

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

**Thursday, February 27, 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, Gerry Marion, Lambros Violaris, Bill Meltzer (Via Zoom), John Dispensa, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Andy Learn, and Sarah Van Nostrand

**Absent:** Board Members: Franco Zani

\*Bill Meltzer abstained from all votes\*

**Minutes to Approve at the February 27, 2025, meeting**  
January 16, 2025 & January 23, 2025

Scott asked for a motion to approve the minutes.  
Motion made by Lambros, 2<sup>nd</sup> by Gerry.  
6-eyes, 0-nays, motion passed to approve the minutes.

**New Business:**

**Ryan/Marshalek: Lot Line Revision: 546 N Elting Corners Rd: SBL  
#79.3-2-10 & 79.3-2-9**

Applicants are seeking a lot line revision to grant road frontage to SBL #79.3-2-9.

Review Status: Application and plan circulated to board.  
Potential Action: Set public hearing for 3/27/25

Scott asked for a motion to set the public hearing for next month.  
Motion made by Gerry, 2<sup>nd</sup> by Fred.  
6-eyes, 0-nays, motion passed to set the public hearing for next month.

**Heavenly Heart Pet Cremation: Site Plan: 3525-3523 Route 9W: SBL**

## #88.13-7-14

Applicant is seeking site plan approval to build a new building to house a pet cremation business.

Review Status: Cremation equipment spec sheet circulated to board.

Justin (applicant) said that the letter of agent will be amended and he will submit once he has it. He said he has spoken with DEC several times and his understanding is that the registration is a completely different use from this part of the project. They told him that he needs to get site plan approval and make sure that the business is acceptable so they can move ahead, really all they are doing is registering the equipment with them as being up to standards.

Scott asked this board is not a part of that process.

Dave said the board is not a part of the permitting process.

Scott said he understands that, but they should still be able to see what their standards are.

Dave said that he spoke with the DEC division of air. He reviewed the spec sheet and the emissions puts this on the lowest air permit level that they will issue, anything lower than this they don't permit as they wouldn't even be concerned with it.

Scott asked when you say low it is a good thing.

Dave said yes.

Scott said so its really not that big of issue.

Dave said it is fairly large BTU value at 2 million with the primary and secondary chambers, but what is ejected is so finely incinerated that there are no negative impacts. If this was a larger facility that did human remains that would be different. The DEC confirmed that the board does their piece and they can condition in the permit.

Scott said he is okay with it.

Dave asked what is the size of the gas line. He did a quick review of the building code and what ever the size of the main is he believes it would be a 2 ½ to 3-inch main, he believes it is a 1-inch now, so he would have to satisfy that 2 million BTU draw. He is not sure where the main is, but there is currently a gas line to the building.

Justin said that he reached out to Central Hudson, he doesn't have a definitive answer yet, but he does know gas goes through there. He is waiting for them to review what they have and get back to him with a will-serve letter.

Dave said he believes it is a high-pressure line on 9W.

Justin said he did tell Central Hudson what the usage would be.

Sean (architect) said that the dimensions of the building are 50 X 30 at the moment, the building is undesigned currently, he will update the plans with the dimensions.

Scott said was this one where the scale was incorrect also.

Sean said yes and he will correct that as well.

Justin said that he spoke with Dave and asked him about the Jurisdictional Determination (JD) from the DEC and if that was required.

Dave said there is more information now.

Andy said the JD is more of a precaution, they are still trying to understand how the new wetland regulations are going to work. It doesn't hurt anything, but it is best to ask and see what they say.

Scott asked are they concerned that water is going to come out of the crevasse.

Andy said that the Twaalfskill is considered a wetland.

Dave showed the DEC resource mapper and the area that is in question.

Scott said isn't it like 585 feet down.

Dave said it is really steep there.

Scott asked when the town had that flood, wasn't that the point of drainage?

Dave said that drainpipe flowed full out to the road, down under the highway to the creek, so there was no blockage there. He said that he is going to ask the applicant to apply to the DEC for a JD, it is a simple process there is a form online.

Scott said he doesn't see why there would be an issue there.

