

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, June 26, 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: Franco Zani (Acting Chairman), Fred Pizzuto, Gerry Marion, Bill Meltzer, Lambros Violaris, John Dispensa, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Christian Moore, and Sarah Van Nostrand

Absent: Board Members: Scott McCarthy and Charly Long

Minutes to Approve at the June 26, 2025, meeting
May 15, 2025 & May 22, 2025

Franco asked for motion to approve the minutes.
Motion made by Bill, 2nd by Lambros.
All ayes, motion passed to approve the minutes.

Old Business:

Friedberg, Larry: Special Use Permit: 129 Costa Rd: SBL #87.3-5-28.3

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

Review Status: ZBA relief granted.
Potential Action: Set public hearing for July 24, 2025

Larry (Applicant) said that they are applying for a special use permit to build an accessory apartment, it will be a one bedroom with a kitchen.

Dorcas (Applicant) said that there would be solar on top and that is why they were doing it.

Paul said that they did get a variance from the ZBA and as part of that variance the ZBA required a planting plan that will provide some screening of that building from the vantage point of looking towards it. He said that if the board wishes they could set a public hearing for the project for next month.

Christian said that the Health Department should be contacted to make sure that the septic system can handle the additional bedroom. He thinks this is the one that was designed for three bedrooms and that there are two existing in the house.

Larry said that there are two in the house and one additional.

Christian said you would need to provide from Ulster County Health Department that it was designed for three bedrooms. The Fire Department should be contacted for comments regarding the accessory structure to make sure it is within range that they can get to. Provide that you can get gravity feed to the sewage disposal system. He wants to know if there are going to be any walkways going back to that structure.

Larry said they want to make it just lawn.

Bill asked how far from where they have to park will they have to walk to that structure.

Larry said it is around 200 feet.

Franco asked for a motion to set the public hearing.

Motion made by Bill, 2nd by Gerry.

All ayes motion passed to set the public hearing.

Highland 3555 LLC: Site Plan: 3555 Route 9W: SBL #88.17-9-55.111

Applicant is seeking site plan approval for 4 mixed use buildings.

Review Status: Updated plans circulated to the board.

SEQRA Status: Lead Agency Circulated on 6-10-2025.

Patti (Applicant's agent) said that they have received the comments from Ulster County Planning Board. They did meet with the fire department and have their review comments. They received confirmation from the transportation department that the school bus pick up location would be the intersection of Roberto Ave., they do not pick up on 9W due to safety concerns and they do not go down Roberto Ave. The Roberto Ave. access has been formally defined as emergency only and will remain that unless there are comments from DOT contrary to that. They are working on addressing CPL's comment and they hope to have those comments fully addressed for the new submission. They have responded to the Ulster County Planning Board comments. At this point they are asking the board to consider setting a public hearing for next month.

Paul said they think that is appropriate, unless CPL has any material comments outstanding. By the time the board has the public hearing, the board will be able to establish themselves as lead agency. The board has received the county comments, so the board is in position to set a public hearing and continue it if need be.

Christian asked if there are any updates from the DOT regarding access on 9W.

Patti said the perm 33 has been submitted back in April and they have been dialoging back and forth with them. Right now, the concern is what they want the radius to be, what they want the curbing entrance to be and how wide of a throat it should be.

Christian said have they made any determination or any idea of whether or not it is going to be a right in, right out or full.

Patti said they have not.

Bill asked if they were going to have an updated traffic study done.

Christian said they have provided comments on the traffic study; DOT is going to be the governing agency on that. He knows that the board had some concerns about crossing over the median that is approaching that light.

Paul said he thinks the board is going to want to hear from the DOT for any SEQRA determination that the board makes.

Christian said he cannot see the DOT making any substantial comments that will change the plans that the public have already seen. If it is possible even something conceptual from the DOT.

Patti said what will help with DOT is the secondary access through Shamrock as that will also give a secondary access out that is further away from the intersection.

Christian asked if that owner has been contacted.

Patti said yes they have a deal at the moment and they are working on an agreement.

