

**APPROVED:**

**MOTION BY:**

**AYES:**

**NAYS:**

**SECONDED BY:**

**ABSTENTIONS:**

**ABSENT:**

**DISTRIBUTION: OFFICIAL MINUTES BOOK – TOWN CLERK – BLDG DEPT.**

Certification of Receipt

By: \_\_\_\_\_

Rosaria Peplow, Town Clerk

Date: \_\_\_\_\_

## **MEETING MINUTES**

### **TOWN OF LLOYD PLANNING BOARD**

**Thursday, August 28, 2014**

**CALL TO ORDER TIME:** 7:00pm

#### **PLEDGE OF ALLEGIANCE**

**ATTENDANCE** Present: Lawrence Hammond, Fred Pizzuto, Scott Saso, Carl DiLorenzo, Bill Ogden, Dave Plavchak, Peter Brooks, Fred Riley, David Barton; Building Department Director Michael Horodyski; Town Board Liaison, Andrew Learn; Morris Associates  
Absent: Brad Scott

**ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.**

---

#### **Closed Public Hearings**

**Kane, Adam, 185 Pancake Hollow Rd, Special Use Permit, SBL#87.4-1-29, in R1 zone.**

The applicant proposes to convert his existing three bedroom single family dwelling into a Bed & Breakfast establishment with two rental rooms. No interior or exterior structural changes are proposed. No changes are required for well or septic supply as no expansion to the number of bedrooms is proposed.

Adam Kane, the applicant, was present for the meeting.

Patti Brooks with Brooks and Brooks, the applicant's representative, was present for the meeting.

Patti B. submitted updated maps dated 8/28/14, with the revisions the Board requested.

Note added onto the map of a 14 day maximum stay.

Sign for proposed parking in front of spots #3 & #4.

Map shows where a proposed sign will go in the driveway.

The proposed sign will be nonilluminated with a maximum face of four square feet.

Street number to be painted on a large boulder at the end of driveway and placed as shown on siteplan.

Peter: Part of this whole process has led us separately to think about what is a Bed and Breakfast, what are the rules, and how should it work? We should have a separate process going on about this.

Having taken what was reviewed and discussed at the previous planning board workshop was turned into a resolution.

Scott read resolution. (See attached)

A **Motion** to approve the resolution was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes.

## **Old Business**

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

The applicant would like a subdivision of 45.45 +/- acres of vacant land in the R-1 zone to create four new buildable lots with individual driveway access.

Patti Brooks of Brooks and Brooks, the applicant's representative, was present for the meeting.

There were no new updates.

A meeting has been tentatively set for Sept. 9, 2014 for a site visit.

## **Set Public Hearing**

### **Lanzarone, Anthony (All Automotive), Route 9W, Siteplan, SBL# 80.3-1-21.122, in LI zone.**

The applicant would like to construct a 50' x 132' building for use as an automotive repair shop. The applicant proposes to access the site from North Road only. Due to the dual road frontage the applicant seeks to have on-building signage on the two sides of the building facing the roadways. The site is currently serviced by municipal water service and Board of Health approval has been granted.

Patti Brooks, the applicant's representative was present for the meeting.

Patti had revised maps to show one 4' x 8' building mounted sign on the North Rd. side of the building. Being in the LI zone only one sign is permitted and it can not be more that 40 sf. For additional signage the applicant will need to apply to the ZBA. The Board reviewed color choices; a beige building with green trim and green metal roof. Patti B will have elevations for the public hearing. Snow storage is shown on the plans as well.

Patti had copies of plan details (sign and lighting), to be sent to the county.

Scott reviewed the short EAF (Environmental Assessment Form) and resolution of negative declaration and setting of the public hearing.

(See attached)

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by William Ogden. All ayes.

## **Public Hearing**

### **Cusa Builders, Park Ln, Siteplan, SBL#87.1-3-38.120, in DB zone.**

The applicant would like to construct an office/service business. It shall consist of a total of 4,500 to 5,000 square feet comprised of three offices each at 1000 sq. ft. +/- with the balance being the shop. Office occupancy unknown at this time, and shop to consist of a part time, completely under roof, limited machining service. There shall not be any outdoor storage, and no onsite automotive repairs.

The applicant Joe Zaccaria were present for the meeting.

The Board reviewed this application at previous meetings and had no further questions or concerns.