Andy said he doesn't necessarily see why either, but he doesn't think the town should guess.

Dave said that he doesn't want to jam the applicant up because if down the road the DEC says something about that far corner of the property, even though he is not touching it.

Paul said the advisory wetlands shown on the DEC's website now, that doesn't mean that there aren't other wetlands on the property that they will decide to have jurisdiction over later on. It is just to give everyone an idea of the wetlands based on lidar data that they think might potentially be jurisdictional. It is sort of a precautionary thing for applicants to be thinking about the potential for wetlands. Also keep in mind that they regulate within a 100-feet of a wetland, so even if the project is outside the wetland, but is within 100 feet then you might still need a permit. There are also transitional project which are ones that either have received a negative declaration or site plan approval before January 1, 2025.

Justin asked if the application is online.

Dave said it is and will email it over to him.

Justin said that last meeting it was mentioned that the septic system was in the DOT right-of-way and he reached out to them. There is currently an occupancy permit for the property, he is waiting for them to send through the agreement, but he submitted an email showing that there is a permit currently for the property.

Andy said he saw that and it seems they are interested in transferring it over.

Sean said the rest of the issues are the drainage, the driveway, now that he has a better idea of what the plan is, he will update the maps and submit them to the town. The building hasn't been designed yet, as he is looking for site plan approval before he closes the deal as he doesn't want to fully invest until he knows that it is going to go through.

Dave asked is the building going to change much in size.

Sean said that the only guidance he has is that it is a 50 X 30 building.

Dave said if they do form-based zoning then the mass of the building is what is most important not the use. Even if the building changes 10 foot from 30 to 40 the impact isn't going to change much.

Scott said the elevations are they done.

Sean said they are just a basic place holder at this point. He said right now they are working on site plan and a lot of the details haven't been worked out yet.

Dave said that the board could set a public hearing.

Scott said what if he doesn't get the JD.

Dave said they can keep the hearing open. The only abutter is the school and he talk to the head of maintenance and his only concern was smell. He showed him the spec sheet

and told him about the specs and that you wouldn't even know anyone would be in the building.

Scott asked for a motion to set a public hearing for next month.

Motion made by Fred, 2<sup>nd</sup> by Gerry.

6-ayes, 0-nays, motion passed to set the public hearing for next month.

### **Smyko Design LLC: Amended Site Plan: 71-79 Vineyard Ave: SBL #88.69-9-3**

Applicant is seeking an amended site to use 75 Vineyard Ave as a restaurant.

Review Status: Application and plans circulated to board.

Potential Action: Set public hearing for 3/27/25

Sean (applicant's agent) said that there are some questions, with the main one being the sprinkler system. He did some investigation on the existing system and they do have a 1-inch supply line with 80 pounds of pressure inside the building. That appears to not quite be enough for the whole system that they will need. In order to determine that they would have to design the whole system, he doesn't have a definitive answer on that piece yet. They have three options moving forward, one is to increase the piping size when the sidewalks are redone. One is to put in a holding tank. The third one is to reduce the size of the restaurant to under 100-person capacity, which then negates the need for a sprinkler system by code. Right now, they have 130 people and there is not enough space in the kitchen, so he discussed that with the owner today and one of those three options will solve this problem.

Dave said he always thought the kitchen was small, it seems more of a kitchen size for light fare not a restaurant that would serve 130 people. He said if the client was interested in increasing the size of the kitchen and reducing the assembly space that will get you out of the need for a sprinkler system.

Sean said it is intended to be a light fare kitchen, but as he said last month he has determined yet what kind it would be. He feels that increasing the size of the kitchen and shrinking the size of the assembly is their next step.

Dave said the board could hold a place holder on the water line as there is enough flow in that location as it is downtown. The board could place hold and say a 2-inch line as that would be more than enough.

Sean said they are close to having enough, which is why a holding tank might solve the problem. Until the final design is done and final sprinkler design is done which is the last thing to go in as it adjusts to everything else, they won't know the answer to that. They have to determine the answer before the sidewalk goes in as they don't want to tear up the sidewalk again.

Andy said he is not a sprinkler system guy, but he doesn't think they will want to install a holding tank.

