shift. There will be a total of 25 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.
This application is currently being reviewed by the Zoning Board of Appeals for an expansion variance. Would the Planning Board like to give comment at this time.*