

**APPROVED:**

**MOTION BY:**

**AYES:**

**NAYS:**

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

**SECONDED BY:**

**ABSTENTIONS:**

**ABSENT:**

Certification of Receipt

By:

Rosaria Peplow, Town Clerk

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

**Thursday November 16, 2017**

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

**PLEDGE OF ALLEGIANCE**

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

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

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

**The Public Hearing is set for 12.07.2017.**

No new information presented.

**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.**

Ann Waling, Cypress Creek Renewables, presented an overview of what would be visible of the solar farm from neighboring properties.

Andy Learn, Town Engineer, expressed his concerns of drainage on the property.

Plavchak inquired about drainage plans for the proposed project.

Waling said she would supply them to Learn tomorrow.

Barton said anyone from the public is always more than welcomed to come to the Building Department to review any plans or maps they may have concerning the proposed project.

Peter Brooks addressed the visibility of the fence that would encase the solar farm. He stated that the fence would shield any visibility of the farm if someone stood in front of it but it would not help with the visibility from a second story window.

Plavchak expressed his concerns of drainage with the proposed berm on the site. He felt that with the berm being larger there the runoff might be reduced.

Learn said he did not see a problem with it.

Plavchak and Ogden said they are looking forward to seeing the pictures supplied by a drone of the project at the December 7, 2017 meeting.

### **New Business**

**Fuller, Robert**, 172 Bellevue Road, 88.1-2-6.210, in R2 zone.

Applicant would like to build a single-family residence at 172 Bellevue Road.

Plavchak said because the property is within the Waterfront Bluff Overlay District, all the visual components need to be adhered to.

Barton presented the plans of the home the applicant is proposing to build on the property as well as what landscaping is being proposed. He said the house location and exterior of the residence will meet with the requirements. Barton supplied a map of the proposed project.

Barton said if the Planning Board would like, they could set the public hearing for January at the December meeting.

Plavchak said he believes everything is in order for them to set the public hearing at the December 7, 2017 meeting for January.

### **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. Development project of 21.7 acres of land along Route 9W. The applicant desires to take three lots (SBL: 88.17-6-15.11, 16.11 and 25.11) and subdivide and lot line revise those lots into seven (7) lots. Lot 1 will contain a bank, Lot 2 will contain a Burger King, and Lot 3 will contain a proposed Dollar General retail store. Lot 4 will contain an existing retail and apartments and the existing pond parcel will be Lot 5. Lot 6 will be a vacant lot with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.

**The applicant anticipates a full environmental review under SEQRA.**

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

**No representatives were present and no new information has been submitted.**

A **Motion** was made by Larry Hammond, seconded by Carl DiLorenzo to adjourn at 7:36pm