

**MEETING AGENDA**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, December 1, 2016**

**Tri-Board Meeting: December 7, 2016 at 6:00pm**

New Submission Date: January 9, 2017

Next Planning Board Workshop: January 19, 2017 at 5:30pm

Next Planning Board Meeting: January 26, 2016 at 7:00pm

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

**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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**Old Business**

**Highland Assisted Living at Village View (former New Village View), Siteplan; 1, 7, & 9 Grove St, SBL#88.69-1-10, 11 & 12, in R1/4 zone.**

*This project consists of a 18,310 sq.ft. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and not more than 13 employees per shift. There will be a total of 24 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.*

*Feb. 17, 2016*

*1 Grove, 7 Grove, and 9 Grove Street were rezoned from CB to R 1/4.*

*July 2016*

*New submittal with name change (formerly New Village View) Highland Assisted Living Center at Village View.*

*This application is for site plan approval and lot line revision.*

*A waiver letter has been drafted to the Zoning Board of Appeals regarding the Planning Board's motion to waive 9 parking spaces at the far south western area in front of the existing building. The ZBA will open their public hearing on December 8, 2016 for the applicants variance requests.*

**Set Public Hearing**

**Mountainside Woods Site Plan Amendment for Bulk Table Modifications**

*The applicant of the Mountainside Woods development would like to discuss the following:*

*1. Modifications to the Bulk Table*

*A. Lot Width and B. Lot Depth and C. Deck surface Area*

*2. Language Added to Deed Restrictions*

*A. Flood Plains and B. Dam Failure*

*The Planning Board anticipates setting the public hearing for January 26, 2017.*

## **Old Business**

**Tremont Hall Corp., Vineyard Ave, Site Plan, SBL#88.17-9-48 & 54.200, in R1/4 zone.**

*The applicant would like to convert an existing vacant 9600 square foot lumber storage building into a multi-family residential structure with 20 apartments, with associated parking and amenities.*

## **Extended Public Hearing**

**Hudson Summit LLC 2016 (3 lot subdivision), 52 Mayer Dr, SBL#95.12-2-7, in R ½ & R1 zone.**

*The applicant would like a three lot subdivision. Two of the lots are for single family homes and the third the applicant would like to be dedicated to the Town.*

## **Administrative Business**

**Minutes to Approve:** October 20, 2016 and October 27, 2016