

**WORKSHOP AGENDA**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, February 18, 2016**

Planning Board Meeting: Feb. 25, 2016

New Submission date: March 7, 2016

Next Planning Board Workshop: March 17, 2016

Next Planning Board Meeting: March 24, 2016

**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.**

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**New Public Hearings**

**Jamal, Violet, 12 Casse1 Rd. Special Use Permit SBL# 96.3-3-5 in WBOD.**

*Site improvements are proposed to stabilize a failing slope on an existing lot previously developed as a single family home. Any existing improvements affected by the failing slope will be stabilized and restored to their prior condition.*

*The Board anticipates comments from the engineer.*

**Fisher, Armen, 200 Lily Lake Rd, Subdivision SBL#79.4-1-48.113 in R1 zone.**

*The applicants own 79.93 acres located on the west and east sides of Lily Lake Rd. They are proposing a three lot subdivision to create a 38.81 acre lot to be offered for sale as a residential parcel located on the westerly side of Lily Lake Road. The remaining lands will be separated, by Lily Lake Rd, into two lots with the existing barn and pool on the westerly side of the road containing 36.64 acres and the vacant lands on the easterly side of the road containing 4.48 acres.*

*Prior to the sale of the 38.81 acre parcel, the entire site will be logged in accordance with the Special Use Permit granted by the Town of Lloyd on December 3, 2015.*

**Olson, Louis and Olaf; 277 Pancake Hollow Rd, Lot Line Revision SBL#87.4-1-13.120, SBL# 87.4-1-13.113, SBL#87.4-1-14, and SBL#87.4-1-15 in R1 zone.**

*The applicant proposes multiple lot line revisions between his individual parcels and lands of Olaf Olson to remedy the encroachment of an accessory dwelling, revise acreages to conform with zoning requirements, and reconfigure lot lines to remedy a driveway encroachment.*

*No new construction is proposed as the result of this application which seeks to resolve many problems which have existed due to multiple contiguous parcels under common ownership.*

*The Board anticipates submittal of a driveway maintenance agreement.*

**Polizzi, Rosario; 541 Elting Corners Rd, Lot Line Revision SBL#79.3-1-35 and SBL#79.3-1-34.22 in R1 zone.**

*The applicant, owner of two contiguous tax parcels located on the west side of North Elting Corners Road, held in title with two separate deeds. SBL 79.3-1-35 is 2.44 acre parcel of land improved with an existing house and septic. SBL79.3-1-34.22 is a 5.22 acre parcel of land improved with existing storage sheds, well and driveway.*

*The proposal is to relocate the lot line between lots. A 1.53 parcel from lot 35 will be conveyed to lot 34.22. This will allow that the well, driveway and main storage shed, now located on Lot 35, to be included with Lot 34.22, the main house parcel.*

*Resulting: SBL79.3-1-34.22 will increase from 2.44 acres to 3.97 acres.*

*SBL79.3-1-35 will decrease from 5.22 acres to 3.69 acres.*

**G. Dan. Ros. and Sons; Meadow St, Commercial Site Plan SBL#88.69-10-29, in GB zone.**

*The applicant proposes to construct a 4000sf building on a 0.88 acre parcel of land located in the General Business Zone for use as an office workshop and storage facility for a construction service business.*

*The site is to be cleared, graded, seeded and landscaped as part of this proposal. As the parcel abuts a residential district, care will be taken to protect the residential parcels through screening with both a solid fence and evergreen landscaping.*

*Review comments from the Ulster County Planning Board and revised maps.*

**New Business**

**Vieira Sardinha Realty, LLC, Route 9W, Commercial Site Plan SBL#96.1-4-18.241, in GB zone.**

*The applicant would like siteplan approval to construct a 2,100 sq.ft. Dunkin Donuts Drive-thru restaurant with customary appurtenances.*

**Purdy, Robert, Lily Lake Rd, Special Use Permit SBL#79.4-1-22.110, in R1 zone.**

*The applicant is requesting a special use permit for a Timber Harvest of 47 acres of his 50.1 acre parcel.*

*See attached Letter of Intent*

**Erichsen's Auto Service; 8 Lumen Ln, Commercial Site Plan SBL#88.1-6-10, in DB zone.**

*The applicant is requesting site plan approval to put up a fence at their property located on Lumen Lane to use for the increase in business at their shop located at 170 State Route 299.*

*This application is concurrent with a variance request for setback relief from the Zoning Board of Appeals.*

**3509 Rt 9W (Community Car Wash), 3509 Route 9W, SBL#88.13-2-9, in GB zone.**

*The applicant would like a site plan amendment to add parking lot lighting to his car wash business.*

## **Old Business**

### **Mt. Triumphant Church; 1377 Route 44-55, Commercial Site Plan SBL#94.4-1-9, in A zone.**

*The applicant proposes demolishing an existing 1,456 sf structure and constructing a 40' x65' (2,600sf) church assembly hall with associated parking, and septic system. The proposed will include a kitchen, bathrooms, a 50 seat dining area and a small office.*

*The Board anticipates comments from Morris Associates.*

*A new site plan has been submitted.*

### **Walker, Desmond; 3945 Route 9W, Commercial Site Plan SBL#95.4-1-18, in HBD zone.**

*The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.*

## **Administrative Business**

### **Sign Approval**

#### **Sign - Hudson Ale Works, 17-19 Milton Ave, SBL#88.69-8-7, in CB zone.**

*The applicant would like sign approval for his new business.*

#### **The Barn Raiser, 3850 Route 9W, SBL#96.3-1-24.100, in HBD zone.**

*The applicant would like to replace a pre-existing sign for their business, The Barn Raiser.*

### **Map Amendment**

#### **Pedro (Cunniff) Subdivision, 399 N. Elting Crns. Rd. SBL#79.4-1-18 in R1 zone.**

*The applicant is requesting a map amendments to their conditionally approved 4 lot subdivision.*

#### **Re Zoning discussion on The New Village View, 1 Grove Street and Ludwig Properties Inc., 595 New Paltz Rd.**

### **PRD Discussion**