Sean said he agrees, he just knows that they have three paths forward and one of those is going to work out in the end.

Fred asked where the door is for the vault.

Sean said there are two vaults and they are the peach color on the plans. One faces the front entrance and the other is on the side and there is one in the basement as well.

Scott asked what are they going to use the old vaults for, just storage.

Sean said one is going to be a wine storage, that will be like a display and the other will have napkins.

Sean said there are two existing connections to sewer in both corners, he will add those to the plan. The grease trap the kitchen will be minimal and it will be under floor grease trap and will be based on the final kitchen design. It doesn't make sense to install a grease trap under Vineyard Ave as they would have to stop traffic to clean it.

Andy asked where are the sewer lines.

Sean said in the top right corner and the other one is under the kitchen going out onto Vineyard Ave.

Dave said there is a bathroom upstairs right.

Sean said yes, both lines run under existing bathrooms. He has a meeting for the sidewalks tomorrow for another project, but he will begin discussion for this one. For the ADA ramp they are about an inch short right now, but the sidewalk has about a 3-inch curb and all of it is going to get redone probably with a higher curb, he will work it out with the ones designing the sidewalks.

Andy said part of his comment was the actual ramp with a landing, just looking at street view photos it looked very tight.

Sean said he showed as much as he could, if they have to, they will move it because they need ADA access. The owner would not like to put it in the back because the courtyard is about 3.5 feet up. The worst-case scenario would be that they would have to cut a new entrance.

Andy said he is not sure what plans they have available for the sidewalks, but if they have topo, he would like to see that incorporated into the plans.

Sean said he's hoping to get that soon. He said most of these are final details they are

just trying to get the back door in so they can do the demo.

Andy said they need to know that ADA access can be put in.

Sean said he knows they can, but where it is going has not been determined. He said that the owner would like to take it around the corner, but he is not sure if the sidewalks are wide enough for that.

Scott asked what is the next steps for this project.

Dave said for this one it is tough. When the board sets a public hearing, they normally send it to Ulster County for comments and without having all the bits and pieces there would need to be an override for whatever comments they come up with.

Scott said that it is best to wait another month and see if there are more answers.

### **Terrapin > He's Gone LLC: Special Use Permit: 134 Vineyard Ave: SBL #88.17-8-1.110**

Applicant is seeking a special use permit for mixed use commercial and residential in existing buildings.

Review Status: Elevations and FEMA mapping circulated to board.

Sean (Applicant's agent) said that based on the discussion last week they have a ruling from Paul that they can move forward without the risk of segmentation and working building by building. He has revised the proposal to only cover building 1. Building 2 is going to be unoccupied and building 3 is probably going to be demolished and building 4 they will address in the future. They have the updated flood plain maps, the good news is the parts of the site that they are discussing now, do not fall in the flood plain. The current plan is to occupy the second floor of that building with 3 businesses, one rental equipment company and two office that are both going to be architectural offices. It will be extremely low use.

Scott said what is the rental equipment company.

Sean said it is an audio/visual rental company, it's the owners personal company, they mostly rent equipment to theater sets. It's not heavy traffic; he does most of the deliveries with his own van. He is the only employee for his company, the two architects are both solo employees, one of them their work is international, so there won't be clients. The other one is him and he will probably see most of the people in town eventually. Right now, that would be three occupants, maximum of 5 cars. The proposal would be to use Linwood Ave for access, that is the extent of the current plan. In order to address the building in its entirety the first floor they are asking permission to have a retail store; it is currently being used as a gallery for the owner. They have been approached by people in town who would like to put in a ceramic studio in that space.

The feeling is that retail would be the most intensive use for that space which why they are asking for that. That would be down the road, for a space that size they would need 12 parking spaces and they currently have 26 parking spaces. The issue is access across the creek on Route 44/55 the bridge is of unknown structural integrity, it has been shut for many years. It will not be used as access and if that holds up approval of the retail space downstairs that makes sense. If that approval wants to be conditional to the bridge being repaired. It is not a huge amount of traffic now; it is a place holder for a space.

