

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

**Thursday, May 15, 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, Franco Zani, Gerry Marion, Bill Meltzer, Lambros Violaris, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Christian Moore, and Sarah Van Nostrand

**Absent:** Board Members: Fred Pizzuto and John Dispensa

**Minutes to Approve at the May 22, 2025, meeting**  
April 24, 2025

**New Business:**

**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: Application and plans circulated to the board.

Tomas (Applicant) said that he has two retiring parents, who live in Queens at the moment and wants them to be closer to him, so when they retire they can in a peaceful environment. That is his main objective by building this ADU on his property. He has no plans on Airbnbbing it, it will just be for his parents to stay here and they would be here most of the time once they retire.

Bill asked is this one with the oversize issue.

Dave said yes he has spoken with the design professional.

Sean (Architect) said that the area was a misreading and misunderstanding of the code. They are going to move the basement to an exterior entrance, so it is not part of the space.

Bill asked what about the storage area.

Sean said they are eliminating the attic.

Scott said the board will need updated drawings.

Sean said they are going to remove that staircase and add an entrance.

Dave said that will eliminate the concern as the spaces will be separated. He mentioned that that the building will be placed behind the house off to the side and won't impact neighbor's viewshed.

Bill asked how are they going to get to the ADU as he doesn't see a roadway, walkway or anything like that, he does see that it is some distance away from the existing house.

Sean said that they are going to walk across the yard.

Bill said so they cannot park anywhere near the ADU.

Sean said they would use the same existing driveway.

Bill asked how far away is the ADU from the house.

Sean said it is about 100 feet.

Bill said the fact that they are tying into the existing septic system and water from a couple hundred feet away a problem.

Scott said according to the scale it is about 150 feet away which is quite a distance for elderly people to walk. He suggests maybe a sidewalk or something to make it a little easier.

Tomas said that there are two set of steps to access the backyard. He does not have a problem putting a paved path to the ADU as that was something he was thinking of.

Christian said regarding water and sewer he would ask that Ulster County Health Department be notified to verify that this has the capacity to handle the new load.

Sean said they have located the original permit for the septic system and it was for a four-bedroom house 1,500-gallon tank, it is a three-bedroom house, so this would be the fourth bedroom.

Christian said do you have to expand the tank size.

Sean said they don't need to as it was originally put in for four-bedrooms.

Christian said is it a 1,250- or 1,500-gallon tank.

Sean said yes, the owner has that information if he hasn't submitted it already.

Christian asked are you going to get to the system by gravity or are you going to have a pump.

Sean said gravity, the field is down at the bottom of the hill.

Scott said make sure the board gets the updated drawings, so they can possibly set this for a public hearing next month.

### **Old Business:**

#### **7 Dutchess 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.

Patti (A part of Applicant's Team) said that updated plans were submitted, many of the changes came about through discussions with the town water and sewer, fire department, building department, comments heard from the general public. There is a new connection from the driveway through the rear going over to Shamrock Liquors. Currently they working on new landscaping plan to put lower plantings along 9W adjacent to Shamrock to the greatest extent possible to prevent any impeding of view of the Shamrock business. They have received comments from CPL in regards to the traffic. She hopes that at this point with the latest submission that Christian will be able to do a full review to get them some comments back. They also believe that they have submitted enough materials for the Planning Board to circulate for their intent to be lead agency and hopefully a referral to the Ulster County Planning Board.

Bill asked what are you doing with the traffic comments are you revising your traffic study.

Patti said yes, but they just got this on May 13, so it hasn't been addressed yet, but it will be addressed.

Dave said on the new set of plans he noticed that the access to Roberto says gated access to Roberto Ave, in a previous set it said for emergency purposes. He asked if a decision was made separately from what was discussed.

Patti said she thinks the team continues to struggle with trying to figure out what the best use for that would be. They have discussed a gate that opens if you touch it, just having the residents go one way in or one way out. A part of having the overall review is that the consultants will help them determine it also based on the Planning Board comments to find out the best way.

Scott said he remembers the last time it was before the board; the board was more in tune to it being emergency access only because they were really worried with the traffic on Roberto Ave and the board wanted to make sure that it wasn't going to be an issue to the neighbors.

Bill said he thought the fire department had issue with people driving through their lot.

Scott said that was all of the things that they brought up.

Patti said if it was the last determination that it should be emergency access only, the application will be revised accordingly.

Scott said he sees a gazebo there, didn't the board ask for there to be some kind of bus shelter there for kids because you are probably not going to have the kids come out on 9W.

Christian said he has in his notes that the bus stop was going to be consider at the northeast corner of the site on 9W because at one point they had a little play area.

Scott said he doesn't know how the rest of the board feels, but he feels that the kids shouldn't get on the bus on 9W.

Patti said she guesses that they could reach out to the school and ask what their plan is and try to accommodate it accordingly.

Scott said the board was saying that UCAT might have a stop on 9W because that is their common path.