Scott read as follows:

TO THE EDITOR OF THE OFFICIAL NEWSPAPER:

New Paltz Times

Email: [dale@ulsterpublishing.com](mailto:dale@ulsterpublishing.com)

THE FOLLOWING LEGAL NOTICE IS TO BE PUBLISHED:

WEEK OF: August 21, 2014

FORWARD PROOF OF PUBLICATION AND ALL BILLS TO:

TOWN CLERK, TOWN OF LLOYD  
TOM SHAY SQUARE, 12 Church Street  
Highland, New York 12528

LEGAL NOTICE  
TOWN OF LLOYD PLANNING BOARD  
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Town of Lloyd Planning Board, Ulster County, State of New York, on the application of Cusa Builders for property at Park Ln. (SBL: 87.1-3-38.120), Highland NY, 12528, proposing a Site Plan to construct office/service business.

The public hearing will take place at the Town of Lloyd Town Hall on Thursday, August 28, 2014 at 7:00PM, or as soon thereafter as may be heard.

---

Date: August 13, 2014

Any questions, call (845) 691-2735, Monday through Friday, 8:30am – 4:30pm, or email us at [prober@townoflloyd.com](mailto:prober@townoflloyd.com)

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes. No public comment.

A **Motion** to close the public hearing was made by William Ogden seconded by Fred Pizzuto. All ayes. Scott read the resolution of approval. (See attached)

A **Motion** was made to accept this resolution by William Ogden, seconded by Dave Plavchak. All ayes.

### **Set Public Hearing**

**Truax, Marilyn and David, 167 Upper Grand St, Special Use Permit, SBL#88.13-1-5.100, in R ½ zone.**

The applicant would like to legalize a 537sf accessory apartment.

The Board reviewed this at previous meetings and had no further concerns or questions.

Scott read the EAF (Environmental Assessment Form) and resolution of negative declaration and setting of the public hearing resolution. (See attached)

A **Motion** to accept this resolution was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

**Ottaviano and Burger, 40 New Paltz Rd, Lot Line SBL#88.13-9-41.100, in R1/2 zone.**

The applicant would like to revise a common lot line between the lands of Ottaviano (Lot 1) and the lands of Burger (Lot 2). An area of 0.230 acres will be relinquished from the Ottaviano parcel and added to the lands of Burger.

The Board reviewed this application at previous meetings and had no further concerns or questions. Scott read the EAF (Environmental Assessment Form) and resolution of negative declaration and setting of the public hearing. (See attached)

A **Motion** to accept this resolution was made by Fred Pizzuto, seconded by Carl DiLorenzo. All ayes.

## **Administrative Business**

### **Minutes for Approval**

A **Motion** was made to accept the minutes from July 17, 2014 Planning Board Workshop by Lawrence Hammond, seconded by Fred Pizzuto. All ayes.

A **Motion** was made to accept the minutes from July 24, 2014 Planning Board Meeting by Dave Plavchak, seconded by William Ogden. All ayes.

Dave B. will present comments from the Visionary Committee to the Town Board. He will put together language using the existing Design Standards and Visionary Committee comments.

In conversations with Universal Forest Products, the mortgage holder for the Highland Square project, they may come back for re-approvals. They would need to go to the Town Board for PUD rezoning and then the Planning Board for site plan approvals.

Dave B. received an email from Suzanne Holt, with the County, for a Cog & Lubricant manufacturing facility they have 100 employees, they need water and sewer. There is not a site in Town where that can happen. (Except for the Highland Sq. corner) The Board continued discussion on the Highland Square project.

Previously reviewed sign:

A Motion was made to approve the sign for the Walkway Café by William Ogden, seconded by Lawrence Hammond. 6 Ayes; 1 Nay.

Bed and Breakfast

In beginning to revise the Bed and Breakfast code the Board reviewed a draft of some topics of consideration. (See attached)

The Board discussed potential number of bedrooms, minimum and maximum.

Dave B. commented that if you are in a non sewer-zone and pass the five bedroom mark it is a commercial septic system.

Peter B: There was a time when Boarding Houses was what Highland was all about. It is a part of our history. An issue at hand here is whether it is a good idea for non-permanent residents to be in our neighborhood and I don't think I see anything so wrong with it.

Fred P: That was a long time ago.

Scott: We are walking a fine line between being a friendly neighborhood where you encourage people to come to take advantage of the Walkway and becoming theTown that does not want people to come in.

Carl: I have been across from a B and B for a long time and there are no problems with that, other than sometimes they drive past their destination and turn around in someone else's drive-way.