Franco said is there going to be an easement through Shamrock.

Patti said she doesn't know legally how they are going to work it out, but there will be some kind of agreement.

Dave said probably not an easement; it will probably be a license.

Franco asked would there have to be a maintenance agreement also.

Patti said 3555 would take care of their side and Shamrock would take care of theirs. There is no reason to have a shared maintenance agreement.

Franco asked if they would have something from the DOT before the public hearing.

Patti said they will have something back.

John asked what is the quantity of chargers because Scott mentioned that the county wanted more.

Patti said the county didn't ask for more chargers, she believes that they asked for the power that supplied to it, to allow it expand.

Franco asked for a motion to schedule a public hearing.

Motion made by Fred, 2nd by Bill.

All ayes, motion passed to schedule the public hearing for July 24th.

New Public Hearings:

Rondon, Tomas: Special Use Permit: 163 Pancake Hollow Rd: SBL #95.1-1-2.200

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

Review Status: Public hearing set for June 26, 2025

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

Tomas (Applicant) said that the goal is to build a small apartment for his parents who are retiring this year. He thinks his property is adequate to build an apartment the size that his parents will need.

Fred asked what is the size of the apartment.

Tomas said it is 850 square feet with a basement.

Franco asked is it a full basement.

Tomas said full basement, it will have a bedroom, living room and kitchen. The septic is sized already for an additional bedroom, the main residence has 3 bedrooms and the septic was sized for 4.

Franco asked how big is the septic tank.

Tomas said it is 1,250.

Franco asked is it going to have its own driveway.

Tomas said no but might install a paver pathway later on.

Christian asked are you going to be feeding the new house off the existing well.

Tomas said yes.

Franco asked for a motion to open the public hearing.
Motion made by Bill, 2nd by Gerry.
All ayes, motion passed to open the public hearing.

No public comment

Franco asked for a motion to close the public hearing.
Motion made by Bill, 2nd by Lambros.
All ayes, motion passed to close the public hearing.

Paul read the resolution.

Franco asked for a motion to approve the resolution.
Motion made by Lambros, 2nd by Bill.
All ayes, motion passed to approve the resolution.

**Vineyard Ave Associates LLC: Site Plan: 88-94 Vineyard Ave (3 Milton Ave):
SBL #88.69-8-1**

Applicant is seeking site plan approval for 1 commercial space, 3-first floor apartments and 4 second floor apartments.

Review Status: Public hearing set for June 26, 2025
Potential Action: Open public hearing, close public hearing, approval resolution

Christian said they had a comment letter that there were going to be some modifications with a survey.

Sean (Applicant's Agent) said he believes he submitted it.

Christian said he thinks it had something to do with the scaling of the property.

Dave said that the board can move forward and the building department will confirm with Christian when they come in for building permit to make sure the two align.

Franco asked for a motion to open the public hearing.
Motion made by Fred, 2nd by Gerry.
All ayes, motion passed to open the public hearing.

No public comment

Franco asked for a motion to close the public hearing.
Motion made by Gerry, 2nd by Bill.
All ayes, motion passed to close the public hearing.

Paul read the resolution.

Franco asked for a motion to approve the resolution.
Motion made by Gerry, 2nd by Lambros.
All ayes, motion passed to approve the resolution.

Continued Short-term Rentals

Nee, Kevin: 400 N. Elting Corners Rd.

Review Status: Inspection for hot tub passed.
Potential Action: Close public hearing, approval resolution.

No public comment

Bill said the application says it is a 3-bedroom house, but the resolution has a maximum occupancy of 8 guests, but with 3 bedrooms it should be 6.

Kevin (Applicant) said it has been resolved it is 6 now.

Paul said he will change it in the resolution.

Franco asked for a motion to close the public hearing.
Motion made by Gerry, 2nd by Lambros.
All ayes, motion passed to close the public hearing.

Paul read the resolution.

Franco asked for a motion to approve the resolution.
Motion made by Lambros, 2nd by Bill.
All ayes, motion passed to approve the resolution.

Motion to Adjourn.