

REGULAR MEETING Minutes

TOWN OF LLOYD PLANNING BOARD

Thursday, May 28, 2020

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.

OFFICIALLY OPEN THE MEETING

VIA Webex

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.

Board intends to set public hearing for June 25th, 2020 at 7pm.

Type 2 SEQRA, no review required.

Carl asked about additional parking requirements. Dave Barton replied that Torsones had purchased property from the Masonic Lodge in order to increase their parking. Barton did not think there was an extra inch they could add in terms of parking. Carl agreed.

Motion to set the public hearing for June 25th 2020 at 7pm made by Franco Zani, seconded by Larry Hammond. Unanimous approval to set public hearing.

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 looking for minor changes to maps.

Board intends to set public hearing for June 25th, 2020 at 7pm.

Type 2 SEQRA, no review required.

General discussion about items added to the map based on the Board's request from the workshop meeting. Sal indicated that he thought the lighting photometric was good. Noted parking spots designated along front of building with handicap spot.

Board felt that landscaping could be improved. List of additional items follows:

- Show sidewalks
- Increase planting schedule - change yews to Thuja (Arborvitae) , Include 1 or 2 Red Maple (Acer Rubrum) , 1 or 2 Flowering Dogwood (Cornus Florida) and for ground shrubs some Carpet Cyprus.
- On the south side of the parking lot a screen of 5 or 6 arborvitae.
- Show monument sign (Integrate with existing building) if proposed - with lighting

Motion to set the public hearing for June 25th 2020 at 7pm made by Sal Cuciti, seconded by Carl Dilorenzo. Unanimous approval to set public hearing.

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.

Board looking for map amendments.

Patti Brooks representing the applicant let the Board know that the applicant was meeting with his lending company (bank) the following day to check if there would be any reason why the financing would be a problem if the property was developed as a single lot with 3 duplex homes on it. The issues with area of disturbance, cross easements, etc would be generally solved by making the development a single lot.

No action at this time, pending new maps.

Old Business:

Pedro Subdivision Resolution Amendment. North Eltings Corners Road

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

No action anticipated.

Andy Learn informed the Board that he had a conversation with the applicant's engineer related to combining the driveways for lots 1 and 2, which would allow better slope management for those driveways, similar to how lots 3 and 4 are configured.

Andy also explained how the Driveway Code of Lloyd requires a shared driveway to conform to the Rural Road Standard, which he felt was onerous for a driveway shared by two homes. Andy suggested a 16' drive with 2' grass shoulder for vehicles to pass each other going in different directions. Also suggested requiring the shared portion of the driveway to be paved.

Patti Brooks reminded the Board that she has submitted the requested two foot topo contours. The Board approved.

Waiting on new engineering design.

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.

No action, waiting for the Sal Cusa (SMA) application above to determine its direction.

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.

SEQRA—Neg Dec declared on May 21, 2020.

Open Public Hearing: moved by Larry, seconded by Frano. (unanimous)

Close Public Hearing: moved by Larry, seconded by Sal. (unanimous)

Vote: moved to approval by Sal, seconded by Carl. Unanimous with condition that satisfactory driveway maintenance agreement is filed with the maps for signature.

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.

SEQRA—Neg Dec declared on May 21, 2020. (cont'd next page)

Open Public Hearing:moved by Frano, seconded by Carl (unanimous)

Close Public Hearing: moved by Gerry, seconded by Franco (unanimous)

Vote : moved to approve by Franco, seconded by Gerry (unanimous)

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

Waiting for ZBA decision.

No action taken

Administrative Business

Minutes approval.

December 5th 2019 (as amended to include John Furst's comments) moved by Larry, seconded by Sal, (unanimous)

February 20th, 2020 moved by Franco, seconded by Sal (all in favor, Carl Abstained due to absence)

February 27, 2020 moved by Larry, seconded by Gerry (all in favor, Carl and Franco Abstained due to absence)

April 29th, 2020 (Special Meeting), moved by Franco, seconded by Larry, (unanimous)

May 21st, 2020 moved by Franco, seconded by Sal, (unanimous)

Motion to Adjourn by Franco, seconded by Sal.

Meeting adjourned.