Patti said that UCAT has a stop on 9W at Milton Ave and another one at Tillison Ave, but if someone is waiting here they will stop.

Scott asked if they added the EV charging stations that the board asked for.

Patti said yes.

Franco asked what is the size of the force main that is coming out of the pump station.

Dan (A part of Applicant's Team) said it is 4-inches it for a sewage pump, not a grinder.

Franco asked is there going to be a standby generator there.

Dan said no, what they actually did is that they are proposing an overflow. There is about 1,300-gallons of storage above where the alarm is. Then it would get up to a point where there would be an overflow that would go over to the Roberto Ave manhole. They don't expect to have to use that, but in an emergency there would be some overflow to Roberto Ave.

Franco said that he would like to see an emergency standby generator in case anything happens there. If that overflow pipe becomes clogged you lose access to that pipe and then everything would flow down onto Roberto Ave. He asked what is the issue with installing an emergency generator.

Dan said that they are trying to think about cost to an unexpected pump station that they have to put in here.

Franco asked what kind of flows are they talking about coming out here.

Dan said that they submitted a water and sewer report that details all of that. The daily flow from the entire project is 23,624 gallons.

Franco asked if that was peak.

Dan said no that is the day per DEC.

Franco said you over 80,000 gallons at peak.

Dan said for a peak hourly flow you are at 68 gallons per minute, that is all detailed in the report.

Franco asked is it a 6-inch overflow.

Dan said it is shown on the plan.

Franco asked will a 6-inch pipe will it be able to hold all the overflow in case that station goes down.

Christian said they still have some more materials to go though and that is one they still need to go through. They will have a better idea at next week's meeting.

Dan said in the water and sewer report they detail what the capacity of what a 6-inch pipe can hold.

Gerry said since the back is limited access for emergency uses, and for the size of the complex you only have one entrance/exit, what is the consideration for a traffic light, especially making a left hand turn out of there, its going to be kind of rough.

Patti said that is one of the reasons why they reserved a final decision for Roberto Ave. They are waiting to hear back from DOT. There is a concern with having only flow coming in and out of one area.

Christian asked if they have reached out to DOT yet.

Patti said on multiple occasions.

Christian said and they haven't gotten back yet.

Patti said there have been some email correspondence, but no decision has been made yet.

Dan said that they have a traffic expert who submitted a report to the board previously. What they have seen so far from DOT and their own traffic expert nothing warrants a light to be put in.

Franco asked what about snow storage.

Scott said they show it.

Paul said that the board has enough information to circulate for lead agency at this point and they can do that if the board wishes. He would suggest at least waiting to next for the county referral, until you hear from CPL regarding the completeness of the materials.

Scott asked the board if they wanted to circulate for lead agency.  
Board agrees to circulate for lead agency.

**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: ZBA approval for 3-first floor apartments granted.

Sean (Applicant) said he went back to look at what was submitted and noticed the errors that were brought up. He apologized for sending the wrong set of plans. There will be elevations that were in the original package, he will make sure the board gets them and the corrected site plan for next week.

Bill said the ZBA had to review something.

Sean said the ZBA approved it.

Christian said he doesn't think there were a lot of outstanding comments. He will need to see the revised material to make sure.

Scott said was there anything back from the county.

Dave said yes today, they reviewed it on May 8<sup>th</sup> and confirm the ZBA's decision and approval.

Scott said the county loved the idea of fixing an old building up and making the town look nicer.

**Continued Public Hearings:**

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

Applicant is seeking site plan to change the use from a bank to a restaurant.

Review Status: Public hearing opened April 24, 2025  
SEQRA Status: Type II

## **New Short-Term Rentals:**

### **Gray, Meghan: 437 N Elting Corners Rd**

Review Status: Application and supporting documents circulated to board

SEQRA Status: Type II

Potential Action: Open public hearing

Scott asked for a motion to open the public hearing.

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

All ayes, motion passed to open the public hearing.

Jacques (applicant) said that they submitted an application for a short-term rental. They have done everything they were supposed to and they passed the fire inspection.

Scott said it states that you have 3 bedrooms that have beds for 5 people, but you are asking for 6 people.

Meghan (applicant) said they have a pull-out queen sofa bed in the living room downstairs.

Bill asked if there was a sign with the address on it.

Meghan said yes.

Bill asked is there a boundary so any guests that come to the house know not to walk on other people's property.

Meghan said yes.

Jacques said it is very clear when you are there.

Meghan said they also have the property layout in the kitchen.

Bill asked if they have been Airbnb already.

Meghan said they took the listing down.

Scott asked who is the emergency contact, is it you yourself.

Meghan said they come up often, they just Airbnb it occasionally. They have become good friends with their neighbors and they have agreed to be emergency contacts for the property.

Scott asked for a draft resolution to be prepared for next week's meeting.

Scott asked for a motion to open the public hearing.

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

All ayes, motion passed to open the public hearing.

\*No public comment\*

**Motion to Adjourn.**