Dave P: I could see a B and B really being a problem on a road like Brescia, I don't know how you could limit that.

Bill: I do like that breakfasts must be available routinely.

Larry: I would like for the use to discontinue should it be sold.

Dave B. suggested an operating license. An operating license would allow the Building Department to go and do inspections. If the license is not renewed every year, for instance, it could be revoked.

The Board thanked Carl for his research and will continue researching Bed and Breakfasts.

Hudson Valley Wine Village comments on draftedLocal Law.

(See PB minutes 8-21-14 for copy of drafted Local Law)

The Planning Board discussed the HVWV project.

The Planning Board will send comments on the draft Local Law G 2014 to David Barton. A comment letter will be drawn up and sent to the Town Board for their public hearing, on Sept. 17, 2014, regarding this Local Law.

Comment letter is attached.

**A Motion** to adjourn was made by Dave Plavchak, seconded by Peter Brooks. All ayes. 8:25pm

*Rosanna P. Pappalardo 9/2/14*

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Special Use Permit Approval**

PROJECT NAME: Kane, Adam  
PROPERTY OWNER: Kane, Adam  
PROJECT LOCATION: 185 Pancake Hollow Rd.  
IDENTIFIED AS: 87.4-1-29  
  
SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Special Use Permit to establish a two bedroom Bed & Breakfast in their home.

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, August 28, 2014 at 7:00 p.m., there were board members:

	<u>Present</u>	<u>Absent</u>
Chairman, Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Fred Riley JR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: *Lawrence Hammond*  
Seconded by: *Dave Plavchak*

**WHEREAS**, the applicant desires to establish a two bedroom Bed and Breakfast in their primary dwelling, which is a permitted use in the R-1 Zone with as a special use permit;

**WHEREAS**, the Planning Board of the Town of Lloyd is empowered to review special use permits and site plans;

**WHEREAS**, the applicant has submitted a surveyed site plan prepared by Brooks and Brooks, Land Surveyors, PC dated May 14, 2014; *Revised 0-28-14*

**WHEREAS**, the Planning Board discussed noise, parking, traffic, and signage,

**WHEREAS**, the Planning Board, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible and the proposed use is consistent with zoning for the site; and

**BE IT FURTHER RESOLVED** the Planning Board held a duly noticed public hearing on Thursday, July 24, 2014 at 7:00pm and closed the public hearing;

**NOW THEREFORE BE IT RESOLVED THAT**, the Planning Board hereby grants a special use permit with the following conditions:

- 1) This special use permit shall expire when the occupation changes or the property is sold.
- 2) A curfew of midnight will be imposed.
- 3) A maximum of 14 day consecutive stay.
- 4) This permit will be open for suggested inspection by the Town Inspector as needed.
- 5) Guests are restricted to parking in spots #3 and #4 as shown on site plan.
- 6) Proper signage (ie: no hunting)
- 7) This special use permit is solely for the purpose of running a bed and breakfast.

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<u>✓</u>			
Brad Scott				<u>✓</u>
Lawrence Hammond	<u>✓</u>			
Carl DiLorenzo	<u>✓</u>			
Dave Plavchak	<u>✓</u>			
William Ogden	<u>✓</u>			
Fred Pizzuto	<u>✓</u>			
Alt, Peter Brooks	<u>✓</u>			
Alt, Fred Riley Jr.				

7 Ayes, 0 Nay, 0 Abstain, 1 Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 28th DAY OF August, 2014.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 28<sup>th</sup> DAY OF August, 2014

By: Patricia Robar 8/28/14  
 Secretary  
 Planning Board/Zoning Board of Appeals

By: Scott C. Saso  
 Scott-C. Saso, Chairman  
 Town of Lloyd Planning Board

*Alanna Keplaw 9/2/14*

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
SEQR Negative Declaration & Set Public Hearing**

PROJECT NAME: Lanzarone-All Automotive Commercial Site Plan  
PROPERTY OWNER: Claire Costantino  
PROJECT LOCATION: Route 9W / North Rd.  
IDENTIFIED AS: 80.3-1-21.122  
  
SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Site Plan for automotive repair shop

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, August 28, 2014 at 7:00 p.m., there were board members:

