

**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, October 22, 2015**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**   **Present:** Chairman; Scott Saso, Dave Plavchak, Carl DiLorenzo, Lawrence Hammond, William Odgen, Fred Pizzuto, Peter Brooks, David Barton; Building Department Director  
**Absent:** Brad Scott, Michael Horodyski; Town Board Liaison

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

**New Public Hearings**

**Servpro - Gil Morrissey, 10 Lumen Ln, Siteplan SBL#88.1-6-1.100, in GB zone.**

The applicant proposes to construct a 2,700 sq.ft. office space and 15,000 sq ft. warehouse with on-site parking, and on-site wastewater treatment system. The site is serviced by municipal water. This space is intended to be occupied by SERVPRO which is an emergency response cleanup and restoration service for water, fire and mold. The operation consists of 24 employees including 12 office staff and 12 technicians (working off site). The office is generally open from 8am to 5pm. A portion of the warehouse is used for equipment and product storage. Other portions of the warehouse are used to clean, deodorize, organize, and store customer's belongings and carpets.

Work in the warehouse is limited as most work is done at the customer's home/business site.

Nadine Carney of Peak Engineering, the applicant's representative, was present for the meeting.

Gil Morrissey, the applicant, was present for the meeting.

The comments from Ulster County Planning Board have been received and are on file. The Board addresses the comments below:

Nadine: The only comment that has yet to be addressed is the lighting. Cut sheets of the lighting being used on site have been submitted (they are all downward facing), but this is not on the map yet. This is an industrial location and the elevation of this property is considerably lower than 9W.

There will be a condition added into the resolution of approval regarding the lighting.

There is an email from Tony Puccio of the Dept. of Health Dept. on file. The applicant will also need the BOH approval when the building permit is issued.

The Board reviewed the landscaping on the plan and is satisfied with the landscaping shown. The soils have been addressed in the storm water management plan.

Nadine: The soils up near the septic system are a gravelly soil and there was no problem getting a shovel in this area. In the lower area at certain depths you do get down to a clay and eventually water but they are not hydraulic soils. We do manage the water in this area and provide two dry swales which lead to the existing pond.

With modifications the UCPB comments have been addressed.

The Board and representative were confused at the UCPB comment on the access easement because there is not an access easement.

The Board is satisfied with the application.

The public hearing notice was read.

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by Lawrence Hammond. All ayes.

No public comment.

A **Motion** to close the public hearing was made by William Ogden, seconded by Dave Plavchak. All ayes.

The resolution of approval with conditions was read. Conditions being: 1) Parking fees will be paid at the time of building permit. 2) Lighting levels should not exceed the Illuminating Engineering Society Outdoor/Area recommended Illuminance levels. (See attached)

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

**Apple Greens (Roehrs), 161 South St, Siteplan Amendment SBL#87.3-5-15.100, in A zone.**

The applicant would like site plan amendment to include a barn wedding venue.

David and Judi Roehrs, the applicants, were present for the meeting.

New lighting was submitted and is on file. The lighting will follow the path shown (photo on file), taking pedestrians to the barn venues.

The Board was satisfied with the application and reviewed the conditions of approval.

Public hearing notice was read.

A **Motion** to open the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes.

There was no public comment.

A **Motion** to close the public hearing was made by Dave Plavchak, seconded by Lawrence Hammond. All ayes.

The resolution of approval with conditions was read. Conditions being: 1) The source of entertainment/music moves inside by 9:00pm. 2) A Maximum occupancy of 99 people inside the barn. 3) All venues will end by 11:30pm. (See attached)

A **Motion** to approve the resolution was made by Fred Pizzuto, seconded by William Ogden. All ayes.

**DiCapua, Alyssa 168 South St, SUP Bed & Breakfast SBL#87.3-5-12, in A zone.**

The applicant currently has a special use permit for a one bedroom Bed and Breakfast. They are converting a current portion of the house to add another suite with a private entrance and private bathroom. The applicant would like to change their special use permit from a one bedroom Bed and Breakfast to a two bedroom Bed and Breakfast.

Alyssa DiCapua, the applicant, was present for the meeting.

At the last meeting the Board had a concern of their personal driveway, which goes behind the house, encroaching onto the neighbor's property. The driveway is placed before a natural tree lined border and the property ends behind that, the Board had no additional concerns.

The public hearing notice was read.

