

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, May 21, 2020

Meeting via Webex,

CALL TO ORDER TIME: 5:30

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

Paul Van Cott, Esq., Andy Learn, P.E. in attendance. Dave Barton hosting and recording.

New Business:

Torsone St. Jude, LLC. Site Plan. 38 Main Street. #88.69-1-7.100 in the CB zone.

Applicant proposes a 2,000 square foot footprint two story addition to the rear of an existing funeral home. The addition will be located in an existing blacktop parking area, and will be utilized for expanding the existing viewing area which is extremely limited, and to provide a space for memorial gatherings.

Planning Board reviewed maps. Discussion held on need for addition. Some discussion on north west entrance driveway which is being modified to adapt to the location of the proposed addition. Patti Brooks indicated that a retaining wall may be required but that size of drive will still accommodate fire apparatus.

Board intends to set public hearing at their regular meeting for the month of June.

This is a SEQRA Type 2 action so no SEQRA review is required.

Paul Cusa Park Lane. Site Plan. 5 Park Lane. #87.1-3-37.120 in DB zone.

Construct an 80' x 38' office building - one story high. Lot has one office building in place.

Board reviewed maps. Some discussion on landscaping and building design. Paul Cusa indicated that the building would be similar in design to the building just to the north of the proposed building, utilizing shakes, stone, etc. Sal Cuciti suggested that the parking should be shown, including handicap spot and route into the building. Also desired illumination map for wall pack lighting and pole lighting. Paul informed the Board that he would have the designer do so for the next meeting.

Board intends to set public hearing at their regular meeting for the month of June.

This is a SEQRA Type 2 action so no SEQRA is required.

SMA Cusa Holdings. North Road. #88-1-4-8.222 in R ½ zone.

Applicant is under contract to purchase three lots located on the easterly side of North Road between Grand Street and Route 9W, currently designated as Tax Parcel Section 88.001-4-822.3 and 8.224.

Proposed construction of three duplex buildings on three individual lots ranging in size from 1.00 to 1.05 acres. Property is located in the R-1/2 zone, and is located in a mixed use area of single family residences, multi-family residences, and businesses. It is anticipated that the dwellings will be constructed successsively with each one being fully completed and occupied prior to construction commencing on the next dwelling. A shared driveway is proposed to minimize enviornmental impacts and curb cut access along North Road.

See Timperio application below. Lots not created yet.

Discusion on driveway use for six units (single drive). Sal Cuciti indicated that based on topography, he agrees that the single drive was probably the best solution (steep along North Road). Extended discussion on water and sewer connections. Andy Learn spoke to Andy Wilingham on the subject. Board had some concerns with the single driveway serving three lots (six units). Some discussion about why separating the lots out instead of having a single lot and possible consolidating the buildings closer together, reducing area of disturbance and water/sewer connection issues. Andy reminded the Board that the Town would need easements for those connections.

Paul Van Cott suggested that the Board review this application and the Timperio subdivision as a single application under SEQRA, due to the issue of segmantation. The Board agreed to do so.

Patti Brooks will return with the additional requests of the Board.

No additional action taken at this meeting.

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 reviewed two sets of maps. Second map was the preferred map with the driveways to the south (lots 3 and 4) combined. Carl Dilorenzo suggested that all the driveways should be combined, including those to the north (lots 1 and 2).

Paul Van Cott explained that the Applicant would be seeking Preliminary Plat Plan review based on the Board's direction. The Board deciding that with the modifications of the 1) 2 foot intervals, and 2) combining the driveways, the Board would chose to move forward with the previous Board's layout and review the revised plans when they come in. Patti would relay this guidance to the applicant and return with modified maps.

Public Hearings

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

No specific action taken but the possibility of a public hearing on May 28th was left open if SEQRA can be concluded beforehand. Board will perform SEQRA review of subdivision in conjunction with the SUP permit noted above. Once the Applicant provides sufficient information so that the Board can conduct its SEQRA analysis of the entire action – the duplexes and the subdivision – the hearing on the subdivision can proceed.

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 declared a Negative Declaration on the project. (Larry moved, Gerry seconded. Unanimous vote Aye)

Public hearing set for May 28th, 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 declared a Negative Declaration on the project. (Larry moved, Carl seconded. Unanimous vote Aye)

Public hearing set for May 28th, 2020 at 7pm

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

No action taken. Board discussed ZBA referral below.

Administrative Business

ZBA referrals:

Fanelli:

- House w/in side-yard setback
- House on lot that does not meet minimum lot size
- Accessory structure in front-yard
- Accessory structure that does not meet side-yard setbacks (combined)
- Porch on new house within the side-yard setback

Board was not in favor of granting any of the requested variances, including the use of the accessory structure in the front yard. Based on their application of the SUP standards, the Board felt that the use of the accessory structure in the front yard on this property was not in keeping with the nature of the neighborhood and should be removed.

Zal:

Accessory structure in front-yard

The majority of the Board felt that due to the location of the property in addition to the size of the property, plus the use for which Zal intended the tiny house/cottage for farm workers to stay in (non rental), that in this instance the use would be acceptable. One Board member suggested that the existing building should be removed after issuance of a certificate of occupancy for the new dwelling. Another objected to granting any variance for a potential second dwelling on the property.

The Board indicated that when they applied their SUP standards, they would have additional conditions for the building/SUP.