

WORKSHOP MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, February 20, 2025

CALL TO ORDER TIME: 5:30pm

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, Lambros Violaris, Fred Pizzuto, Gerry Marion, Franco Zani (left at 6:15pm), Bill Meltzer (via Zoom), John Dispensa, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Christian Moore, and Sarah Van Nostrand.

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

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.

Terry (Applicant's agent) said that Mr. Ryan's (applicant) property is a 60+ acre lot that doesn't have road frontage. It has a 15-foot right-of-way, that turns into a 25-foot right-of-way. Mr. Ryan's is proposing to get a 50-foot frontage access on North Elting Corners Rd, from Marshalek (applicant) for 3 acres behind the Marshalek property where a lot of the improvements are tight to the boundary now.

Dave said the only issues that they might have are the steepness of the road in the future.

Christian said he noticed that on the map that parcel B does not have the full meets and bounds. He is not sure if the clerks office is going to accept that for a final or not.

Terry said they do all the time and he has never had an issue in the past.

Franco asked if the parcel could be pulled up to see if there are any wetlands on the

property.

Dave said that there are no wetlands on the property.

Scott said the board can set a 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: Application and plans circulated to board.

Justin (Applicant) said that he is in contract to buy the property. Currently it has a vacant building on it, that has some fire damage. His proposal is to demolish that building and then construct a new 1,500 square foot building and to utilize the same well, septic and curb cuts that are already existing.

Scott asked is there a smell with this use.

Justin said there is not.

Franco asked so you would need any filters.

Justin said that there is always a thought that it is going to be noxious or there is going to be some sort of smell or smoke issue.

Scott asked him to give a run down of the project.

Justin said the unit has to meet New York State Standards which have become more stringent, these new units would have to meet the 2025 standards which some time in the middle of the year all units have to be brought up to those standards, so this would meet the latest environmental regulations. It would house a single cremator, an office, some storage and a workspace. There would be a small area to meet with people, the business would primarily service veterinary offices, some private residences if people need any of their services. There wouldn't be a high amount of foot traffic of the business on a daily basis, he thinks people frequenting this business would be minimal. He is predicting one to three employees working there, this is a relatively small project.

Franco asked is it just veterinary clinics or will people be able to bring their pets there.

Justin said it will be both and also they would go out and take pets from people's homes if they needed to do that.

Franco said you provide pick up service.

Justin said that is correct.

Lambros said you don't do any kind of vet services, its just end stage cremation for pets.

Justin said there are no veterinary services, but he provides a service to veterinary.

Lambros said you would contract with local vets in the area to provide this service if they don't have cremation services on site.

Justin said correct, his understanding is that in speaking with offices around Poughkeepsie they are utilizing a company that comes in from Rohde Island, there is nothing local to this area for this service.

Scott asked is there enough parking there for so many vehicles.

Christian said he has a question regarding that as well it says 5 are required, but he is showing 4 spaces.

Dave asked a question regarding whether an area was going to be employee parking or was that where box trucks were going to go.

Justin said generally these types of places use passenger vans, there wouldn't be any large commercial type vehicles.

Dave said he thinks the parking is sufficient.

Fred asked is there any size or weight restrictions.

Justin said 300 pounds.

John asked is that existing building to be taken down is it slab.

Dave said it had a basement.

John said is he going to fill it in, because it could become more parking.

Dave said he has to fill it in.

Fred asked what the restrictions were feet and inches wise.

Justin said he is not sure of the internal size.

Franco asked Fred if he was looking for the specs on the oven.

Scott said that the board should have it.

John asked what is done with the bone fragments leftover after cremation has been done.

Justin said the leftovers go through a processor and refined into a powder.

John said after that the owner would take those ashes.

Justin said most owners request them back so there would be a small retail portion where they would be able to purchase products.

Scott asked what happens to the unclaimed remains.

Justin said there are different options, some companies ship them out and have them made into reefs. He knows that the DEC allows them to be spread, so he has family that has property in northern New York, so there is potential for them to be scattered on a farm.