Andy said first of all he thinks they need to understand a little bit about the flood plain, there are two parts of the flood that they need to be concerned about, the limits of the base flood of a 100-year storm which he believes is shown on the plans now and the flood way. The flood way is the part of the flood plain that cannot be disturbed at all, that is the main channel of flood and if you put something there it is going to cause problems.

Scott said what would that be considered would it be the stream.

Andy said the flood way is beyond the limit of the stream. The maps that they have show it extending into the site, it is the striped part of the map. It doesn't effect what the board is doing with building 1, but the bridge is in it. For a bridge to be designed it has to be 2 feet above flood elevation and it is not there. The ability to repair this bridge is slim.

Sean said to be clear the bridge would have to come up two feet.

Andy said the bottom of the bridge would have to be two feet above the flood elevation which is 272.

Sean said there are two current bridges, one of them was built about 6 months ago at the same elevation.

Andy said those are for roadways and this is for a secondary access to a property.

Sean said so that is the difference those being roads and this being a private entity wouldn't have the same regulations. That essentially means that they cannot have a bridge.

Andy said he doesn't see how they could do it.

Sean said the only access to this is Linwood Ave, so they need to discuss what can they do in terms of access down that secondary road.

Fred asked if they are going to have to do a traffic study on that road.

Dave said he doesn't think so, the impacts here won't trip it. Part of the issue here is that the current bridge is only one lane. To make it an access point it would really need to be

two lanes. The bridge is existing so it could be repaired. What happens in a flood way is that an engineering analyst needs to be done called a no rise analyst, which means whatever you put in there new cannot create upstream water rise. In this instance he doesn't think they will get close to that, nevertheless Andy is right to remove that bridge and replace it's going to come up 2-foot above free board. Which would end up being at least 3 feet above Vineyard Ave, it would be very difficult to do anything there.

Scott said could they do a walkway bridge or something like that.

Dave said what they did for the other bridge, the one for the apartments was they rebuilt it and they hire someone do inspect the bridge to make sure that it is still good and every 3-5 years they have someone inspect it. Maybe the same thing could be done here.

Scott said the issue here is that the elevation is going to be so much higher than Vineyard Ave.

Dave said if the bridge stays where it is and they put a new abutment on the DOT side or the property side that is going to count as a new structure. Therefore, a no rise analyst has to be done, because an abutment is a choke point it is very likely that it will cause rise, which is forbidden.

Scott said that is going to be an issue.

Sean said he thinks then the discussion is Linwood Ave. Tillison Ave obviously has plenty of traffic on it, so it is not a significant amount of traffic for it, but Linwood Ave is a pretty small street.

Scott said it is short too.

Sean said it only has 5 houses on it.

Dave said it is not going to be in and out, its going to be very limited impact and Linwood has always been an access point to this property.

Scott said if segmentation is not an issue, does the board need to get a full conceptual of what it is going to look like at this time and what their build out would be like.

Andy said if they are not changing building 1 and they don't need that access then they are okay.

Scott said there are still three other buildings, so the board would have to have an understanding of what they are going to do.

Dave said his concern is was what you are saying as you have to look at the whole thing. However, that only applies when SEQRA applies because this is a reuse of an existing building with allowed uses makes it a type II and no SEQRA.

Fred asked if building 2 was going to be removed.

Sean said building 3 he assumes will have to be taken down because of the creek and that it is collapsing. It is the intent of the owner and prior owner to keep as much of the site as possible. He doesn't think there is any way to actively use that building, most of it is probably going to be torn down, pieces of it will be kept for something. He hopes to be back in the summer to discuss building 4.

Dave said luckily that is an existing building and a piece of it is in the flood way. The easy answer is, if there is a possibility of a flood on the ground floor then louvers could be installed to allow the water to flow in and out of the building.

Fred said is the building up on the hill.

Dave said part of it is down low.

Sean said the basement of that building is solid masonry structure, and the first floor is above the flood plain, so the part of the building in the flood plain is solid rock. The floor would have to come up to higher than it currently is because of plain requirements as the corner does touch it. There is enough room between the floor and the floor above to do that, so they have to raise the floor up two feet.

Dave said as long as there are no mechanicals and the louvers are put in the floor doesn't have to change.

