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Certification of Receipt

By:

\_\_\_\_\_  
Rosaria Peplow, Town Clerk

**WORKSHOP MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday October 19, 2017**

**CALL TO ORDER TIME: 5:30 pm**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**   **Present:** Dave Plavchak, Lawrence Hammond, William Ogden,  
Nicki Anzivina, Scott McCord, Peter Brooks, Carl DiLorenzo,  
Andrew Learn (Town Engineer), David Barton (Building Department Director),  
**Absent:** Fred Pizzuto, Debra Dooley, Jeff Paladino (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.**

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**Extended Public Hearings**

**Windgate Solar LLC Solar Farm**, 3809-3813 Route 9W, 95.4-1-31.100, in R1 zone.  
Construct 2MW solar farm on 20 acres off Perkinsville Road.  
**The public hearing was opened August 24, 2017.**

There was a special site meeting by the Planning Board prior to the workshop meeting where the Planning Board walked the property and viewed firsthand the visual impact of the proposed project to the surrounding area as well as the what exactly the vegetation looked like at this point in time.

Dan Comptiello, Zoning Manager, Cypress Creek Renewables, presented a slide show of the visual views of the proposed farm. There was a lengthy discussion by the Planning Board on the sparcity of vegetation surrounding the proposed project as well as whether the buffers were sufficient enough for the project. Because there was concern by the Planning Board as to what the plantings will look like now and in the future, if the proposed project were to be approved, the Town may consider escrow or a bond with the applicant. It was determined that a bond would be better in order to insure that the plantings would completely conceal the view from neighboring/abutting properties. It was further recommended by David Barton, Director of Planning, Building and Code Enforcement, that each and every desired plantings and buffers should be included directly on the site plan. An increase in the size of the buffers was also discussed.

The Planning Board would also like Cypress Creek to submit a more extensive plan, that includes the burial of lines that had been previously requested, increased buffer zones and a more extensive tree planting.

## **New Public Hearings**

**315 Vineyard Ave., LLC & 299 Vineyard Ave., LLC**, 95.2-1-19.110, in R1 zone.

The applicant would like a lot line revision to convey 3.5 acres from SBL: 95.2-1-33 and add it to SBL: 95.2-1-19.11.

**The public hearing is set for October 26, 2017.**

Patti Brooks, Brooks and Brooks Surveyors and applicant's representative, was present and said there is no new information to be considered.

**Big Sky Realty, LLC**, 261-271 Upper North Road, 87.8-1-2.100, in LI zone.

The applicant is proposing to add a 7,750 square foot addition to an existing 18,500 square foot light industrial building located on the westerly side of North Road. The additional square footage will be used for product warehousing for an existing packaging and fulfillment business. No additional employees are proposed, no new signage is proposed, and no additional daily traffic trips will be generated. Deliveries to the site will be decreased as more warehouse space will be available and pick up trips are anticipated to remain the same. The site is currently serviced with municipal water, and individual septic system, and gas service.

**ZBA Area Variance granted October 12, 2017. The public hearing is set for October 26, 2017.**

Patti Brooks, Brooks and Brooks Surveyors and applicant's representative, said no new information is being submitted other than the original site plan from 1996 that shows the buffers for the abutting property of Geraldine Simone.

## **Old Business**

**MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110 & 88.17-6-16.110, in GMU zone.**

Dollar General / Multifamily

Development project of 21.7 acres of land along Route 9W. Three tax parcels: 88.17-6-15.11, 16.11 and 25.11.

It is the intent of the applicant to create a subdivision and to proceed for final site plan approval.

**Two of the parcels with frontage on Route 9W will be created to allow the existing Burger King and Trustco Bank to exist on separate lots. Although these two parcels are on a separate tax map parcel, they are still within the title of other lands and have long term leases. The other three proposed lots with frontage on Route 9W are for new construction and renovation of an existing building; lot 6 for a Dollar General store, and lot 4. Lot 4 currently has two commercial buildings that will be renovated. The remaining lands, lot 5 (18.1 acres), will be for a multi-family housing for 72 units.**

The applicant anticipates a full environmental review under SEQRA will be conducted for a complete build out of all 6 lots with subdivision approval.

**Revised subdivision plan with EAF and Preliminary Site Plan will be submitted.**

Barry Mendenbach spoke on the preliminary site plan and what each parcel of the subdivision would entail.

Andy Learn, Town Engineer, said they need a more extensive storm water plan.

The Planning Board requested some revisions to the site plan.

## **New Business**

**Sal Cusa**, 67 Hawleys Corners Road, 79.4-1-12, in R1 zone.

Lou DuBois, applicant's representative was present and presented the applicant's proposal.

Barton questioned the correct SBL of the property. There was a discrepancy on what the county has on file.

Du Bois said will look into it and have an answer at the next meeting.

The Board anticipates setting the public hearing next week for the 12/07/2017 meeting

The applicant would like to construct a 2-family dwelling in an R-1 zone. The parcel consists of 2.9 acres.

The Planning Board anticipates setting the public hearing for December.

## **Administrative Business**

### **Sign Approval**

**Yh's Nail Spa Center**, 3650 Route 9W, Bridgeview Plaza, 96.29-2-39.240 in PUD zone.

The applicant would like to change the business sign to reflect the new owner.

A **Motion** for sign approval was made by Brooks, seconded by Anzivina. All ayes.

A **Motion** to adjourn was made by Dilorenzo, seconded by Brooks. All ayes. 7:05pm