

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, August 17, 2017

CALL TO ORDER TIME: 5:30

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.

MINUTES TO APPROVE:

New Business

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.

New 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 is set for August 24, 2017.

Highland Estates LLC Subdivision and Lot line, 3746 Route 9W, 96.9-1-30.100, in HBD and R-1 zone.

The applicant is proposing a two lot subdivision of a 19.85 acre parcel of land located on Route 9W, Mack's Lane and Sherwood Lane. The application includes a consolodation of a 0.40 acre parcel of land with the commercially zoned portion of TM lot 35.2. The property has approximately 450 feet of road frontage on NYS Rt. 9W, 715 feet of road frontage on Macks Lane and 390 feet on Sherwood Lane.

The site is located in the zoning district HBD and R-1. It is proposed to use the zone line as the division line between Lot 1 and Lot 2 of this subdivision, with residential access solely from Sherwood Lane.

The area of the proposed lots are as follows:

- 1) Lot 1 to be 7.44 acres plus 0.40 acres, totaling 7.84 acres in the HBD zoning district.
 - 2) Lot 2 to be 12.41 acres in the R-1 zoning district.
- The public hearing is set for August 24, 2017.

Extended Public Hearings

Beer Universe, 1-3 Haviland Rd, 96.1-1-29.100, in GC zone.

The applicant would like site plan approval to construct a retail store for his Beer Universe business. The retail/service will be 5,750 sq. ft. and the warehouse-wholesale sales/storage portion will 1,000 sq. ft. The applicant is proposing 24 parking spaces, creating new sidewalks and site landscaping.

The public hearing was opened July 27, 2017.

Tremont Hall Corp., Vineyard Ave, 88.17-9-48, 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.

Memorandum from Andrew Learn, Morris Associates, received concerning bridge load rating.

Administrative Business

Mountainside Woods Phasing Amendment, Hilltop Ln. & Vista Dr.; Zoning and Subdivision.

Applicant desires to amend the phasing plan.

Second Addendum to Revised Developer's Agreement received.