

WORKSHOP Minutes
TOWN OF LLOYD PLANNING BOARD

Thursday, February 27, 2020

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

New Business

Roberto, Micheal; 16 Hasbrouck Ave, SBL# 88.17-9-57 in R1/4 zone: Accessory Apartment

Applicant is seeking a special use permit to allow an accessory apartment in the basement of his single family dwelling.

Board anticipates setting public hearing for March 26th, 2020.

Make a public hearing for 3/26. Mr. Roberto is on duty tonight so unable to participate. Sal asked if he had parking Confirmed he did. Motion passed to have public hearing.

Zimmerman, Martin; 310 Station Road, SBL#86.4-2-4.1 in A zone: Subdivision

Applicant seeks subdivision of a farm parcel to create a building lot of 5.08 acres. New lot will be a flag lot with 25.01 feet of road frontage on Station Road. Remainder of farm parcel will be 16.2 acres.

Board anticipates setting public hearing for March 26th, 2020.

Motion passed to set public hearing.

Pedro Subdivision Resolution Amendment.

Applicant seeks an amendment to a resolution of approval for a subdivision from 2014.

Conditional approval, work began 2014. Patty said since board approved, they reapproved the extension of the driveway. What wasn't changed and not realized is that one of the conditions of final approval was that construction of the shared porch and of the lot, to insure driveway is constructed per plans, that cost be split between two lots. Going to get a document that he is agreeing that he will put the entire driveway. Planning board wanted to be insured that it was built safely and adequately. Construct the whole driveway from N Eltings all the way to their house lot and owner of lot 3 will build their portion. Being that the decision is 6 years old, recommending that they collectively review the plans as well as a site visit. First 75 feet of driveway constructed. Patty questioning if a public hearing needs to be set or not. Procedurely when a resolution that provided a perimeter and plot approval. By rights and town code the PB can say the approval is void due to the

time that has elapsed. Also ability to say that we can rely on the perimeter plot that was approved by the prior board. As of now, they will wait before approval and take a look at it. There will be a new resolution so because of that another public hearing should be set. Complete application not submitted yet. Asking Patty if she is comfortable using previously decided resolution from 2014.

Old Business:

Law, Ryan, 65 Hawleys Corners Road, SBL# 79.4-1-12.200, in R1 Zone. : Accessory Apartment

Applicant is seeking a special use permit to allow an accessory apartment in part of a detached garage to be constructed in the front yard of his parcel. Applicant has received an area variance from the ZBA to construct the building in the lower front yard, with a 5' side yard variance.

Applicant has submitted new design for Planning Board review. 2/27/2020

New designs submitted to the PB. What was changed was: apartment downsize, 644 sq ft including outside walls. Leaves a remaining area for storage area that will only be accessed by the owner through drop down ladder or stairs. Paul reviews special use permit article 7 of zoning code; standards section 140; 5 general requirements. Conditions; site plan approval granted. Shall expire if construction ceases for 12 months. The applicant shall construct the accessory apartment in accordance with the plans. Allow town of Lloyd building apartment access to inspect site and make sure that work done is compliant with accessory apartment code. Motion passed to close the public hearing. Resolution; there were all members present; obtained variances from Town of Lloyd PB of appeals. Project has demonstrated compliance with building code. Motion to approve the resolution. (Larry, Franco seconded, unanimous)

Public Hearings

Brown II, James & Meryl S, 248 Martin Ave, SBL#79.2-1-6.200 in R-1. Lot Line Revision

Applicant desires to convey 0.336 acres from 79.2-1-7.200 to 79.2-1-6.200.

Motion passed to open public hearing. Motion to close. No public comment. Motion passed to approve Mr. Brown's lot line revision.

Zal, Isaac & Bruder-Zal, Lily, 11 Austin Drive, SBL #95.2-7-7.600 in A zone – 34.30 Acres. : Accessory Apartment

Applicant is seeking an accessory apartment conversion of the existing single family dwelling on the property to be used as a guest house when he builds a new single family dwelling on the property. The applicant is applying to the ZBA for front yard accessory structure relief.

Motion to open public hearing. Citizen asked how situation is different from Fanelli? Zal has not built a second house even though he intends to. Fanelli doesn't want to remove the small house. Built without approval. No second house on Zal property as of now. No further comments. ZB will review next month.

Joyful Moments Childcare, LLC, 620 New Paltz Rd, SBL # 87.10-6-6, in R ½ Zone.

Applicant is seeking a special use permit to relocate a childcare business to a new location.

Public hearing still open on Joyful Moments. Steve Benson; directly behind proposed daycare. Reiterates moratorium. Says the flow of traffic will be impacted. Says it's already busy and close to 299. Lots of accidents. Quietness of the neighborhood will be impacted. Applicant said she had 35 patrons and would up it to 66. He believes it's a large increase. Community feels it is not appropriate or consistent with the character of the community. Says neighbors were not informed of Town Hall meeting. Board member says PB does not have any involvement with that. Legal notice was posted on the back of the local paper. Variances were voted on.

Citizen; drop off and pick off about the same time. Difficulty finding parking spots. If they park on New Paltz road it is a danger to cars trying to pass on that road. Complaints of groups of families and children walking on that road. Says it is scary to have children on that road. Traffic concerns. Children are loud; all day for 8-10 hours. A daycare this size is not within the scope of the neighborhood. Everyone who has a dog will hear their dogs barking; kids screaming.

Another citizen; Matthew Murphy; directly across the street from proposed daycare. Doesn't agree that a large scale business is appropriate in the middle of a residential neighborhood. The visual, noise and traffic impacts will be significant.

Another citizen; Name hard to hear; main issue is traffic on the road. It's a cut through road. Adding a large increase of traffic. Mentions on that intersection a woman died due to a police car chase.

Eboni; made changes to map that were requested from first public hearing. Added fence (6 ft stockade fence) around the property to provide property and increased noise as well as trees for noise cancellation. Mapped out the playground area; provided an outline of times in which the kids will be outside during the day and how many children will be outside during any given time; fire inspector measures and tells them how many children can be out there at the same time. Number permitted of children will not all be in the building at the same time although permitted to be in the building. Add additional vegetation to increase privacy. Willing to work with the neighbors. Property allowed to be used for social events as well as excess parking if needed. If needed a future parking area can be established. Confirm that business is only open Monday through Friday and most kids are in school.

Citizen comments; not in the summer. Mentioned that State of NY has their own guidelines during those times. They have several inspectors to remain compliant. Hours of operation are from 6:30am to 6:30pm. During the summer, they have the same hours but numbers drops due to most of the parents are teachers. 35 children permitted over the summer but typically 20 any given day. During the summer school age kids do multiple off site activities; field trips. Eboni reiterates NY State HIGHLY regulates them. Children go out of the facility through the back mostly unless a fire drill or if children are allowed to go out for walks. Bell would need to be rung for access. There are cameras and security measures in place.

Continued Public Hearing: Moratorium Waiver granted 02/26/2020
Board has received new maps showing items requested.

Motion to adjourn passed.