

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, September 18, 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, Gerry Marion, Bill Meltzer, John Dispensa, Lenny Auchmoody (Town Board); Board Staff: Dave Barton, Christian Moore, and Sarah Van Nostrand

Absent: Board Members: Franco Zani and Lambros Violaris

Minutes to Approve at the September 25, 2025, meeting

None

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.

Morehouse (Applicant's Agent) said that there are two existing parcels with two existing homes, owned by family members and this is just a land swap between them. They are kind of reversing which property is larger.

McCarthy said that the board will set this up for a public hearing for next month.

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: Application and plans circulated to board.

Barritt (Owner) said that he bought the property last year and there was a pre-existing supplemental apartment. It has a separate entrance and he thinks it has been there for the length of time that the house has been there.

McCarthy asked if there was anything in the records that shows that this was an apartment.

Barton said it is a single family.

McCarthy said the apartment is in there, so how long has the apartment been in there.

Barritt said that the house is 150 years old.

McCarthy said he doesn't think they had accessory apartments back then.

Barritt said the steel steps looked pretty old, so he thought it had been there for a while. He was wanting to use it as an Airbnb or if he can get a good tenant in there to help him with the mortgage.

McCarthy asked what is your intention.

Barritt said he would prefer a good tenant.

McCarthy said so you don't want to Airbnb.

Barritt said if it was up to him he would want to get a good tenant.

Meltzer asked if he lived in the main unit.

Barritt said yes it's his house. If he cannot find someone then he doesn't know what he would do.

Meltzer asked is this the one that doesn't have a kitchen.

Barton showed the drawing, which shows a bedroom, bathroom and kitchenette.

McCarthy said he doesn't see the drawing.

Barton said the applicant was told that and they went to get an engineer and a new set of plans were received.

McCarthy said that's better.

Meltzer said it doesn't show a kitchen.

Barton said it does not.

Barritt said there is a kitchen when you 1st walk in; there is an electric stove with a hood.

McCarthy said he doesn't see a kitchen. The board needs drawings that are stamped, they need intention to log in the records of the town what is there. As you said it was an accessory apartment you think, but they don't it as there are no records. Once you get a formalized drawing that is stamped they can take that and put it into the records, so the next person to own the property knows what is there. The drawing has no kitchen and to be an accessory apartment it needs to have a kitchen.

Barton said on the original drawing a deck with stairs is shown. He said there is an application in for a STR, but he doesn't think a fire safety inspection was done.

Barritt said if the engineer adds the kitchenette exactly where it is on the same exact drawing with that sketched in is that what the board is asking for.

McCarthy said he is asking for his engineer to interpret the law and what's supposed to be there and show it.

Meltzer asked if there is a deck on the house there.

Barritt said there is a little deck.

Meltzer said that needs to be added as well.

Barton said another question from his office is that the measurements need to be taken from outside wall to outside wall. The space in general is way under the maximum that is allowed.

Marion said just make everything clear the kitchen and square footage and is there anything else that would be needed.

Barton said he would encourage them to include the deck as well because the board counts that into the square footage typically.

Moore asked if there is sufficient on-site parking for this site.

Barton said there is plenty.

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.

Phelps (Applicant) said that he is looking to purchase 50 Toc Dr and open deep storage for fine art in the existing building. The property is currently zoned for light industrial not for warehousing. He is looking to get approval before he buys the building.

McCarthy said there were no changes that they were going to do.

Barton said that it is not site plan, it is more for a change of use. The building isn't really being altered, there is no overall traffic. To him it is a much less intense use. He would encourage the board to consider setting a public hearing for next month.

Meltzer said is this the project that needed some changes to the light industrial use language.

Barton said no that was a different project. This building did have a warehouse section in the past, but he still has to appear before the board.

McCarthy said wasn't there something about sprinklers.

Barton said the board doesn't need to worry about sprinklers because it is in the water & sewer district.