Scott asked what would be in that building.

Sean said businesses, he would love to have his business occupy the first floor of this building.

Dave asked are they going to have a café upstairs.

Sean said yes, but it is going to primarily service the walkway, so that would be for bikers, hikers, etc.

Scott said wasn't there an issue with the property line and the sheds being on their property.

Sean said the neighbor has an easement for the driveway and there are two sheds on their property. They are not proposing to move the sheds.

Andy asked is the easement existing.

Sean said the easement is existing. If the neighbors sheds are going to hold this up then they can get an easement.

Dave said that the sheds have been there awhile, so it seems like a civil matter.

Scott asked if there was any buffer proposed.

Sean said they can if they need to, he is currently showing arborvitaes between the properties, it is currently wooded.

Andy said there is a loading dock proposed on that side of the building is that the one the applicant is going to use.

Sean said that he is going to use both the one on the front of the building and the one on the back.

Dave said that the fire chief mentioned that the staircase is a little tight, for the next revision if the landings can be a little larger.

Sean said in terms of the site plan he only documented what was there. In order to apply for adaptive reuse, they can only change what is necessary for the code and the staircase need to be 5 feet and the stairs need to be rebuilt anyways.

Paul said that his comments are on procedure and making sure that they are in compliance with the adaptive reuse law, which includes consulting with the town board and when the board has more information referring it over to the town board for recommendation. It doesn't have to be done tonight, but the board should discuss nailing down the uses, density and any public benefits that are proposed.

Dave said in terms of density there are no residential units and they are usually under community benefits, it is an offset trade thing to have additional density over what is allowed in that zone, by offering money or building things for the town. He is not sure how much more the board will need; his sense is that the community will want to weigh in on this and getting their comments sooner rather than later.

Scott said it would still have to go to the town board and then the county.

Dave said the board can set the public hearing and refer it to Ulster County and the town board at the same time.

Scott said his only other concern is that if you cannot use the other entrance onto Vineyard Ave, what are you going to do to permanently block it off.

Sean said until the bridge is removed, they will have to put a gate or something.

Scott said whatever it is, show the board the plan.

Dave said if the board set the public hearing at tonight's meeting, it would be good to

send this to the town board simultaneously.

Paul said has there been any preliminary consultation with the town board.

Dave said not in full, he has meetings with Sean and the supervisor, he thinks the town will embrace it. If the board is amendable with him, he can bring this up on Wednesday at the town board meeting.

Scott said that is a great idea.

Dave said they could have a formal response for the board before their next meeting.

Paul said it is good to get everyone on the same page before involving the public.

Scott asked for a motion to set a public hearing for next month.

Motion made by Fred, 2<sup>nd</sup> by Gerry.

6-ayes, 0-nays, motion passed to set the public hearing.

Dave said he will refer this to the town board and the county.

### **Old Business:**

#### **Merando, Peter: Special Use Permit: 45 Gabriety Rd: SBL #95.4-2-2.125**

Applicant is seeking a special use permit for a ground mounted solar array.

Review status: DEC Letter and updated plans circulated to the board.

Potential Action: Set public hearing for 3/27/25

Bill recused as he is a neighbor.

Dave said this is the solar panels that the DEC determined was outside the wetland and the board is just going to set the public hearing for next month.

Scott asked for a motion to set a public hearing for next month.

Motion made by Charly, 2<sup>nd</sup> by Lambros.

6-ayes, 0-nays, 1-recused (Bill), motion passed to set public hearing for next month.

### **Public Hearings:**

#### **Vineyard Portfolio LLC: Special Use Permit: 19-25 Vineyard Ave: SBL #88.69-3-5**

Applicant is seeking a special use permit to convert former commercial space to

two apartments.

Review Status: Public hearing scheduled for 2-27-25

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

Scott asked for a motion to open the public hearing.

Motion made by Fred, 2<sup>nd</sup> by Charly.

6-ayes, 0-nays, motion passed to open the public hearing.

Dave said the property is on Vineyard Ave and it used to be shops in the front, and it is about 3 feet off the road and there is a concrete walk, in front of it raised off the road. It was not one of the better buildings in town, the new owner came in and is renovating the second and third floor apartments. The ground floor was commercial, the area was rezoned.