A **Motion** to open the public hearing was made by William Ogden, seconded by Fred Pizzuto. All ayes.

No public comment.

A **Motion** to close the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes. The resolution of approval with conditions was read. Conditions being: 1) The special use permit shall expire when the occupation changes or the property is sold. 2) A maximum of 14 day consecutive stay. 3) This permit will be open for suggested inspection by the Town Inspector as needed. 4) This special use permit is solely for the purpose of running a bed and breakfast. (See attached)

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

## **Closed Public Hearings**

### **Shamrock Liquors (Khodiyar LLC), 3559 Route 9W, Siteplan SBL#88.17-9-25.100, in GMU zone.**

The applicant would like site plan approval for an addition of 7,520 sq. ft. to an existing 4,270 sq. ft. commercial building for use as a mixed commercial space building of retail business, service business, restaurant, office and medical uses.

Patti Brooks of Brooks & Brooks Land Surveyor, the applicant's representative, was present for the meeting. Eric Neiler with Tinkelman Architecture was present for the meeting.

Mr. Patel, the applicant, was present for the meeting.

At the last meeting the Board had closed the public hearing but had questions about the buffering and lighting which then were addressed at the workshop. (Oct. 15, 2015) A question rose about the sewer connection in which it will follow an easement and be hooking in down at the end of the cul-de-sac. The existing pipe servicing the building may be sufficient but the option of a gravity feed sewer does exist.

The resolution of approval with condition was read, condition being: 1) Parking fees will be paid at the time of building permit. (See attached)

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

### **Behnke, David 244 Pancake Hollow Rd, Subdivision SBL#87.3-2-21.150, in R1 zone.**

The applicant proposes to subdivide their 9.863 parcel of land. The existing house lot would have an area of 1.085 acres, and the vacant lot would have an area of 8.778 acres. The vacant lot is to be conveyed to their son with the expectation of building a 4 bedroom house. The vacant lot would have a new driveway from Pancake Hollow Rd, a drilled well and a subsurface sewage disposal system.

Mr. Behnke was present for the meeting.

This public hearing was closed last month. The resolution was not done because there was a problem with a new lot line and the existing pool's setback. Updated maps were reviewed at the workshop and are ready for approval.

The resolution of approval with condition was read, condition being: 1) A \$2,500.00 recreation fee is due before signing of the maps.

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

## Set Public Hearing

**Brad Builders, 514-520 Route 299 Lot Line Revision SBL#87.1-3-33, 87.1-3-11, and 87.1-2-25.120 in DB zone.**

Scott Saso recused.

The proposal is to add tax lot 25.12 and an additional 0.62 acres from tax lot 33, to tax parcel 11 to make the pre-existing non-conforming lot conforming with regard to road frontage. The resultant revised lots 11 and 33 will share an existing highway access currently serving the auto body shop, and provide a commercial access opportunity to both parcels, which are located in the DB zone. The right of way access over Whitley Lane will remain as an emergency access, but any commercial development of the parcel will be accessed from Route 299.

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

New maps were submitted and revised to show one of the parcels at 3.01 acres at the Boards request.

Patti: I thought it made more sense to make the back lot larger since the front lot has already been improved. Increasing the back lot gives a little more breathing room for the driveway to go back. I was talking with Chief Miller and his concern with flag lots is that people do not maintain the whole width of it. I did remind him that right now the access is through Whitley Lane.

The Board had no additional questions.

The short EAF (Environmental Assessment Form) was completed.

A resolution of negative declaration and setting the public hearing was read. (See attached)

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

The public hearing has been set for December 3, 2015.

**Serini, Michael, Bell Dr, Special Use Permit – 2 Family SBL#88.17-4-34.100, in R1/4 zone.**

Scott Saso recused.

The applicant would like a special use permit for a two family.

The Board took another look at the plans for this application. This has been reviewed at past meetings; there were no additional Board concerns.

The short EAF (Environmental Assessment Form) was completed.

A resolution of negative declaration and setting the public hearing was read. (See attached)

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

The public hearing has been set for December 3, 2015.

Scott Saso returned to the meeting.

## New Business

**Hudson Valley Wine Village, Blue Point Rd., Special Use Permit SBL#96.3-2-8, in R1 & HBD zone.**

The applicant would like to harvest 196 mature trees from approximately 400 acres. Tree tops to be removed also.

Andy Maxon the applicant was present for the meeting.

