

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

**Thursday, July 17, 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, Fred Pizzuto, Franco Zani, Gerry Marion, Bill Meltzer, John Dispensa, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Paul Van Cott (Via Zoom), Christian Moore, Sarah Van Nostrand

**Absent:** Board Members: Lambros Violaris

**Minutes to Approve at the July 24, 2025, meeting**  
June 26, 2025

**New Business:**

**Buddhist Culture Center: Site Plan: 86 New Paltz Rd: SBL #87.4-3-21.211**

Applicant is seeking site plan approval to flatten the land and to install a temporary tent (10/1/25-10/6/25) and to convert duplex into a place of worship.

Review Status: Application and site plan circulated to board.

Ray (A part of the applicant's team) said that the applicant is looking to convert a 2-family residence into a Buddhist cultural center. They also want to do some grading to increase their parking and to install a temporary tent. He believes it is an allowed use in that zone, but it needs a special use permit.

Dave said that the application was submitted and it talks about grading and what they need to do on the property is create a use and that use would be a church or a place of worship, so the application needs to be amended. It is allowed with a special use permit and site plan in the zone. He doesn't think a variance will be required for the signage, the board will want to see what they look like though, if they are permanent. There are wetlands on the property, so a JD from the DEC will be required. There is no grading plan submitted and the DEC will want to know how the stormwater is being handled. The army corp. of engineers has a classification for the stream which is a tributary to the Twaalfskill Creek it is a class C stream, so it is sort of regulated, it is

fishing only in terms of regulation, so the DEC will want to know what the impacts will be. He doesn't see on the plan what the proposed unpaved parking areas are going to be constructed of, he guesses that it might be compacted gravel which will count toward impervious surface, so they have to figure out where that water is going especially if it goes down into the wetlands. The fire department will have concerns about the narrow driveway and parking along the driveway, he understands that there are 18 spots proposed, but what happens if you have more than 18 cars. He heard a rumor that there would be offsite parking which is something they don't typically embrace. What they are afraid of is if there are more than the 18 cars proposed, how would they get a fire truck up there if cars along the drive or along the front of the building. The driveway is going to be expanded as there are boulders blocking it. The septic was designed for 6 bedrooms; there is no indication on how many people will be on the site at any one time.

Paul said he thinks something beyond the letter that was submitted, for the board's purposes they need to know more about what is planned in regards to the building will it maintain its residential use or is it going to fully be converted over to a place of worship and a place for meetings. He feels that the board does not have enough information regarding this temporary tent, you are talking about a pathway out to it and grading the area, but there is no detail about how long it will be or is this a one-time event. Whether there are plans for that area in the future. There is missing details on what is going on the site that should be in a narrative form for review purposes.

Dave said that the survey is based off of an old survey and there is some old language that might be able to be removed. The proposed lot 3 area and there is a proposed lot line to be deleted language on this, those should be removed if the board is going to review this. There is also language about a proposed paved drive, so everything, not a part of this project probably needs to be removed. If that is the case then a new plat should be submitted. There have been discussions in the office that where the tent is there may be a future building, if that is the case in his advice that the board look at that and consider that as part of their review. Then whatever the tent is the building department will want to look at if the public is allowed to enter that it is the right kind of tent as the code requires that tents need to have certain smoke and fire spread ratings associated with them. Then he would advise the board to ask about shape and color of the tent. It does not appear that the walkway to the tent is ADA compliant. Then there are two lights shown on the property, there are not cut sheets, no photometrics for what those lights are if they are residential in design or if they are new.

Ray said he will go through the comments and answer them one by one. He said the survey was an old one that they had done years ago and they only got this job the day it was supposed to be submitted. They have gone out and resurveyed the property and it has the features that the old one doesn't have on it.

Scott asked is there enough room for turnaround and what is the length of the driveway and if the space in the back is enough.

Ray said that they are looking to reduce the number of parking spaces. He spoke with the client about the big event and that they are only going to be there for one day, but normally it will have a lot less people, so there probably will only be six spaces.

Scott said whenever you have an event going on there you will bus people in. Is the driveway big enough for two buses to pass.

Ray said they are going to have to address that to see what kind of buses they are going to have and make it fire department compliant.

Scott said the lighting for the parking lot is going to have to be updated for sure and anything over by the proposed tent.

Ray said those lights are existing, but they will move them based upon how the parking lot is regraded.

Scott asked if they would have any lighting on the driveway at all.

Ray said currently there is none proposed.

Franco said you are looking on putting a 1,500 square foot tent that can hold a lot of people.

Ray said that he spoke with the contactor and that is the space they want it may actually be smaller than that.

Franco asked if there were any plans to turn this into a temple.

Tashi (applicant) said that there are no plans for a temple.

Franco said besides the grand opening how many special events are you planning on doing a year.