Scott said it is not collected and stored. Is there going to be any storage outside for anything.

Justin said nothing that he can think of offhand. The inventory is smaller and will be on shelves and he doesn't need any outdoor equipment to move the supplies around.

Dave said his only question is that the building is non-descript, have you decided on the color yet.

Justin said he has decided yet but is there a color that the town would like.

Dave said the board normally likes neutral earthy tones.

Scott said the board is also going to need know signage, is it going to be on the building or somewhere else.

Christian said that the EAF should list the name of the proposed business. The hours of operations should be specified. Regarding the existing sewage disposal system, the size of the system should be verified because you are going to have to replum the new building to it. From the map it appears that the DOT right-of-way comes in a good distance and based on the map the sewage system and the proposed sign are in the DOT right-of-way. When you go to do work on the sign you might want to touch base with the DOT to see if they are even going to allow it.

Dave suggested that he go over to the DOT office in Poughkeepsie and asked for the permitting department.

Christian said for the new building location you need to show the grading. There is a

door off the back of the building and according to the map it appears to be 6 feet buried, so you might need to cut back the bank a little bit to have that footprint. If you are connecting to the gas line, it should be shown where it will be. There is minimal lighting proposed, so he is not sure that a lighting plan is needed. It was mentioned that the emissions are regulated by a state department, do you know which one it would be under.

Justin said it would be DEC.

Dave asked if he has another facility some place.

Justin said no, he is currently employed with Dutchess County as a deputy, so he goes into a lot of people's homes and sees a lot of difficult situations and that was where he helped a lot of people. A friend of his used to work for a business like this and he got the opportunity to go see how the business worked. He realized that there was nothing like this in the area.

Christian said if you have a proposed dumpster location, is there going to be any type of enclosure to screen that from public view.

Justin said he doesn't know how much waste this is going to generate as far as needing a large receptacle.

Christian said if it is going to be a garbage can then that would be okay, if it is a place that needs to have a large vehicle come up and empty it, then that would be a different story. Erosion control measures should be shown. Details for pavement, sidewalks and landscaping. There is a hammerhead on site, they are going to want to see some kind of barrier that goes from the corner of the house to where the dumpster is going to be. He needs to decide how much of the house is going to be torn down as it is his understanding that it has a full basement, so that whole area is going to have to be brought up to grade. You are going to want to keep people from accidentally going down to the creek. The clients are going to be people pets but are you planning on taking in any roadkill from any highway departments.

Justin said that is not something he wants to do at this point, he has not considered that.

Franco said if you can get the board the design of the oven and the interior layout of the building.

Dave said that that the layout was provided.

**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.

Richard (Applicant) said that the property address is 71-79 Vineyard Ave where the bank used to be and is seeking to change the use to a restaurant.

Lambros asked what kind of restaurant.

Richard said that he is not sure at the moment.

Christian said that the narrative stated that there may be a need to upgrade the water service for a sprinkler system, he would like some details on that. It mentioned that they are doing this in conjunction with work being done on the sidewalks.

Dave said it is imminent as the town has a grant to redo the sidewalks downtown and that is also when they will figure out the ramp for this project.

Christian asked is there an existing grease trap or are you going to have to install one.

Dave said the current use is a bank.

Christian said will it be an internal or external trap.

Dave said that would be up to Adam (Water & Sewer Administrator).

Christian said it would like it verified that no parking will be required, which he believes it is not.

Richard said that he plans to use a lot less grease and feels that a grease trap will not be necessary.

Christian said food service use, normally one is required.

Franco asked if he was going to have an air fryer.

Richard said yes.

Dave said if it is a commercial kitchen a grease trap is required, it may not be a very large one.

Christian said it may be an internal one under the sink.

Franco said one is going to need to be under the 3-bay sink.