Ben Coleman, the applicant's representative, was present for the meeting.

Andy: I am not asking for a permit to cut all of the trees that will come about when we come for a full site plan approval. We are doing a selective harvesting. I have interviewed many people and come up with someone from your community that has a stellar reputation.

Mr. Coleman: We are looking to take out about 196 trees, not counting the dead or dying trees. All of the existing farm roads will be used. Staging is set at the top of the road and is not visible at all.

Bill: What is timber used for?

Mr. Coleman: Most of the good stuff will be exported and the rest will be sold to local mills.

A **Motion** to set the public hearing was made by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. The public hearing has been set for December 3, 2015.

### **Administrative Business**

Andy Maxon informed the Board that the Wine Village project is still moving forward telling the Board that the County considers this site shovel ready. He showed the Board a proposed elevation of the proposed conference center.

### **Minutes to Approve**

A **Motion** to accept the minutes, as edited, from the August 20, 2015 Planning Board Workshop was made by Dave Plavchak, seconded by Peter Brooks. All ayes with Scott Saso abstaining.

A **Motion** to accept the minutes, as edited, from the August 27, 2015 Planning Board Meeting was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes with Brad Scott, Carl DiLorenzo and Peter Brooks abstaining.

A **Motion** to accept the minutes, as edited, from the September 17, 2015 Planning Board Workshop was made by Lawrence Hammond, seconded by William Ogden. All ayes with Dave Plavchak abstaining.

A **Motion** to accept the minutes, as edited, from the September 24, 2015 Planning Board Meeting was made by Lawrence Hammond, seconded by Dave Plavchak. All ayes with Scott Saso, Brad Scott, and Fred Pizzuto abstaining.

A **Motion** to adjourn was made by Scott Saso, seconded by William Ogden. All ayes. 8:19pm.

*Kema Kayjo*  
*10/30/15*

**RESOLUTION**  
**TOWN OF LLOYD PLANNING BOARD**  
**Resolution of Approval**

PROJECT NAME: Servpro  
PROPERTY OWNER: 2007 Rt. 9W LLC  
PROJECT LOCATION: 10 Lumen Lane  
IDENTIFIED AS: 88.1-6-1.100

SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Site Plan for commercial building with offices and warehouse

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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, October 22, 2015 at 7:00 p.m., there were board members:

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

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

**WHEREAS**, the applicant desires site plan approval for office space and 15,000 s.f. warehouse;

**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 site plan map submitted by Peak Engineering dated Sept. 3, 2015; and
- SWPPP dated September 2015

**WHEREAS**, the Planning Board discussed the proposed use of the building;

**WHEREAS**, at its regular meeting on September 24, 2015 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, October 22, 2015 at 7:00pm.

**BE OT 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.
2. Lighting levels should not exceed the Illuminating Engineering Society Outdoor/Area recommended Illuminance levels.

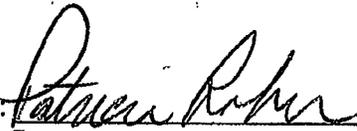
	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<u>  X  </u>	<u>          </u>	<u>          </u>	<u>          </u>
Brad Scott	<u>          </u>	<u>          </u>	<u>          </u>	<u>    X    </u>
Lawrence Hammond	<u>    X    </u>	<u>          </u>	<u>          </u>	<u>          </u>
Carl DiLorenzo	<u>  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

7 Ayes, 0 Nay, 0 Abstain, 1 Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 22nd DAY OF October 2015.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 22nd DAY OF October, 2015.

By:   
Secretary  
Planning Board/Zoning Board of Appeals

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

Kena Kujjo  
10/30/15

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Resolution of Approval**

PROJECT NAME: Apple Greens  
PROPERTY OWNER: Roehrs, David and Judi  
PROJECT LOCATION: 161 South St.  
IDENTIFIED AS: 87.3-5-15.100

SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Site Plan Amendment to establish an event hosting operation utilizing the grounds and barn.