Scott said is the one as you go out of town, where they were talking that the parking was across the street.

Dave said yes. The board talked about it being tough to put commercial in here, the town board accepted the petition to rezone the area.

\*No applicant, so no public comment could be taken. Public hearing left open until next month.

### **3509 Corp: Amended Site Plan: 3509 Route 9W: SBL #88.13-2-9**

Applicant is seeking an amended site plan to add a food truck on current site.

Review Status: Public hearing scheduled for 2-27-25

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

Patti (Applicant's Agent) said that the only request that was made last week was to put parking stops at the end of the parking spaces.

Dave said there are abutters, and he showed google street view. He mentioned that there were county comments.

Patti said that she added the striping in along Merritt Ave. The reason they are adding it in is because it will make people go further off of 9W before turning into the site.

Scott said if it is two-way traffic in front of the car wash now would it be designated.

Patti said yes.

Scott said it would be a little tough coming out of there if you don't realize, as a lot of people are just washing cars.

Patti said right now the width of it is 70 feet. When they get done it will be 40 feet. There is still way more than enough room for two cars to pass.

Scott said he is concerned with people coming out into oncoming traffic.

Dave said the easy answer would be to put a small sign up inside the bays, especially the ones with doors.

Scott asked are the same owners doing this.

Patti said yes, but the food truck will be whoever is there. The landlord will still be the owner of the carwash and they will be the one to dictate what the lease agreement will be, so particular concerns can be incorporated into the lease agreement.

Dave said they can put the sign up in the bays with doors, because they are the ones that the cars have to pull all the way out before making the turn.

Scott said that signs would be a help for sure.

Patti said she is not sure what the concern is.

Scott said he is concerned with people pulling out and having someone on-coming to go to the food truck and not making the correlation since it is a new pattern.

Patti said and that they wouldn't expect someone to be coming from the other direction.

Scott said normally you wouldn't be because people are used to coming out of the carwash for the last 30 years, and now there is a food truck down there that everyone is driving towards. He suggests maybe arrows coming out or a sign just letting people know about the traffic.

Dave said maybe a yellow line dividing it.

Scott asked for a motion to open the public hearing.

Motion made by Lambros, 2<sup>nd</sup> by Gerry.

6-ayes, 0-nays, motion passed to open the public hearing.

Lori (14 Merritt Ave) said that there is no sound proofing on the site and the site is surrounded by residential homes. These homes are part of a community and the residents expect a certain amount of peace and quiet. Food trucks those operating with generators can create significant noise. The neighborhood is already impacted by the noise from the carwash with people blaring their car stereos while they clean out their cars. It sounds ridiculous but it happens all spring and summer long. The owner has nicely put up some stickers on the vacuum cleaners asking people not to play their radios. The town has strict noise ordinance to maintain the peace and quiet. Along with the noise, food trucks

typically bring increased traffic, this increase in activity at an already busy and dangerous intersection is a concern. From her driveway she can see all the car accidents that happen. People come flying up Merritt Ave into the bank, into the carwash, people making lefts onto Merritt, it's just a busy intersection. The potential negative impact on their lives combined with the risk of violating noise regulations and increasing traffic at a dangerous intersection, food trucks should not be permitted to be operated at this location. If this goes through, she would like to request that the owner of the carwash place fencing behind the vacuum cleaners because the noise pollution is already occurring. There is nothing containing the noise from those machines at this corner of the property.

Adam (16 Merritt Ave) said that he agrees with everything the other neighbor mentioned, especially the excessive noise. He would like to know the hour of operation for the food truck as that would have a major impact on noise. The carwash runs 24 hours a day and the people using the vacuum and really loud radios, not to mention the people who love to spin out their tires. For the food truck it says from dawn to dusk, but not to exceed 6am-9pm. He is concerned with parking, he sees they are going to put a parking area in, but with the increase in traffic from all directions. People fly down Merritt Ave, there is no traffic light either, so that makes the turn there difficult for people. This is a food truck you are going to have people working there, where are the chemicals from this going to be draining.