Dave said a little background; the original application was to redo some bathrooms but because this is a change of use and SEQRA doesn't allow segmentation, he had them

come in for the big picture, get the site plan done, then he can issue building permits as needed. There is an outdoor patio as well, so if the restaurant goes in there could be outdoor seating as well.

Scott said parking is mainly in the parking lot across the street.

Franco said it would be on-street parking and municipal lot parking.

Dave said CB zone parking is not required. He remembers at one time there was a question about garbage, but he doesn't remember what the answer was.

Franco said he thinks the garbage cans sit on the curb currently.

Scott said he has a garbage corral shown.

Richard said he doesn't know the long-term solution, but currently the layout works.

Patti (Control Point-neighboring business) said at one point she offered the owner to use space for garbage cans in her parking area and the offer still stands.

Sean (Architect) said that he wants to address the comments regarding the water lines and sidewalks. It is a 1-inch copper feed which is usually sufficient, but the designer of the system will finalize that. In his experience that has been sufficient for a building this size.

Christian said that might be sufficient for residential service but doesn't think it will work for fire flow.

Sean said that the engineer would look into it. The answer to that would be that they will either put in a storage tank or a bigger main. They will want to address it with the sidewalks which will be soon. The other issue is ADA access they cannot determine right now because they are about to rip out all the sidewalks.

Dave said besides the future water line he is not sure what else they could ask for, it is an existing building, an allowed use. If the board is comfortable, they could set a public hearing for next month.

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: Application and plans circulated to board.

Sean (Applicant's Agent) said that the site has some real challenges and potential. The goal is to activate the back building and get some businesses in there to generate revenue

for the owner. There are major problems with the building over the creek and the access way, they will not be address those at all right now as far as possibilities, but because of segmentation they have to come to the board with everything. They just got the updated flood plains today and they are considerably less than they thought. The back building that they want to occupy is completely out of the flood plain. The owner would like to run his personal business out of there, he is the only employee. He also would like to have two service businesses, right now he is in talks with two architect firms to rent space. The use right now that they are bringing to the table has minimal impact on traffic. The bigger site is going to have considerably more. The big building that they want to occupy would be three business on the second floor with three employees. They are asking for permission for a retail space downstairs which would require 12 parking spaces and there is enough parking currently graded behind the woodshed below, for that amount traffic it would need bridge access, so that cannot be done until the bridge is fixed. They are not asking for that much traffic to use the Linwood Ave access, but they would like the other three uses to use that access.

Franco asked what kind of traffic are they looking at for Linwood Ave.

Sean said the owners personal sprinter van. The other two uses looking to occupy that space, one of them is one employee no others on site as it is remote and is international and there would be no clients on site. The other business would be his and he has clients maybe once a week. Both of the architects live within a quarter mile of the property and will walk.

Franco asked what would the hours of operation be.

Sean said business hours 8-5. That is what they are asking permission for. The next step, hopefully this spring or summer, is the train station depot on the rail trail, the vision is to put a café in there. They have discussed with many local cafes and there is interest, but they need to see the space redone. It would be serviced mostly by trail activity; it would be good for the town as it would give the people on the walkway reason to come into Highland. They are not expecting it to be heavy with vehicle traffic, it will mostly service the trail. They broke the building into other retail uses as they don't want a big café as it would require more parking.

Franco said a grease trap would be required for a restaurant use.

Sean said yes, it will be a bakery, coffee shop something like that. It is meant to be a daytime recreational spot, so the hours of operation would be dawn to dusk, in winter it might be later. Now that they have the flood elevations, they can take a look at what they can do with the front building, most likely it will be removed. They would like to save it, would like to find a use for, there is financial incentive on the current owner to save that building, but it is falling into the creek. It wouldn't be allowed to be built today, so what can they do with it.

Christian asked what is the flood elevation of the site.

Sean said the flood elevation is 272 feet on the plan he issued it was 282 feet because he was looking at something from a long time ago. The upper building is completely cleared, all the other buildings are in it. He believes the first-floor elevation of the train depot is above the flood plain.