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, October 22, 2015 at 7:00 p.m., there were board members:

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

The following resolution was moved by: Fred Pizzuto  
Seconded by: William Ogden

**WHEREAS**, the applicant's would like to host events upon the premises above;

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

**WHEREAS**, the Planning Board has received a copy of a survey prepared by A Diachishin and Associates PC dated May 26, 1999, and a sketch of existing barn with dimensions prepared by Friedberg Architecture & Design; and

**WHEREAS**, the Planning Board discussed lighting, parking, and transportation of guests;

**NOW THEREFORE BE IT RESOLVED THAT** the Planning Board on September 24, 2015, as SEQRA lead agency, issued a Negative Declaration, deciding that the impact to the surrounding neighborhood is negligible, and;

**BE IT FURTHER RESOLVED** the Planning Board grants special use permit approval with the following conditions:

- 1) The source of entertainment/music moves inside by 9:00PM.
- 2) A maximum occupancy of 99 people inside the barn.
- 3) All venues will end by 11:30PM.

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

7 Ayes, 0 Nay, 0 Abstain, 1 Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 22nd DAY OF October, 2015.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 22nd DAY OF October, 2015

By: Patricia Rober  
 Secretary  
 Planning Board/Zoning Board of Appeals

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

Karey Schoover  
10.23.15

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Resolution of Approval

PROJECT NAME: DiCapua, Alyssa and Peter  
PROPERTY OWNER: DiCapua, Alyssa and Peter  
PROJECT LOCATION: 168 South Street  
TAX MAP #87.3-5-12  
SEQR Type Action: Unlisted  
APPLICATION DESCRIPTION: Special Use Permit for a two bedroom Bed and Breakfast.

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, October 22, 2015, at 7:00 p.m., there were board members:

	Present	Absent
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"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: Lawrence Hammond

Seconded by: Fred Pizzuto

**WHEREAS**, the applicant would like a Special Use permit for a two bedroom Bed and Breakfast in their primary dwelling, which is a permitted use in the Agriculture zone; 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
- Current Deed and a letter of intent,
- Survey dated June of 1988

**WHEREAS**, the Planning Board has reviewed a layout of the floor plan and discussed parking;

**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, October 22, 2015 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 maximum of 14 day consecutive stay.
- 3) This permit will be open for suggested inspection by the Town Inspector as needed
- 4) This special use permit is solely for the purpose of running a bed and breakfast

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

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

ayes    nays    abstentions    absent

VOTE IS CERTIFIED BY:

Patricia Rohr

10/22/15  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso  
Scott Saso, T/Lloyd PB Chair

10/22/15  
Date

Kelly Sarno  
10.23.15

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Resolution of Approval**

PROJECT NAME: Shamrock Liquors  
PROPERTY OWNER: Khodiyar LLC  
PROJECT LOCATION: 3565 Route 9W  
IDENTIFIED AS: 88.17-9-25.100  
  
SEQR TYPE ACTION: Unlisted Action  
APPLICATION DESCRIPTION: Site Plan for mixed commercial space

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, October 22, 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>

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

**WHEREAS**, the applicant desires site plan approval for an addition of 7,520 sq. ft. to an existing 4,270 sq. ft. commercial building for use as a mixed commercial space building; and

**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
- Siteplan map submitted by Brooks & Brooks Land Surveyors, PC dated April 15, 2015, and revised October 12, 2015;
- included are plans from Peak Engineering dated July 30, 2015
- Stormwater Calculations & Report dated August 2015

**WHEREAS**, the Planning Board discussed the proposed use of the building and the different phases of additions; parking, landscaping, lighting, water and sewer, and drainage;

**WHEREAS**, the Planning Board held a duly noticed public hearing on Thursday, September 24, 2015 at 7:00pm giving those present an opportunity to comment on the request for a site plan and after the public comments were made closed the public hearing; and

**NOW THEREFORE BE IT RESOLVED THAT**, at its regular meeting on August 27, 2015 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

**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"/>
Dave Plavchak	<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"/>
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"/>

7 Ayes, 0 Nay, 0 Abstain, 1 Absent

**Motion Carries**

THIS VOTE IS CERTIFIED THIS 22nd DAY OF October 2015.

THIS RESOLUTION IS APPROVED AND HEREBY ORDERED TO THE RECORD THIS 22nd DAY OF October, 2015.