Patti said that she understands the concerns of the neighbors regarding the vacuum stations, the carwash is open 24/7 the application is for the addition of the food truck. Just 1 food truck, it might be multiple ones through the day, but it would only be 1 food truck at a time. Food trucks all have to by health department standards be self-contained. The food truck is approved by the board of health and they have to have everything self-contained, nothing can be deposited at the site. The garbage can is there for dry goods, cups, forks, things like that, anything relating to the preparation of the food has to be self-contained in the food truck. Where the food truck is going to be located is going to be as far away from Merritt Ave as it could be. They don't have any numbers for the impact that one food truck is going to have on traffic. She thinks that most of the people who would be utilizing the food truck would either walk or already coming to the site to have their car wash.

Scott said since the carwash is already existing, the concerns the people in the neighborhood have cannot be addressed with what they are applying to do. He suggested that the neighbor's bring these concerns to the town board because the whole site isn't under review from the Planning Board.

Dave said he will call the owner; he does think the idea is a good idea.

Scott said it is not in the boards purview to review the site under this application.

Paul said the board has to make certain findings about the site plan and if there are impacts related to that the board thinks are worthy of conditions. It is appropriate to ask

the applicant to look into mitigation to impacts that will accompany the food truck. They do operate based on generators right.

Patti said they will have electric service.

Scott said it won't be generators, but they will have some type of electrical service.

Dave said what if the food truck has some kind of radio that would add to the noise on the site. Maybe at that point they can suggest to the owner to put a fence there for community goodwill.

Discussion about the vacuum issue took place.

Scott said if the owner can mitigate the neighbor's concerns that would be advantageous to him and the community around it.

Patti said she thinks the owner would be willing to make it better.

Discussion about the vacuums took place again.

Dave (14 Merritt Ave) said he would like to know that since the car wash is 24 hours, would the food truck also be 24 hours a day.

Charly said no, the hours of operation for the food truck is on the plan.

Adam asked about people parking and eating at the site.

Scott said it would only be during the hours of operation.

Adam asked, does it mean that that the food truck will leave at 9pm or start shutting down at 9pm.

Patti said it would mean that food truck would stop serving food at 9pm, if there is someone there eating, they probably wouldn't get kicked off the property. Remember that the food truck is a business and they are not going to want people parking there and hanging out, which would be preventing other patrons from coming and spending money. She has wrote notes on the concerns, she feels that some of it could be put into the lease.

Scott said it won't be the owners food truck.

Patti said no it won't.

Scott said so they will all individually be responsible for what is going on.

Patti said it is in the food truck operators best interest to manage that business so that its

going to want to encourage people to come and the whole point of a food truck is to eat quickly and leave.

### **Short-Term Rentals**

#### **Ostrovsky, Dina: 430 N. Riverside Rd**

Review status: Public hearing opened 2/20/25

Potential Action: Close public hearing, approval resolution

\*No public comment\*

Scott asked for a motion to close the public hearing.

Motion made by Lambros, 2<sup>nd</sup> by Fred.

6-eyes, 0-nays, motion passed to close the public hearing.

Paul read the resolution.

Scott asked for a motion to approve the resolution.

Motion made by Fred, 2<sup>nd</sup> by Lambros.

6-eyes, 0-nays, motion passed to approve resolution.

#### **Reday, Shohana: 135 Perkinsville Rd**

Review Status: Public hearing opened 2/20/25

Potential Action: close public hearing, approval resolution

Bill recused due to being a neighbor.

\*No public comment\*

Scott asked for a motion to close the public hearing.

Motion made by Gerry, 2<sup>nd</sup> by Lambros.

6-eyes, 0-nays, motion passed to close the public hearing.

Paul read the resolution.

Scott asked for a motion to approve the resolution.

Motion made by Lambros, 2<sup>nd</sup> by Fred.

6-aye, 0-nays, motion passed to approve the resolution.

Dave asked Bill if his wife would agree with the language of the resolution.

Bill said the short answer is yes and this will help resolve the issue with that property.

**Administrative business: Discussion on the new wetland regulations took place**

**Motion to Adjourn.**