Christian said they will take a look when they get the information. He asked if the 100-year flood plain was mapped.

Sean said that is what they just got.

Christian said it looks like it goes through the three buildings at the top of the page.

Sean said the woodshed and the building over the creek are 100% in it.

Christian said you cannot do any work in a regulated flood way.

Sean said the question is what do they do with the building, how do they get rid of it. Building 4 on the map it does hit the bottom three feet of the foundation.

Dave said the building is locked to the surface and because it's a portion of the building that is in the floodway, he thinks they can argue that the building is substantially locked in. If there is impact on that corner, things like a water outlet fence like they would if they were building in a flood plain and that should satisfy a flood plain permit.

Christian said that bridge that goes out to the north what is the approximate condition of it.

Sean said not great, it will have to be rebuilt.

Christian said when looking at traffic flow, you also have to consider fire access, water and sewer to the site.

Charly asked what would the fire access be here currently.

Sean said Linwood Ave.

Fred asked if they could get a fire truck in there.

Sean said yes, if there was a fire emergency there would be access across the trail as well. For the higher occupancy uses they are definitely going to have to rebuild that bridge and he wouldn't even ask for permission to occupy them until its taken care of, but right now they are talking about three employees.

Franco said when you go to rebuild that bridge is it going to be widened.

Sean said yes, it will be two feet wider than it currently is.

Dave said he has to check with Paul on the segmentation piece, there are ways around it, so you could in theory ignore the other buildings, especially if to be determined is removal because it would lessen impacts on water and sewer. It would be convenient for the applicant and others to occupy that back building sooner rather than later to have income flowing in for the applicant.

Sean said the extent that they have investigated so far since everything is existing, they are either reducing or maintaining the condition.

Dave asked if the parking behind the back building was new, the neighbors are going to go nuts.

Sean said they would like to not build that, in order to fully occupy the space of everything they would need that much more parking in the long run. The neighbor's sheds are on this property.

Christian said if they wish to pursue the parking, you may want to consider extending the parking the way they are angled someone nosing in would have to back out, you want to consider it for internal circulation.

Sean said there is a steep slope past that. They are just showing that the land has enough capacity to fit the parking, but it will have to be worked out.

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

Applicant is seeking site plan approval for mixed use of commercial on first floor and residential units above.

Review Status: Application and plans circulated to board.

Applicant's team passed out community center renderings.

Patti (A part of the applicants team) said that she knows they appeared before the board a couple of months ago and that they had some public comments that they wanted to address. They are proposing 4 mixed-use buildings, each would be 2,500 square feet per floor, with store fronts and commercial spaces facing route 9W and each building would have 35 residential units for a total of 140 units on the site. The applicants have tried to address some of the concerns that they heard, one of the things they were working on and submitted was a traffic study. They have added a gazebo, dog run, some amenities for the tenants of the site. There are some public spaces along Route 9W, this is about as compliant to the town code for this zone as you could possibly get. There was some concern about access on Roberto Ave, the current plan shows it as emergency access only, she would like the board's thoughts and concerns on that. She reached out to the fire chief to make sure the fire truck templates have not changed. The biggest thing that

they wanted to talk about tonight were the changes based on the concerns heard at the last meeting and what their thoughts are on Roberto Ave.

Fred said the access is almost at the garage for the first house.

Patti said correct.

Scott said he wants to commend the applicants for appearing before the board and telling them what they wanted to do and getting feedback from the public, he feels that the applicants heard their concerns and addressed them. Knowing that the townhouses are gone in the back, which was an issue, cleaned it up a little bit and gave a larger buffer to the neighbors in the back. He is still unsure about people going north on 9W entering the site, or would there be another way in, or would be right in, right out.

Patti said part of that is going to depend on DOT comments, they are hoping to be able to have full turns, but at the end of the day that is going to be a DOT question. The entrance is where it is located because it still striped for a crossing at that point.