By: Patricia Reher  
 Secretary  
 Planning Board/Zoning Board of Appeals

By: Scott C. Saso 10/22/15  
 Scott C. Saso, Chairman  
 Town of Lloyd Planning Board

Kathy Schneider  
10.23.15

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
Resolution of Approval

PROJECT NAME: Behnke, David  
PROPERTY OWNER: Behnke, David  
PROJECT LOCATION: 244 Pancake Hollow Rd.  
TAX MAP #87.3-2-21.150  
SEQR Type Action: Unlisted  
APPLICATION DESCRIPTION: 2 lot Subdivision

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, October 22, 2015, at 7:00 p.m., there were board members:

	Present	Absent
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"/>
Fred Pizzuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt, Peter Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following resolution was moved by: William Ogden

Seconded by: Lawrence Hammond

**WHEREAS**, the applicant would like a two lot subdivision of 9.863 acres of land. Lot 1 will provide a 1.264 acre lot with an existing residence and Lot 2 will consist of 8.599 acres of vacant land; 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
- Current Deed and a letter of intent,
- Erosion Control Plan Stormwater Pollution Prevention Plan dated Sept. 3, 2015
- Subdivision Map dated July 28, 2015, revised September 4, 2015 and again on September 30, 2015 submitted by A. Diachishin and Associates PC and

**WHEREAS**, the Planning Board discussed the proposed subdivision;

**WHEREAS**, the Planning Board held a duly noticed public hearing on Thursday, September 24, 2015 at 7:00pm giving those present an opportunity to comment on the request for a site plan and after the public comments were made closed the public hearing; and

**NOW THEREFORE BE IT RESOLVED THAT** at its regular meeting on August 27, 2015 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

**BE IT FURTHER RESOLVED** that the Town of Lloyd Planning Board issues a Subdivision Approval with the following conditions:

- 1) Recreation fee of \$2,500.00

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

	AYE	NAY	ABSTAIN	ABSENT
Chairman Scott Saso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Brad Scott	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dave Plavchak	<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"/>
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"/>

7 ayes 0 nays 0 abstentions 1 absent

VOTE IS CERTIFIED BY:

Patricia Rehn

10/22/15  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso, PL  
Scott Saso, T/Lloyd PB Chair

10/22/15  
Date

Karey Shover  
10.23.15

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
NYS SEQR Determination of Non-significance  
And  
Set Public Hearing

PROJECT NAME: Brad Builders Lot Line Revision  
PROPERTY OWNER: Brad Builders  
PROJECT LOCATION: 514-520 Route 299  
TAX MAP #87.1-3-33, 87.1-3-11, and 87.1-2-25.120  
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, October 22, 2015, at 7:00 p.m., there were board members:

	Present	Absent	
Chairman Scott Saso	_____	_____	REUSED
Brad Scott	_____	_____	
Lawrence Hammond	_____X_____	_____	
Carl DiLorenzo	_____X_____	_____	
Dave Plavchak	_____X_____	_____	
Fred Pizzuto	_____X_____	_____	
William Ogden	_____X_____	_____	
Alt, Peter Brooks	_____X_____	_____	

The following resolution was moved by: Lawrence Hammond

Seconded by: Fred Pizzuto

**WHEREAS**, the applicant would like a lot line revision between three existing tax parcels to add 0.78 acres to an existing 2.02 acre parcel to provide road frontage on a State Highway where currently only a right of way exists. The resultant two lots will be 2.56 and 3.01 acres in size;

**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
- Current Deed and a letter of intent,

- Lot Line revision Map dated October 13, 2015, submitted by Brooks & Brooks Land Surveyors

