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**MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday May 23, 2019**

**CALL TO ORDER TIME:** 7:00 pm

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**    **Present:** Fred Pizzuto (Chair), Lawrence Hammond, Charly Long, Sal Cuciti, Carl DiLorenzo, Scott McCarthy (Vice-Chair), Franco Zani, Labros Violaris (Alternate), David Barton (Building Department Director), Andrew Learn (Town Engineer).  
**Absent:** Laura Oddo-Kelly (Administrative Assistant to Planning and Zoning), Claire Winslow (Town Board Liaison), Rob Stout (Land Use Attorney).

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

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**Extended Public Hearing**

**EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.**  
Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.  
**The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.**

Pizzuto asked if there were any public comments.

There was a petition circulated against the proposed project.  
Resident of 7 Argent Drive, expressed her concern with the increase of truck traffic and children and people in the area. She said its an issue of traffic where the Bridgeview residents get their mail.  
Wendy Cavagnaro Miano, resident of 247 Sterling Place, expressed her concerns for safety and what kind of people the EZ Bottle Return would bring to the community.  
Pizzuto said they need to consult with Rob Stout about the petition that has been received.  
Long said the applicant said trucks would not be turning around in the area that residents are concerned with. There will be stipulations of the approval that the applicant has to abide by.  
Additional concerns were voiced about trucks and traffic in the adjacent residential area.  
Cuciti said if the applicant doesn't abide by the conditions the permit would be violated.  
There was a discussion of the turn-a-round and the role of the Planning Board.

## **New Public Hearings**

### **Budnik, John and Debra, 289 Hurds Rd., SBL# 94.2-1-4.120 in A Zone.**

Applicant is seeking a special use permit to allow an accessory apartment on the second floor of a detached 28 x24 sq ft 2-story building on the parcel.

Applicant has already been granted an area variance relief of .97 acres from the ZBA on 03.14.2019 to then apply to the Planning Board for a special use permit intended for an accessory apartment.

**The Planning Board reviewed the EAF, issued a negative declaration on April 25, 2019 and set the public hearing for May 23, 2019.**

A **Motion** was made by Franco Zani, seconded by Scott McCarthy to open the public hearing. All ayes.

Applicant was present and reiterated the proposed project.

There were no public comments.

A **Motion** was made by Scott McCarthy, seconded by Carl DiLorenzo to close the public hearing. All ayes.

A **Motion** to accept the resolution of approval was made by Charly Long, seconded by Scott McCarthy.

**Roll Call:** McCarthy, aye; Long, aye; DiLorenzo, aye; Cuciti, aye; Hammond, nay; Zani, aye; Violaris, aye; Pizzuto, aye. Seven ayes, one nay. Resolution passed.

### **Royal Pools and Spas, Inc., 600 Route 299, SBL# 87.1-3-41.220 in DB Zone.**

Applicant is seeking commercial site plan approval to construct a 30' x 50' outdoor pool park to display three above ground pools and approval for a 5' x 10' sign to be located on the side of the building.

**The Planning Board reviewed the EAF, issued a negative declaration on April 25, 2019 and set the public hearing for May 23, 2019.**

A **Motion** was made by Scott McCarthy, seconded by Franco Zani to open the public hearing. All ayes.

Barton reiterated the proposed project. He added that everything that was discussed with the discharge of water, barrier requirements, and signage go with the approval.

There were no public comments.

A **Motion** was made by Carl DiLorenzo, seconded by Franco Zani to close the public hearing. All ayes.

A **Motion** to accept the resolution of approval was made by Carl DiLorenzo, seconded by Scott McCarthy. All ayes. Resolution passed.

## **New Business**

**The Views at Highland, 3715-3725 Route 9W, SBL# 95.2-2-12.100 & 95.2-2-12.200 in HBD Zone.**

Applicant is seeking commercial site plan approval to redevelop property at 3715-3725 Route 9W (SBL 95.2-2-12.100 & 12.200) for a mixed-use commercial and residential development with related parking and landscaping. The applicant proposes to construct two mixed-use

buildings comprised of retail and office space on the first floor of each building and twenty-two apartment units located on the upper two floors in each respective buildings. In accordance with the Town of Lloyd Zoning Code Section 100-36D, ten percent of the proposed residential units will be designated as below market rates.

Mike Morgante, Arden Consulting and Carlo Mazzearelli, RA, Mazzearelli Architecture and Planning, applicant's representatives, said they are working on incorporating the comments made by the Planning Board May 16, 2019 into the proposed site plan, came up with new renderings and are looking for some initial feedback before they make their full submission in June. Mazzearelli explained that he added different colors to the building and revised the floor plan to incorporate more pronounced bump outs in the buildings. He feels it will break up the straight plane the Planning Board was not receptive to.

McCarthy said they are looking for something that doesn't have a common ridge line.

Learn asked for a profile of heights with the buildings.

Zani asked if it was possible to provide a 3D version of the rendering with a projector.

A **Motion** was made by Franco Zani, seconded by Scott McCarthy to designate the Town of Lloyd Planning Board as lead agency. All ayes.

Barton said he would circulate as lead agency.

**Pleasant View Subdivision, LLC, Station Road, SBL# 86.4-3-9 in A Zone.**

Applicant is proposing a lot consolidation to reduce the number of individual lots from 10 to 4. The proposal is to combine several lots and unbuilt roads as follows: Lots (SBL#s) 86.4-3-3 and 86.4-3-5 with road "A"; lots 86.4-3-6, 86.4-3-7, 86.4-3-8, and 86.4-3-9 with a portion of road "C"; lots 86.4-3-11 and 86.4-3-12; and lots 86.4-3-28 and 86.4-3-29 with a portion of road "C".

Barton said the applicant is deleting the trail and other drainage areas they spoke about and incorporating the topography maps.

The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing for June 27, 2019.

A **Motion** was made by Frsnco Zani, seconded by Charly Long to set the public hearing for June 27, 2019. All ayes.

**Selux Corporation, 5 Lumen Lane, SBL# 88.1-6-6.100 in GB Zone.**

Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.

**The Board anticipates setting the public hearing on May 23, 2019 for the June 27th, 2019 meeting.**

The applicant was not in attendance.

**Minutes to Approve:**

A **Motion** was made by Scott McCarthy, seconded by Franco Zani to approve the Planning Board Meeting Minutes of April 25, 2019. All ayes.

Pizzuto commented that a committee is being assembled to review the existing Comprehensive Plan. They are hoping to have their first meeting next month.

A **Motion** to adjourn was made by Franco Zani, seconded by Sal Cuciti. 7:48 PM. All ayes.