

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, October 23, 2025

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

Attendance: Board Members: Scott McCarthy, Charly Long, Fred Pizzuto, Franco Zani, Gerry Marion, Bill Meltzer, John Dispensa; Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Andy Learn and Sarah Van Nostrand

Absent: Board Members: Lambros Violaris

Minutes to Approve at the September 25, 2025, meeting
August 28, 2025, September 18, 2025 & September 25, 2025

McCarthy asked for a motion to approve the minutes.
Motion made by Meltzer, 2nd by Marion.
All ayes, motion passed to approve the minutes.

New Public Hearings:

Jacobs, John: Subdivision: 111 South St: SBL #87.3-5-2.314

Applicant is seeking a 4-lot subdivision.

Review Status: Public Hearing set for October 23, 2025

Potential Action: Open public hearing, close public hearing, approval resolution.

Brooks (Applicant's Agent) said that this is a 4-lot subdivision of a 48.72-acre lot located on the westerly of South St. Lot number one they are proposing to be 9.67-acres, lot number two is 11.57-acres and are supposed to have a shared driveway that splits off into two. Lots three and four will be to the rear of the property they will share a common driveway along the northernly boundary. They have received the DEC permit to cross the wetland area of the property.

McCarthy asked if they got a response from the fire department.

Brooks said they got a response from the fire department today. The fire department said that the pull offs appear to be correct if the driveway allows for the angle of approach for the apparatus

there should be no issue, please insure that these driveways meet all town and code requirements for driveways. Another concern is the ability to turn around the apparatus at the house end of the driveway to ensure that they do not have to back out onto the driveway. As noted on the plan there is a T-turnaround at the end area for them to be able to turn around.

Learn said the fire department comments was probably the main thing that they needed. The only other thing are some legal agreements. He understands that the health department approved them today.

Brooks said yes, but she has not received them yet.

Learn said the only other thing was a response from OPRHP review.

Brooks said she got a response from OPRHP last week and they are recommending a phase IA-B and they have engaged someone to conduct that survey. The findings will be incorporated into the final plans if there are any.

Learn said he doesn't see why that couldn't be a condition of approval.

Barton went though the SEAF with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

Board agrees no.

2. Will the proposed action result in a change in the use or intensity of use of land?

Board agrees no.

3. Will the proposed action impair the character or quality of the existing community?

Board agrees no.

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

None in the Town of Lloyd.

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

Board agrees no.

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

Board agrees no.

7. Will the proposed action impact existing: a. public/private water supplies? b. public/private wastewater treatment utilities?

Board agrees no.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

Board agrees no.

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

Board agrees no.

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

Board agrees no.

11. Will the proposed action create a hazard to environmental resources or human health?

Board agrees no.

Long asked how are they going to cross the wetlands.

Brooks said that the engineer created plans to cross the wetlands and they went back and forth with the DEC, one of the things they want to make sure of is once the crossing is put in the critters that are currently using it are still able to get through, making sure that there is gravel or something on the bottom so it is not just a smooth pipe to make it as natural as possible.

Learn said that they fill the bottom of the culvert to make it more like a natural channel.

Long asked if they had to do wing walls.

Brooks said that they are looking at each one individually. There is currently one 24-inch culvert on the northernly side for an existing driveway.

McCarthy asked for a motion to open the public hearing.

Motion made by Pizzuto, 2nd by Marion.

All ayes, motion passed to open the public hearing.

Peton (110 South St) said that his wife and him just closed on the house across the street. They are not necessarily opposed to this, but they were not aware of this until this weekend as the notices were being sent to his grandmother who owned the property before him. He contacted the applicant and discussed his concerns with him and they seem to be on the same mind set.

Long asked what his concerns were.

Peton said that when he first got noticed about the 4-lot subdivision he had visions of mansions being built in that field and he was concerned about what it would be turning into. Hearing that it was a 4-lot subdivision was shocking.

Brooks showed the proposed lot layout for where the houses are going.

Peton said he was concerned with lot 2 and if there was going to be any large structures that would obstruct the view.

McCarthy asked for a motion to close the public hearing.

Motion made by Zani, 2nd by Marion.

All ayes, motion passed to close the public hearing.

McCarthy read the resolution.

McCarthy asked for a motion to approve the resolution.
Motion made by Zani, 2nd by Pizzuto.
All ayes, motion passed to approve the resolution.

Imperial/Deyo Farm LLC: Lot Line Revision: 112 & 114 South St: SBL # 87.3-5-2.400 & 87.3-5-2.321

Applicant is seeking a lot line revision.

Review Status: Public hearing set for October 23, 2025
Potential Action: Open public hearing, close public hearing, approval resolution.

Morehouse (Applicant's Agent) said that it is just a lot line adjustment and they are just reconfiguring the lines. Both lots have existing houses, well and septic systems.

McCarthy asked for a motion to open the public hearing.
Motion made by Meltzer, 2nd by Pizzuto.
All ayes, motion passed to open the public hearing.

Cerniglia (A Member of the public) said that she wants to know if the board is going to pass a resolution what kind of resolution are they going to be passing.

Barton said that nothing is changing, there are no new houses. He explained the lot line adjustment.

McCarthy asked for a motion to close the public hearing.
Motion made by Pizzuto, 2nd by Meltzer.
All ayes, motion passed to close the public hearing.

McCarthy read the resolution.

McCarthy asked for a motion to approve the resolution.
Motion made by Zani, 2nd by Meltzer.
All ayes, motion passed to approve the resolution.

Barritt, Harrison: Special Use Permit: 30 Grand St.: SBL #88.13-12-7

Applicant is seeking a special use permit for an accessory apartment.

Review Status: Public hearing set for October 23, 2025
Potential Action: Open public hearing, close public hearing, approval resolution.

Barritt (Applicant) said that he is trying to make the apartment legal so he can get a tenant in there.

Meltzer said his only concern is if you are going to use this as a short-term rental, he will have to come back to the board for that approval.

McCarthy asked for a motion to open the public hearing.

Motion made by Zani, 2nd by Pizzuto.

All ayes, motion passed to open the public hearing.

No public comment

McCarthy asked for a motion to close the public hearing.

Motion made by Meltzer, 2nd by Marion.

All ayes, motion passed to close the public hearing.

McCarthy read the resolution.

McCarthy asked for a motion to approve the resolution.

Motion made by Zani, 2nd by Dispensa.

All ayes, motion passed to approve the resolution.

Short-term Rentals:

Murphy, Joshua: 6 Christopher Ave

Review Status: Public hearing opened on 10-16-25

Potential Action: Close public hearing, approval resolution.

Meltzer asked if they plan on renting the place when they are not around.

Murphy (Applicant) said that they don't plan on renting it when they are not around as they are going to be the ones cleaning it and taking care of it. If it does happen is that something he can fill out after the fact.

Meltzer said that the town will need an emergency contact if you are not around.

Murphy said if they are away can they choose to not Airbnb it and if that changes can they update that.

Barton said of course you would just need to fill out a new emergency contact sheet.

Zani said that the board can make it a condition of approval that he gets the emergency contact.

McCarthy said if you are going to rent it and you are not going to be there, just make sure the building department has the contact number.

Murphy said absolutely.

No public comment

McCarthy asked for a motion to close the public hearing.

Motion made by Zani, 2nd by Pizzuto.

All ayes, motion passed to close the public hearing.

McCarthy read the resolution.

McCarthy asked for a motion to approve the resolution.

Motion made by Zani, 2nd by Meltzer.

All ayes, motion passed to approve the resolution.

Motion to Adjourn.