**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 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 a public hearing to be held on Thursday, December 3, 2015 at 7:00 PM.

~~~~~  
RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

|                                    | AYE     | NAY   | ABSTAIN | ABSENT  |
|------------------------------------|---------|-------|---------|---------|
| Chairman Scott Saso <i>revised</i> | _____   | _____ | _____   | _____ X |
| Lawrence Hammond                   | _____ X | _____ | _____   | _____   |
| Carl DiLorenzo                     | _____ X | _____ | _____   | _____   |
| Brad Scott                         | _____   | _____ | _____   | _____ X |
| Dave Plavchak                      | _____ X | _____ | _____   | _____   |
| William Ogden                      | _____ X | _____ | _____   | _____   |
| Fred Pizzuto                       | _____ X | _____ | _____   | _____   |
| Alt, Peter Brooks                  | _____ X | _____ | _____   | _____   |

eyes    nays    abstentions    absent

VOTE IS CERTIFIED BY:

*Patricia Rohr*

10/22/15  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

*David Plavchak*  
Scott Saso, T/Lloyd PB Chair

10/22/2015  
Date

*David Plavchak (acting)*

*Kathy Schneider*  
DATE/SIGNATURE

10.23.15

**RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
NYS SEQR Determination of Non-significance and Set Public Hearing  
Special Use Permit for Two Family**

PROJECT NAME: Serini Special Use Permit  
PROPERTY OWNER: Michael Serini  
PROJECT LOCATION: Bell Dr.  
TAX MAP #88.17-4-34.100 in R 1/4 zone.  
SEQR Type Action: Unlisted  
APPLICATION DESCRIPTION: Two Family



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, October 22, 2015, at 7:00 p.m., there were board members:

|                     | Present        | Absent |
|---------------------|----------------|--------|
| Chairman Scott Saso | <i>Excused</i> | _____  |
| Brad Scott          | _____          | ✓      |
| Lawrence Hammond    | ✓              | _____  |
| Carl DiLorenzo      | ✓              | _____  |
| Dave Plavchak       | ✓              | _____  |
| William Ogden       | ✓              | _____  |
| Fred Pizzuto        | ✓              | _____  |
| Alt, Peter Brooks   | ✓              | _____  |



The following resolution was moved by: *Fred Pizzuto*

Seconded by: *Lawrence Hammond*

**WHEREAS**, the Town of Lloyd Planning Board received an application for a Special Use Permit for a two family as received from the above-referenced applicants as described above; and

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

**WHEREAS**, the Planning Board has received an application for the above project, including a site plan map by Louis DuBois dated September 30, 2015, and

DATE/SIGNATURE

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 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, December 3, 2015.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

|                                    | AYE   | NAY   | ABSTAIN | ABSENT |
|------------------------------------|-------|-------|---------|--------|
| Chairman Scott Saso <i>Recused</i> | _____ | _____ | _____   | _____  |
| Brad Scott                         | _____ | _____ | _____   | X      |
| Lawrence Hammond                   | X     | _____ | _____   | _____  |
| Carl DiLorenzo                     | X     | _____ | _____   | _____  |
| Dave Plavchak                      | X     | _____ | _____   | _____  |
| William Ogden                      | X     | _____ | _____   | _____  |
| Fred Pizzuto                       | X     | _____ | _____   | _____  |
| Alt, Peter Brooks                  | X     | _____ | _____   | _____  |

6 ayes, 0 nays, 0 abstentions, 1 absent

VOTE IS CERTIFIED BY:

*Patricia Rober*

*10/22/15*  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

*Brad Scott*

Brad Scott, T/Lloyd PB Co-Chair

*10/22/2015*  
Date

*David Plavchak*

Kena Kujjo  
10/30/15

RESOLUTION  
TOWN OF LLOYD PLANNING BOARD  
NYS SEQR Determination of Non-significance  
And  
Set Public Hearing

PROJECT NAME: Hudson Valley Wine Village Logging  
PROPERTY OWNER: Hudson Valley Wine Village  
PROJECT LOCATION: 191-200 Blue Point Rd.  
TAX MAP #96.3-2-8  
SEQR Type Action: Unlisted  
APPLICATION DESCRIPTION: Special use permit for Logging

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, October 22, 2015, at 7:00 p.m., there were board members:

|                     | Present                             | Absent                              |
|---------------------|-------------------------------------|-------------------------------------|
| 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"/>            |
| Fred Pizzuto        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| William Ogden       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Alt, Peter Brooks   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

The following resolution was moved by: Lawrence Hammond

Seconded by: Fred Pizzuto

**WHEREAS**, the applicant would like a special use permit to harvest 196 mature trees from approximately 400 acres. Tree tops to be removed also.

**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
- Current Deed and a letter of intent,

**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 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 a public hearing to be held on Thursday, December 3, 2015 at 7:00 PM.

RESULTS OF THE VOTE ON THE ABOVE RESOLUTION WERE:

|                     | AYE                                 | NAY                      | ABSTAIN                  | ABSENT                              |
|---------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Chairman Scott Saso | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/>            |
| Brad Scott          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dave Plavchak       | <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"/>            |
| 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"/>            |

7 ayes 0 nays 0 abstentions / absent

VOTE IS CERTIFIED BY:

Patricia Rohn

10/22/15  
Date

THE RESOLUTION IS HEREBY APPROVED AND ORDERED TO THE RECORD BY

Scott Saso  
Scott Saso, T/Lloyd PB Chair

10/29/15  
Date