Moore said as long as there are no proposed changes to the exterior they wouldn't have comments, unless the sprinkler system would need water service.

Phelps said it has a sprinkler system currently. They will basically be demoing out the interior and making a big empty box and putting in storage racks then putting art in there.

Long asked if the building was occupied now.

Phelps said it is empty.

Long said wasn't there changes that needed to be done to the loading dock.

Phelps said that they may need to install hydraulic lifts. There are two small loading docks on the side and most of the stuff is very tall that maybe they need to raise the door. He mentioned that in the beginning it would be like 2 box trucks a day because they plan on pulling a lot of their inventory over from their Poughkeepsie storage to fill this up. Then once its full it will probably be like 1-2 trucks a week.

Board to set public hearing at next week's meeting for October.

Old Business:

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

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

Review Status: Site plan circulated to board

Barton said he spoke with Brooks (Applicant's Agent) before she left on vacation. He mentioned that they moved the wine tasting room to keep the disturbance under 1-acre. They have Hudson Land Design working on the septic, which will be a commercial system, but he doesn't have the details yet.

Pizzuto asked if they have DOT approval for the cut.

Barton said that he has a letter from DOT regarding the conceptual approval. He was talking to Van Cott regarding the grant that the applicant wants to submit, they could use a negative declaration, he doesn't think there is anything else here that would trip through their review of SEQRA, the area is under 1-acre, the septic is being designed, DOT is copasetic on the cut, there are no large events like weddings planned, so this is just the tasting room.

Pizzuto asked how many people at the moment.

Barton said there are 36 parking spots that are gravel and he believes there is field parking for overflow.

McCarthy asked if the fire department has received a copy of this to look at.

Barton said not yet, but they will. He thinks they can get through neg. dec. next week if the board was amendable he doesn't see anything that would trigger anything.

Meltzer asked if they will be able to turn north and south on 9W.

Barton said yes.

McCarthy asked what about utilities coming into the property.

Barton said he thinks that the electricity is going to come in from the south.

Dispensa said there is a note on the plans about the electric.

Barton said one of the things he discussed with Brooks was regarding a fence around the pond to protect kids from falling in, is now shown on the plans.

Pizzuto asked is it one floor.

Barton said yes one floor.

Meltzer asked if Van Cott drafted a neg. dec. yet.

Barton said not yet as he wanted to talk to the board. The neg. dec. will help them as they need SEQRA determination for the grant.

Board wants a draft neg. dec. for next week's meeting.

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.

Barton said that the board has reviewed this before the property is off of South St. There was a question about the DEC and wetlands, they have since gotten the DEC sign off on the plan. He thinks that was the last outstanding piece for the board.

Demskie (Applicant's Agent) said that there were a number of comments from Learn and they are mostly engineering. They have received DEC sign off; they have added bulk zoning requirements to the map. They still need a driveway maintenance agreement which they will get, but other than that she thinks they have everything.

Moore said he would like to understand the design basis for the culverts that are underneath the road, they are showing a couple of arch pipes and he would like to know how they were sized. He looked briefly at the DEC permit and he noticed a couple of conditions in there for convents for driveway easements and things like that. He asked if the fire department weighed in on that common driveway.

Barton said no.

Moore said they just need to weigh in on the geometry of whether or not they can get a vehicle around that. Also, for the section of the driveway where those arch pipes are check those because he doesn't think there is enough cover, so those pipes don't get crushed by a heavy vehicle. He said you will need a SWPPP and Ulster County Health Department approval.

Demskie said that was submitted back in August.

Moore asked if any steep slopes were identified on this property.

Barton said this property could have been a piece of the golf course.

McCarthy asked if there were two turnouts so cars can get past each other on the driveway and how long is the entire driveway.

Barton said that they are long enough to require turn outs.

McCarthy said he wants comments from the fire department.

Barton suggested that the board consider setting a public hearing for next month.

McCarthy said next week the board will set a public hearing for October 23rd.

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.

Motion to Adjourn.