Charly said a few weeks ago there was some digging going on at the site, what was that for.

Brandan (applicant's agent) said that was geotechnical.

Patti said there will probably be more of that in the next couple of weeks to expose some of the storm drainage, sewers, some manholes that are covered under flower beds.

Christian said he noticed that there is a drainage line coming in from the south going right through the site, the first portion is going to be kept, but then they are going to be redirecting that stormwater runoff through the new pipes that they are proposing and there are some odd things, like a little diversion that spits out into the lawn area. The proposed utility plans show parallel drainage lines that show drainage from the site is going to go out into the street then go back into the site. He doesn't know if any sort of easement exists, did the surveys show anything.

Patti said there is no easement, it crosses not only this property but the property next door, the dinner property, it just keeps going.

Christian said that they will need more information.

Patti said that is a part of the exploratory that they are working.

Christian said that it is a 15-inch line coming in and 18 inch going out and what the condition the lines are in. They need some idea of how much runoff the lines are carrying and you will have to figure out how to make everything work without causing problems. He noticed on the main road coming in there was a 7-foot fill where the two roadways sort of T together, they are going to be looking for a cut fill estimate. At the

workshop meeting where this was shown was it suggested that they make another emergency entrance that punches out to the end of the road, he knows the cul-de-sac is a little bit offset.

Dave said the other side of that equation is the neighbors spoke to him today and they would prefer as many of the large trees to stay if they are tall and deciduous. What they are replacing them with is 8–10-foot jolly greens which grow quickly, but some of the trees over there are 60-feet. He feels that the applicant did a good job landscaping the back, there are grills, pergolas, little site amenities for the residents. If there was a way to create another entrance point without taking the trees down that would be good.

Patti said they can do a tree survey along that end and show the existing trees, sizes and meet with the landscape architect to see what will work best.

Christian said as the plan progresses, they are going to want to see a design report for water. He knows they have a master meter pit in the back near the side street. He assumes that they are going to be sprinkling the buildings, he will need that information too. A report for sewer flow will also be needed.

Dave asked if it was determined which way the sewer was going.

Christian said it goes out the back.

Dave said it was his understanding is that Adam wants it out the front, so that should be looked into. He was told that discharging it down Roberto might be problematic.

Christian said the collection is all out the back.

Patti said she thinks they have had some initial conversations and the engineer is under advisement.

Bill said his only question was related to the traffic study and if it took into consideration the other projects along 9W.

Dave said it did, they contacted him to request those other studies. The person who did the study for this project did the studies for at least two of the other projects, one for the senior and one for Stewarts, so they had a good handle on what those counts were.

Bill said his only thoughts were the ones that the board hasn't reviewed yet, especially for the hotel.

Dave said there is no proposal for the hotel yet. If they come there will be a study done for them as well.

Patti asked if the board had any initial thoughts about Roberto.

Scott said he would like to think about it a little bit as it is on the entrance to the road, he is not sure what impact it would have, except an influx of cars at a certain time of day.

Patti said what might help is if she does an ortho of the area and show where the houses are and where that entrance is in relation to the intersection if that would be helpful.

Dave said one of the main concerns that came out of the first discussion was traffic with Roberto. He was excited to see that it would be gated and closed and only for emergency vehicles. Most of the traffic for this site is going to come from 9W and the traffic study shows that. He wonders what the benefit for the site would be if that was an ingress and egress for the site. One of the concerns that was brought up was is that people will use this as a cut through to avoid the Milton Ave light.

Board suggested making it a gated community and having it only for residents.

Dave said that wouldn't be a bad idea because it would also serve as a gated emergency access.

Christian said make it card access only for residents, but then you would be restricting commercial access.

Dave said if you are a food delivery truck coming from the hamlet, they would go up Milton Ave to 9W and then into the site.

Scott said they wouldn't want to go through the residential section anyways.

Dave said it would be difficult for them to make some of the turns from the rear. The other point is them getting back out of the site once they pull in and unload because they have to unload very close to the front of the property because all the retail is in the front. He wonders if that is going to jam up the front of the property.