Tashi said that there will be one big event around Christmas time for the Tibetan New Year and most will be shuttled in on a van, so they won't have a lot of traffic there. For this event they are picking up a lot of people in a 15-passenger van to shuttle people back and forth.

Scott asked how many people are you talking about.

Tashi said right now the maximum is about 40-50 people. Generally, they would have a resident teacher and an assistant there. They will have a monthly prayer service, mostly everything will be online. Sometimes they invite a teacher from overseas and then they might have 15-20 people in classes.

Franco asked about the summer camp.

Tashi said that was there plan to get together all the kids in their community, they were thinking during summer time when the kids were off to get together and do some cultural events, teach them meditation and things like that on a small basis, maybe like 5-10 kids.

Franco asked if the kids will be staying overnight or would they be shuttled back and forth.

Tashi said that they will be shuttled back and forth. Most of the parents are going to stay at a hotel and the kids would stay with them. There might be one or two kids whose parents cannot do that, then they might stay there, but there will be adults there to watch them and take care of them.

Franco asked how will the two-family house be used.

Tashi said unit b will be like a church set up, the living room will have just a small altar and will be open and people will come in for prayer and meditation. On the other side would be for the people who live there.

Franco asked if they would have classrooms.

Tashi said they won't have classrooms. Classrooms would only be for the summer courses and that is it.

John asked for the grand opening what would the hours be.

Tashi said the opening ceremony is planned for 10am and went over the schedule for the day.

John asked when would it end.

Tashi said it would start at 10am then probably end around 8-9pm.

John said would that be the same for the once-a-year event.

Tashi said that yes it would be the same.

Franco said you are going to have utilities going back to the tent correct.

Tashi said yes they are going to have an electrician run the utilities out to the tent. They also plan to have solar lights out to the tent so they have lights for that evening. Other than October 4<sup>th</sup> weekend there will only be two people so they don't need much.

John said besides that once-a-year event.

Tashi said for that event she thinks they can fit everyone inside.

Franco said the tent will only be up from October 4-6.

Tashi said they are renting a tent from a tent company and she believes that it is a white tent. They are unsure of the size currently it will either be 20x30 or a 30x30 depending on what they have available and price. They don't need a very big tent; they just wanted something in case it rains everyone can be under the tent. They figured to get a tent as they don't have a lot of space inside and they can set up table and chairs.

Christian said they are going to need an estimate for the limits of disturbance. Regarding the plans he thinks it will be better to show an existing map and a separate sheet showing what is proposed. The dumpster location shown on the plans looks like it encroaches on the neighboring property.

Ray said he saw that as well.

Christian said regarding utilities the electrical crisscrosses all over the property he is not sure if that is anything the Planning Board needs to worry about. The existing two-story structure on the adjacent lot appears to be provided water off the line that goes to the duplex, that is normally not allowed unless there is a transportation corporation that has been created for that or if anything like that has been done. He doesn't know how that house is metered, if it has its own meter.

Tashi said it is a separate meter for the duplex.

Christian asked is there a separate meter for the other property. The plan shows water service from your drive to the lot next door to you and that is not allowed you need a transportation corporation. Regarding the septic system, it was designed for 6 bedrooms because you are changing the use he doesn't know, you may need to contact Ulster County Health Department just to verify the flow rates. He knows that porta potties were going to be brought to the site for the larger events.

Tashi said yes.

Christian said that he did briefly look at the walkway and it does not meet ADA it is something like 25% and it really needs to be looked at. As the plans progress they are going to need to see details for paving. The two lights on the side of the building are those existing.

Ray said yes.

Christian said the one light appears to be right in the middle of a parking spot. How does the two-story garage on the other property gain access to the road.

Ray said it is not shown on this map, but they installed a driveway on the left side of the building. They are not using the driveway on the right they actually blocked it off.

Christian asked is there where the boulders are.

Ray said yes.

Tashi said it is a big concern they have boulders coming right onto the driveway.

Ray said he has located the boulders; they are not sure what they are going to do moving forward with those.

Christian said you may want to find out where the water service is going down the driveway as it looks like it is encroaching on the neighboring property.

Ray said he will call for a mark out.

Dave said that it sounds like the duplex is going to act very much like a duplex, there will be things inside that you won't normally find. You are talking about having 40-50 people there every weekend that would guarantee overload that system.

Scott asked if the fire department was notified.

Dave said the fire department was copied in, but he hasn't received any comments yet.

### **Public Hearings:**

#### **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: Public hearing set for July 24, 2025.

#### **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: Public hearing set for July 24, 2025

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

Paul said that the time frame for lead agency has passed, so the board can do a simple resolution tonight to establish themselves as SEQRA lead agency.

Scott asked for a motion to establish the Planning Board as lead agency.

Motion made by Franco, 2<sup>nd</sup> by John.

All ayes, motion passed to establish the Planning Board as lead agency.

### **Board Updates:**

Board discussed updates on the pet crematory.

Board discussed updates on The Villages.

**Motion to Adjourn.**