

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, September 25, 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, Lambros Violaris, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Andy Learn, and Sarah Van Nostrand.

Minutes to Approve at the September 25, 2025, meeting
August 21, 2025

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

New Business:

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: Application and sketch plan circulated to board.
Potential Action: Board to set public hearing for October 23, 2025.

McCarthy asked for a motion to set a public hearing for October 23, 2025.
Motion made by Meltzer, 2nd by Zani.
All ayes, motion passed to set the public hearing for October 23, 2025.

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: Updated plans circulated to board.

McCarthy said that the board did receive an updated stamped plan showing the kitchenette and counter space. In the original drawing the measurements showed 30 x 30, so either the building shrunk or you are using the space for something else. Maybe if on the rooms you can show wall space and where you are getting your measurements. The board does not know if the measurements shown are from outside wall to outside wall or not.

Barritt (Applicant) asked the board to be clearer on what they need.

Pizzuto said they need the measurements from outside wall to outside wall.

McCarthy said the original blacked out drawing said 660 square feet. The new drawing says 425 square feet.

Meltzer said the deck is 7.5 x 12 the room it is next to is only 10 feet and he feels something is off with the numbers.

Barritt said that the room the deck is next to is bigger.

Meltzer said that the room is 15 x 12.

Barritt said that the deck is 2/3rd of the room.

McCarthy said that the scale isn't correct.

Marion asked if the total square footage more than zoning allows.

McCarthy said it doesn't matter what the square footage the issue is they need to be able to take this drawing and prove what is there.

Discussion about the drawings took place.

Barritt said that the drawings were done by two different people, the sketch was done by a local electrician and it is an outside drawing. The other was done by an architect and he looked at the drawings and used them to create those numbers. If the board wants outside wall to outside he can come back with that.

Long asked what is the scale of the drawing that you gave the board.

Barritt said he doesn't know what that is.

McCarthy said a scale is like a quarter inch to a foot.

Long said it will help you in the future as well if you go to do something.

McCarthy asked how long has it been an apartment.

Barritt said the house is 150 years old and he only bought it last year.

McCarthy asked if it was rented now.

Barritt said no.

McCarthy asked has it been empty for a while now.

Barritt said yes.

Barton said that the living room and bedroom have different dimensions.

Barritt said it was measured from the window to the wall and that is where the 15 comes from.

Barton said the board is looking for an accurate depiction. The other issue is that the statement at the bottom of the plans states that the sizes are approximate and he doesn't think that is what the board is looking for, he thinks they are looking for what is there.

Discussion about what else was needed took place.

Barton said that the board might be okay with the original plans and having the architect take the measurements off of there.

Long said they need to be the actual thing because on the bottom of the plans submitted it says it is approximate.

Barton said clearly these were not taken from the original plans but is based off of the plans.

McCarthy asked where does the board go from here.

Barton said that the board could set the public hearing and hopefully they will get what they need.

McCarthy asked for a motion to set the public hearing for October 23, 2025.

Motion made by Pizzuto, 2nd by Meltzer.

All ayes, motion passed to set the public hearing for October 23, 2025.

Acumen Fine Art Logistics Inc.: Amended Site Plan: 50 Toc Dr: SBL #88.17-11-1

Applicant is seeking an amended site plan to operate a deep storage facility for fine art.

Review Status: Application and plans circulated to board.

Potential Action: Board to set public hearing for October 23, 2025.

McCarthy asked for a motion to set the public hearing for October 23, 2025.

Motion made by Pizzuto, 2nd by Meltzer.
All ayes, motion passed to set the public hearing for October 23, 2025.

Old Business:

Fjord Vineyards LLC: Site Plan: Route 9W: SBL # 96.3-2-19.100

Applicant is seeking site plan approval for a wine tasting room.

Review Status: Site plan circulated to board

Potential Action: SEQRA determination

Learn said that they issued a comment letter today and there are some things that need to be addressed with the site plan itself. In terms of a SEQRA determination he thinks the board is okay to go a head with it as long as they can get the comments addressed before approval.

Erdmann (applicant) said that she will get all the information by the October workshop meeting.

Barton said the comment letter was already sent and they are working on it.

McCarthy said that he can read the SEQRA resolution.

Barton suggested that the board go through part II which they all have a copy of. He asked the board if any of them had any input on the no to small impact.

Board is good with the part II.

McCarthy read the SEQRA resolution.

McCarthy asked for a motion to approve the SEQRA resolution.

Motion made by Pizzuto, 2nd by Zani.

All ayes, motion passed to approve the negative declaration.

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

Applicant is seeking a 4-lot subdivision.

Review Status: Updated Plans circulated to board.

Potential Action: Board to set public hearing for October 23, 2025.

Demskie (Applicant's Agent) said that she received the comments from CPL and everything is engineering.

McCarthy asked if they could get that by the workshop meeting.

Barton said that the board could set a public hearing for October.

McCarthy said there are still engineering comments.

Barton said he doesn't think any of them are a heavy lift.

Demskie said that she forwarded the plans to the fire chief on Monday.

McCarthy asked if she has gotten anything back from him.

Demskie said nothing yet.

McCarthy asked for a motion to set the public hearing for October 23, 2025.

Motion made by Meltzer, 2nd by Violaris.

All ayes, motion passed to set the public hearing for October 23, 2025.

New Public Hearings:

Dakota Field Properties LLC: Lot Line Revision: 258 Martin Ave: SBL # 79.2-1-6.110

Applicant is seeking a lot line revision to correct accessory structure being on another parcel.

Review Status: Public hearing scheduled for 9-25-25.

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

Storyk (Applicant) said that they had put up a tent like structure. They are jiggling the line and a little piece of the tent was over the line and rather than move the structure they decided to adjust the lot lines. The areas are exactly the same, it doesn't affect anybody.

McCarthy asked for a motion to open the public hearing.

Motion made by Pizzuto, 2nd by Meltzer.

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 Pizzuto, 2nd by Zani.

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 Violaris.

All ayes, motion passed to approve the resolution.

Motion to Adjourn.