

**Regular Meeting Minutes**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, April 23, 2020**

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

**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.**

**OFFICIALLY OPEN THE MEETING**

**Meeting held via Webex.**

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**New Business:**

**Timperio, Sal; Between 9W and North Road, north of Grand Street in Gb and R ½ zones: Subdivision reconfiguring lots to create one additional lot on North Road (subdivision) & Lot line revision**

See maps

Board reviewed new maps showing locations of homes, setback lines and topos. Some discussion about line of sight along North Road due to elevation along the roadway. Andy Learn reported that he spoke to Andy Willingham concerning depth of sewer mains in the roadway. They are working to design an appropriate system for sewer.

Discussion about setbacks on northern most new lot. Board agreed that 35' setback more appropriate on north side of the northern most lot. Will be followed through with in building permit.

Board reminded that the applicant, should he wish to build duplex units, must come back to the Planning Board for SUP review where additional landscape and other elements can be reviewed and conditioned.

Board set public hearing for May 28, 2020 at 7pm

**Gruner/Mead: 512 & 522 Riverside Road: Lot Line Revision**

Applicant desires to revise lot line to increase acreage on one lot and add road frontage to that lot.

Board reminded that maintenance agreement was being drafted. No additional comment.

Board set public hearing for May 28, 2020 at 7pm

**Premier Contracting: 10 Falcon Dr: Lot Line Revision**

Applicant desires to alter lot line to include inaccurately drilled well to be placed on correct property. Both applicants are in co-sponsorship of the request.

Board reviewed map. No additional comments.

Board set public hearing for May 28, 2020 at 7pm

## **Old Business:**

### **Pedro Subdivision Resolution Amendment. North Eltings Corners Road**

Applicant seeks an amendment to a resolution of approval for a subdivision from 2014.

Board agreed to site visit on 3/29/2020 at 4:30PM

Board agreed to individual site visits.

Andy Learn was asked to share the last engineering review letter in order for the Board to fully understand the site conditions related to the driveways and lot configuration. Andy will send via email.

Paul VanCott explained the procedural status of the project, explaining that the original conditional approval is void and that the Board has two possible routes forward: 1) Accept the previous Board's engineering and the review that already occurred on the project and move forward based on that information, or 2) start over from scratch. The Board agreed that visiting the site would be important to understanding the site and the layout of the proposed subdivision. Patti asked if the Board would, at their next workshop meeting, be prepared to chose one route forward. The Board was unable to confirm that, at their workshop, they would have that decision ready.

## **Public Hearings**

### **Roberto, Micheal; 16 Hasbrouck Ave, SBL# 88.17-9-57 in R1/4 zone: Accessory Apartment**

Applicant is seeking a special use permit to allow an accessory apartment in the basement of his single family dwelling.

Board anticipates setting public hearing for March 26<sup>th</sup>, 2020.

Opened public hearing. Mike Roberto was present via phone. Board reviewed building plans. Reviewed ortho-imagery. Agreed that at least three cars could easily fit in the driveway. Board unanimously approved SUP (Lambros moved, Gerry seconded)

### **Zimmerman, Martin; 310 Station Road, SBL#86.4-2-4.1 in A zone: Subdivision**

Applicant seeks subdivision of a farm parcel to create a building lot of 5.08 acres. New lot will be a flag lot with 25.01 feet of road frontage on Station Road. Remainder of farm parcel will be 16.2 acres.

Board anticipates setting public hearing for March 26<sup>th</sup>, 2020.

Opened public hearing. Board reviewed maps. Neg Dec issued (Scott moved, Gerry seconded). Board unanimously approved (Franco moved, Gerry seconded) with Carl abstaining (due to being away while project under review)

**Zal, Isaac & Bruder-Zal, Lily, 11 Austin Drive, SBL #95.2-7-7.600 in A zone – 34.30 Acres. : Accessory Apartment**

Applicant is seeking an accessory apartment conversion of the existing single family dwelling on the property to be used as a guest house when he builds a new single family dwelling on the property. The applicant is applying to the ZBA for front yard accessory structure relief.

Extended Public Hearing

Board reviewed maps. Explanation of what was being proposed. Carl asked Larry to reiterate an email suggestion about extending the roadway to allow a subdivision to allow the accessory house to be on its own lot.

Board extended public hearing (Scott moved, Gerry seconded).

Administrative Business

Referrals from the Town Board

- Open Development Area: Coppola

Central Hudson noticed, they report that it might be a few months before a definite response is issued. Nic to be asked about renovation. Board informed that clock is ticking for their response to the Town Board. Board understood but was concerned that the impact to the gas line was an issue. Rob Stout offered that in their response to the Town Board, the Planning Board could offer that as a suggestion or recommendation for the Town Board to consider when reviewing the ODA.

- PRRD
- Bulk Table

Board to review and discuss PRRD and Bulk Table with Town Board additional considerations at the Special Meeting on April 29<sup>th</sup>, 2020.