	<u>Present</u>	<u>Absent</u>
Chairman Scott Saso	<u>✓</u>	<u>        </u>
Brad Scott	<u>✓</u>	<u>  ✓  </u>
Lawrence Hammond	<u>        </u>	<u>        </u>
Carl DiLorenzo	<u>  ✓  </u>	<u>        </u>
Dave Plavchak	<u>  ✓  </u>	<u>        </u>
William Ogden	<u>  ✓  </u>	<u>        </u>
Fred Pizzuto	<u>  ✓  </u>	<u>        </u>
Alt, Peter Brooks	<u>  ✓  </u>	<u>        </u>
Alt, Fred Riley	<u>  ✓  </u>	<u>        </u>

The following resolution was moved by: Lawrence Hammond  
Seconded by: William Ogden

**WHEREAS**, the applicant would like to construct a 50' x 132' building for use as an automotive repair shop.

**WHEREAS**, the Planning Board of the Town of Lloyd is empowered to review site plans;

**WHEREAS**, the applicant has submitted the following materials in support of this application:

- Short form EAF
- Current Deed and a letter of intent
- Surveyed siteplan map submitted Brooks & Brooks, Land Surveyor dated July 22, 2014, revised Aug. 27, 2014 ;

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible as far as the visual, traffic and noise impacts to the surrounding area; and

**BE IT FURTHER RESOLVED** the Planning Board has set a date for a public hearing to be held on Thursday, September 25, 2014 at 7:00 PM.

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>			
Brad Scott				<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>			
Carl DiLorenzo	<input checked="" type="checkbox"/>			
Dave Plavchak	<input checked="" type="checkbox"/>			
William Ogden	<input checked="" type="checkbox"/>			
Fred Pizzuto	<input checked="" type="checkbox"/>			
Alt, Peter Brooks	<input checked="" type="checkbox"/>			
Alt, Fred Riley				

7 Ayes, 0 Nays, 0 Abstain, 1 Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 28th DAY OF August 2014.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 28th DAY OF August, 2014.

By: Patricia Risher 8/28/14  
 Secretary  
 Planning Board/Zoning Board of Appeals

By: Scott C. Saso  
 Scott C. Saso, Chairman  
 Town of Lloyd Planning Board

*Bureau Replew 9/4/14*

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Final Site Plan Approval**

PROJECT NAME: Cusa Builders, Inc  
PROPERTY OWNER: Paul Cusa  
PROJECT LOCATION: Park Lane  
IDENTIFIED AS: 87.1-3-38.120  
  
SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Site Plan to construct an office/service business

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, August 28, 2014 at 7:00 p.m., there were board members:

	<u>Present</u>	<u>Absent</u>
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Fred Riley	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: *William Ogden*  
Seconded by: *Dave Plavchak*

**WHEREAS**, the applicant desires to construct an office/service business. It will consist of a total of 4,500 to 5,000 square feet.

**WHEREAS**, the Planning Board of the Town of Lloyd is empowered to review site plans;

**WHEREAS**, the Planning Board has received a site plan for the above project, prepared by David Rider, P.E. PLLC, dated June 2, 2014; revised on July 8, 2014, July 18, 2014, July 28, 2014, and again on August 5, 2014; and

**WHEREAS**, the Planning Board discussed the issues of signage, lighting, buffering, and parking;

**WHEREAS**, at its regular meeting on July 24, 2014 the Planning Board set a public hearing, and as SEQRA lead agency issued a Negative Declaration deciding that the impact to the surrounding neighborhood is negligible; and

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board held a duly noticed public hearing on Thursday, August 28, 2014 at 7:00pm.

**BE IT FURTHER RESOLVED T** the Planning Board, hereby grants site plan approval with the following condition:

1. Parking fees will be paid at the time of building permit.

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Fred Riley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

? Ayes, 0 Nay, 0Abstain, 1Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 28nd day of August, 2014.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 28nd DAY OF AUGUST 2014.