Christian said as far as delivery vehicles like Amazon, maybe they can have lock boxes for packages and not have to drive through the site.

Dave asked about the delivery trucks and his concern about them blocking the entrance.

Patti said that just north of the handicap spots there are 5 spaces blocked off that state no overnight parking, so it would be a loading zone for the trucks.

Scott said that works. He asked are there going to be kids here and where would they be going to pick up the bus and is there going to be a shelter for them maybe. Are there going to be any EV chargers.

Brandon said there are 3 by the club house.

Scott suggested that there be a shelter not only for the kids, but also for anyone who

might be waiting for the UCAT bus.

Patti said that is a good idea.

Discussion regarding shelter took place.

Patti said the pocket park is 20 x 30, so that would be a good place to put it.

Scott asked is there any affordable housing a part of this and is it still 10%.

Patti said 10%.

Scott asked if it has been designated in the buildings yet and where they would be.

Brandon said there will be 14.

Fred asked what is the breakdown between one and twos.

Patti said on the first floor there are 3- 1 bedroom, 6- 2 bedroom. Second floor is 8- 1 bedroom, 5- 2 bedroom. Third floor is 9- 1 bedroom, 3- 2 bedroom and 1- 3 bedroom.

Charly asked what is going to be in the clubhouse.

Brandon said they would like to put in a gym, kitchen, maybe a pool table and probably some offices as well.

Dave said he spoke with them about bike racks, and they will be supplying those.

Scott asked if there were photometrics for this project yet.

Dave said that they are working on it and they are aware that the town is dark sky.

Brandon said regarding EV charges, they have three planned out, but they like to plan for the future, so they will add conduit in for a couple more spots. They won't be active, but if there is higher demand then they can add more.

Scott asked if they were fast charging systems they were going to put in.

Charly asked if there is something in the code that requires a project of this size to have a certain number of parking spaces.

Dave said yes and they nailed it. There are 31 spots beneath the building to serve the residential tenants, the spots in the middle are for the retail uses as is some of the area in the back and then the back will be a swap thing, between tenants and retail.

Scott asked if it is assigned parking.

Brandon said it will be, but most will be first-come, first serve as there are 35 units in each building and only 31 parking spaces.

Scott said there is always an issue with parking with these types of projects, especially when you have 2- and 3-bedroom apartments.

Brandon said they were trying to limit the number of 3-bedroom units for that reason. For each apartment one car is assigned a parking space.

Dave said the one thing that might be interesting when they get the truck turning radii are the jut outs are, it might be tough for them to make that turn.

Scott said wasn't there an issue with the trees as well.

Dave said the landscaping plan is well done.

Landscaping plan shown to the board.

Scott asked what is between the buildings.

Brandon said they are looking into making it a courtyard area for residents, with benches. Possibly split it into 2 sections and have the commercial area have tables if there is a coffee shop in there.

Christian said just make sure wherever you have your master meter pit, that you don't have trees on top of it.

Brandon said they are addressing that.

Scott asked where are the dumpsters.

Christian asked is one area going to be enough.

Patti said there is one location, but there are multiple dumpsters.

Brandon said there will probably be one per building and recycling as well.

Scott said too bad you are not doing solar panels on the buildings.

Patti said they are looking into it.

Scott asked where does the board go to from here.

Patti asked does the board at some point have a public meeting of some kind.

Scott said he likes that idea the more people who see the project and can get them onboard with them the better.

Patti said she will schedule it with Dave.

Dave said it can be done at the board's regular meeting in March.

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.

Bill recused as he is a neighbor.

Kassandra (Applicant's Agent) said that they are looking to install a 10Kw ground mounted solar array. They did do some research with the DEC and they are out of the wetlands and got approval.

Dave said they did get DEC sign off on this. The one hangup was the board's concerned with the arrays proximity with the wetlands, the DEC said no they are outside the wetland buffer.

