

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, July 21, 2016

Planning Board Meeting: July 28, 2016
Next submission date: August 8, 2016
Next Planning Board Workshop: August 18, 2016
Next Planning Meeting: August 25, 2106

CALL TO ORDER TIME: 5:30pm

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.

Set Public Hearing

Cusa Builders 6 lot subd., N Elting Corners Rd, SBL#87.1-1-3.200, in R1 zone.

*The applicant would like to develop this 23.25 acre of land into 6 residential lots.
The Department of Environmental Conservation has signed off on the limits of the wetlands.
The Board anticipates setting the public hearing.*

Walker, Desmond, 3945 Route 9W, SBL#95.4-1-18, in HBD & R1 zone.

*The applicant would like to move his currently established business, Ultimate Auto Inc., from 512 Route 299 to a new location at 3545 Rt. 9W.
The Board will review a memo from Ulster County and may consider setting the public hearing.*

Closed Public Hearings

Highland Self-Storage, 3663-3667 Route 9W, SBL#95.2-2-34.100 & 95.2-2-6.100, in GB zone.

*The applicant proposes demolishing an existing commercial office building, previously a residence, and construction of two self-storage buildings with a footprint of 37,100 square feet and total square footage of 89,300 square feet.
The two tax parcels will be consolidated to create one new 8.63 acre lot.
The public hearing has been closed.
The Board will discuss a SEQRA determination and consider approval next week.*

Old Business

Vieira Sardinha Realty, LLC, Route 9W, SBL#96.1-4-18.241, in GB zone.

The applicant would like siteplan approval to construct a 2,100 sq.ft. Dunkin Donuts Drive-thru restaurant with customary appurtenances.

MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110, 15.110 & 16.110 in GB zone.

Taco Bell / 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 first to allow conveyance to the separate parcels and for Taco Bell and Dollar General 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 M&T 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; lot 6 for future consideration with no specific business at this time, lot 3 for a proposed Taco Bell with a drive thru window and lot 4 for a Dollar General store. Lot 4 currently has two commercial buildings that will be removed. The remaining lands, lot 5 (18.1 acres), will be for a future multi-family housing for 60 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.

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

This project consists of a 13,150 s.f. expansion to an existing assisted living facility. The expansion will allow for 34 additional beds. There will be a total of 33 parking spaces provided. The proposed expansion will continue to utilize existing central water and sewer facilities.

Feb. 17, 2016

The 1 Grove, 7 Grove, and 9 Grove Street were re-zoned 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.

Extended Public Hearings

Hudson Summit LLC 2016 (3 lot subd), 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.

The Board anticipates applicant's map revisions.

New Business

Faison, Donnell, 22 Tano Dr, SBL#87.20-1-15, in R1/4 zone.

The applicant would like approval for a 506 square foot accessory apartment in his existing home.