By: Patricia Reher 8/28/14  
 Secretary  
 Planning Board/Zoning Board of Appeals

By: Scott C. Saso  
 Scott C. Saso, Chairman  
 Town of Lloyd Planning Board

*Barbara Replaw 9/2/14*

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
SEQR Negative Declaration & Set Public Hearing**

PROJECT NAME: Marilyn and David Truax  
PROPERTY OWNER: Marilyn and David Truax  
PROJECT LOCATION: 167 Upper Grand St.  
IDENTIFIED AS: SBL#88.13-1-5.100  
  
SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Special Use Permit for an accessory apartment

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, August 28, 2014 at 7:00 p.m., there were board members:

	<u>Present</u>	<u>Absent</u>
Chairman Scott Saso	<u>✓</u>	
Brad Scott		<u>✓</u>
Lawrence Hammond	<u>✓</u>	
Thomas Rozzi	<u>✓</u>	
Bill Ogden	<u>✓</u>	
Carl DiLorenzo	<u>✓</u>	
Dave Plavchak	<u>✓</u>	
Alt, Fred Pizzuto	<u>✓</u>	
Alt, Peter Brooks	<u>✓</u>	

The following resolution was moved by: *Lawrence Hammond*

Seconded by: *Fred Pizzuto*

**WHEREAS**, the applicant desires to renovate an existing single family dwelling on a site located on Mae Lane resulting in the addition of an accessory apartment;

**WHEREAS**, the Planning Board of the Town of Lloyd is empowered to review special use permits;

**WHEREAS**, the Planning Board has reviewed floor plans for the above project, and

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board declares itself SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible and the proposed use is consistent with zoning for the site and in keeping with the visual appearance of the surrounding area; and

**BE IT FURTHER RESOLVED** the Planning Board has set a date for a public hearing to be held on Thursday, ~~August 28,~~ 2014 at 7:00 PM.  
*September 25, 2014*

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lawrence Hammond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomas Rozzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DiLorenzo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Plavchak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7 Ayes, 0 Nay, 0 Abstain, 1 Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 28th DAY OF August, 2014.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 28th DAY OF AUGUST, 2014

By: *Patricia Rohrer 8/28/14*  
 Secretary  
 Planning Board/Zoning Board of Appeals

By: *SSaso, CL*  
 Scott Saso, Chairman  
 Town of Lloyd Planning Board

*Rosmarie Kessler* 9/2/14  
 DATE/SIGNATURE

**RESOLUTION  
 TOWN OF LLOYD PLANNING BOARD  
 NYS SEQR Determination of Non-significance &  
 Setting the Public Hearing  
 Lot Line Revision**

PROJECT NAME: Ottaviano/Burger Lot Line  
 PROPERTY OWNER: Frank and Margaret Ottaviano, Charles and Juliana Burger  
 PROJECT LOCATION: 40 and 44 New Paltz Rd.  
 TAX MAP #88.13-9-41.100 and #88.13-9-43.100 in R 1/2 zone.  
 SEQR Type Action: Unlisted  
 APPLICATION DESCRIPTION: Lot Line Revision

At a meeting of the Town of Lloyd Planning Board held at the Town of Lloyd Town Hall, 12 Church Street, Highland, New York 12528 on Thursday, August 28, 2014 at 7:00 p.m., there were board members:

	Present	Absent
Chairman Scott Saso	<u>✓</u>	
Brad Scott		<u>✓</u>
Lawrence Hammond	<u>✓</u>	
Carl DiLorenzo	<u>✓</u>	
Dave Plavchak	<u>✓</u>	
William Ogden	<u>✓</u>	
Fred Pizzuto	<u>✓</u>	
Alt, Peter Brooks	<u>✓</u>	
Alt, Fred Riley	<u>✓</u>	

The following resolution was moved by: *Fred Pizzuto*

Seconded by: *Carl DiLorenzo*

**WHEREAS**, the Town of Lloyd Planning Board received an application for a Lot Line Revision; and,

**WHEREAS**, the Planning Board is empowered to review Site Plans, Subdivisions and Special Use Permits and,

**WHEREAS**, the applicant has submitted the following materials in support of this application:

- Short form EAF

\_\_\_\_\_  
DATE/SIGNATURE

- Current Deeds and a letter of intent
- Survey map dated 08-08-14 by Jonathan Millen L.L.S. showing existing and proposed lot lines; and

**WHEREAS**, the Planning Board has reviewed the Environmental Assessment Form and other related materials submitted in support of this application; has determined that the preponderance of review rested with their Board, and therefore expressed an intent to be Lead Agency in the environmental review;

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board, as SEQRA lead agency, issues a Negative Declaration, deciding that the impact to the surrounding neighborhood is minimal,

**BE IT FURTHER RESOLVED** that the Town of Lloyd Planning Board has set a date for the public hearing to be held on Thursday, September 25, 2014.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	✓			
Brad Scott			✓	
Carl DiLorenzo	✓			
Lawrence Hammond	✓			
William Ogden	✓			
Dave Plavchak	✓			
Fred Pizzuto	✓			
Alt, Peter Brooks	✓			
Alt, Fred Riley				

7 ayes, 0 nays, 0 abstentions, 0 absent

VOTE IS CERTIFIED BY:

Patricia Riker

8/28/14  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso  
Scott Saso, T/Lloyd PB Chair

\_\_\_\_\_  
Date

Boarding House defined in the" Code of the Town of Lloyd 1980."