Scott asked if there was anything else the board needs.

Dave said just that a public hearing needs to be set.

Scott said they will do that next week.

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

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

Scott said didn't the county have a comment on this.

Patti (Applicant's Agent) said that she addressed it.

Scott asked why did the county want to change the access.

Patti said it is open all the way down to 9W and the applicant was wanting to do something like that anyways. By striping it, it will kind of direct people, that is one of the reasons they are painting. She has a note that they were supposed outline the plan for garbage and added a note that those are to be empty daily into the dumpster in the rear. The porta potty has been relocated and extended the millings to accessible and now has plantings around it and hid it behind the employee parking. She submitted details on the fencing on the northernly side of the building where the mechanicals are for the car wash. As for relocating the donation bin, the property owner doesn't think there is going to be an issue, they don't pick it up very often and it seems to be a good location for it. The arrows and the traffic delineations lines are going to be painted. The only thing they did not do was propose no parking signs, she went out to look at it and if they put the signs on the applicants property, they are going to be so far off the road that they won't be visible to traffic. They figured they would wait and see and if it does become an issue, they can reach out to DOT and ask them to put up some signs along the highway.

Scott asked if they are going to put curbing at the end of the parking spots.

Patti said the end of the millings would be there.

Dave said he thinks of some sort of blocking.

Patti said like a curb stop.

Scott said yes.

Christian said you are going to be restriping to try to narrow the entrance down, doesn't the DOT have some jurisdiction inside.

Patti pointed out the DOT jurisdiction and said that for striping they don't need permission.

Scott said how many cars have gone off that spot anyways.

Patti said none, but it basically makes them come down Merritt Ave more before turning into the site.

Scott said he didn't understand why the county suggested it.

Patti said it was easily achievable.

Short-Term Rentals

Ostrovsky, Dina: 430 N. Riverside Rd

Review status: Application and supporting documents circulated to board.

Potential Action: Open public hearing

Dina (Applicant) said that she wants to rent one side of her house as an Airbnb.

Scott asked how many bedrooms.

Dina said two bedrooms.

Scott said there are 8 parking spaces for this property, how many are going to be for the Airbnb.

Dina said two or three.

Scott said it was inspected.

Fred asked who is the emergency contact.

Scott said that the applicant said that she lives there.

Dina said that one house was built first and then the second house was built later on, its like two sides and she wants to rent out one.

Scott said since you live you are going to be the primary contact.

Dina said yes, and she has someone else in case she is not around.

Scott asked if there is a sign, so that people know that it is a rental.

Dina said yes, she has a number sign on the entrance.

Scott asked, is there an outline of the property so that people know where the boundaries are.

Dina said they have a folder with that information.

Scott asked for a motion to open the public hearing.

Motion made by Fred, 2nd by Gerry.
6-eyes, 0-nays, motion passed to open the public hearing.

No public comment

Reday, Shohana: 135 Perkinsville Rd

Review Status: Application and supporting documents circulated to board.
Potential Action: Open public hearing

Bill recused as he is a neighbor.

Scott asked how many bedrooms.

Shohana (Applicant) said four bedrooms.

Scott asked how many parking spaces.

Shohana said there is room for 30 cars.

Bill asked if the public comment that was submitted, but he doesn't know if it was distributed.

Scott read the public comment. He asked if the applicant received a copy of the comment letter.

Shohana said no, but he has verbal spoken with the neighbor and will pay for the sign that they are going to place on their property.

Scott said if you can do and get the detailed navigation to the rental companies, they are not crossing into other people's properties.

Shohana said that is pretty much done and all are updated.

Scott said an outline of the property would be good, so people are not wandering onto other people's property.

Shohana said that it is posted.

Scott asked for a motion to open the public hearing.

Motion made by Fred, 2nd by Gerry.
6-eyes, 0-nays, 1-recusal (Bill), motion passed to open the public hearing.

No public comment

Motion to Adjourn.