A dwelling occupied by one family with three (3) or more boarders, roomers or lodgers. Who are lodged with or without meals, as part of the same housekeeping unit and who are provided such services as are incidental to its use as a temporary residence for part of the occupants and for which compensation is paid, either directly or indirectly. the term "Boarding House" shall include rooming house and lodging house. But not group home or group residence for the purposes of this chapter.

## **Draft for Bed and Breakfast**

**1-home occupation**

**2-Minimum of 4 bedrooms maximum of 6 bedrooms**

**3-owner occupies 1 bedroom remaining bedrooms used for Bed and Breakfast clients.**

**4- Off street parking and designated spaces for Bed and Breakfast clients.**

**5-Curfew no later than midnight**

**6-Signage in front of property as to signage code**

**7-restricted R zones ?**

**8-design standards ex. Farm house, Victorian house?**

**9-bedroom suites (bathroom in bedroom)?**

9/17/14 Received D. Replaw

PHONE (845) 691-2735

12 Church Street  
Highland, NY 12528

**Town of Lloyd**  
**BUILDING DEPARTMENT**  
*"The Gateway to Ulster County and the West"*  
**OFFICE OF BUILDING DEPARTMENT SUPERVISOR**

Date: 9/11/2014

Hudson Valley Wine Village  
Comments on local law to rezone

To Town Board of the Town of Lloyd:

The Planning Board of the Town of Lloyd has reviewed the proposed local law to rezone portions of the property known as the Hudson Valley Wine Village (HVWV). The Board generally is in favor of the project, as well as the adoption of the local law which represents the culmination of a three year environmental review process, and is hopeful that the proposed development takes place. Having said that, the Planning Board members offer the following comments listed below:

- Consider revising the PUD or PRD provisions rather than establishing new Districts. If this is not possible revise the local law to make sure that there will not be any confusion.
- In the BPC district increase the Front and Rear setbacks to be more than 10 feet.
- Page 4 B. – the role of the conceptual plan and the site plan should be further addressed.
- Page 8 - 7b - Public Open Space – Consider strengthening the language from "encourage" to "will be enforced" by the Site Plan.
- Page 15 - BPC District, same comment on front/rear setback as in bulk table comment
- Page 17 - minor - spelling error in third sentence "posited."
- The minimum building setback for the BPC zone should be increased to twenty (20) feet.
- Further discussion of the maximum number of units for the hotel should take place. Clarification of who will assume liability for the open space acreage.
- Consider making the name of the district more generic and less site specific.
- Please make sure that the District boundaries and the bulk tables are clear to enhance the Planning Board administration of the Code.
- Consider removing residential units from the Business Zone.
- The provisions that ensure that the commercial components get built before additional residential units is excellent.
- Is there some way to include some "form based" provisions in the local law?
- Consider revising the setbacks and lot coverage provisions in the BPC, BPI, and BPMF to ensure that the Districts are not too urban. Consider deleting "Single Family

Dwelling” from the permitted uses in the BPO, as it appears to not be an intended use based on the conceptual plan.

- Add a definition of Neighborhood Commercial.
- Under Bulk Regulations for Multi-Family and Apartment Type Dwelling units, there is no front yard setback, but there is a 15 foot setback from edge of road. Please address this inconsistency.
- Under section “III. Blue Point Industrial District (BPI)”: The new defined term "Industrial, Light" shown on page 1 of this document seems much more permissive than this list of allowed uses. Someone needs to either expand this list to make it compatible with the new defined term or re-define the defined term. Or, if this is what you mean, change a. in this list so that it says "any use allowed in the definition of Light Industrial".
- Under allowable uses within the General Business 1 District, “Other than telecommunications facilities, these seem to be the same uses allowed in the Town's GB district. Why do we need a new only slightly different zone? Why not just say "same as GB except..."

The Planning Board greatly appreciates your consideration of these comments and looks forward to commencing site plan review on the Project.

Yours Truly,



Scott Saso, Planning Board Chair, Town of Lloyd