

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

**Thursday, January 26, 2017**

New Submission date: February 6, 2017

Next Planning Board Workshop: February 16, 2017

Next Planning Board Meeting: February 23, 2017

**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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**New Public Hearing**

**Mountainside Woods RE: Bulk Table Modifications, Toc Rd,**

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

**1. Modifications to the Bulk Table**

- A. Lot Width
- B. Lot Depth
- C. Deck surface Area

**2. Language Added to Deed Restrictions**

- A. Flood Plains
- B. Dam Failure

**Extended Public Hearings**

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

**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.*

**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 s.f. 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 15 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.*

## **Set Public Hearing**

### **Watkins, Charles & Corinne, Special Use Permit, 22 Blue Point Rd, SBL#96.3-1-14, in R1 zone.**

*The applicant would like to construct a small addition and modify the existing garage to provide a 638 sq. ft. accessory apartment for personal family care.*

### **Curci, Michael, Special Use Permit, 812 New Paltz Rd, SBL#87.1-1-21.111, in R1/2 zone.**

*The applicant would like to add a 656 sq. ft. accessory apartment above his detached garage.*

### **Dakota Field Properties (Storyk), Subdivision Martin Ave, SBL# 79.2-2-10, in R1 zone.**

*The applicant is requesting a two lot subdivision of his 17.143 acre parcel of land. Lot 1 will consist of 6.257 acres for a proposed single family dwelling and Lot 2 will be the remaining land consisting of 10.886 acres. Board of Health approval has be granted for the proposed residence.*

## **Administrative Business**

### **Sign Approval**

#### **Sign - All Sport, 3425 Route 9W, 88.1-4-14.100, in GB zone.**

*The applicant, Mike Artegas All Sport, would like to put up a sign on the North side of his building. The sign will be identical to the sign currently displayed on the south side of the building.*

### **Deny without prejudice**

*These applications have been dormant for some time, the applicants have been notified of Planning Boards intention to Deny without prejudice.*

#### **Cruz Bonifacio, 132 Weeds Mill Rd, SBL#87.11-3-10, in R1/2 zone.**

*The applicants would like to convert their current unfinished basement into a self-contained apartment for family.*

*This application has been dormant for some time, the applicant has been notified of Planning Boards intention to Deny with out prejudice. **Last Board appearance 10-20-11.***

#### **Lee, Mi-Sun, 76 Bellevue Rd, SBL#88.13-4-32.300, in R2 zone.**

*The applicant's are proposing to build a single family residence in the WBOD.*

*This application has been dormant for some time, the applicant has been notified of Planning Boards intention to Deny with out prejudice. **Last Board appearance 6-23-11.***

**Busick, Charles, 228 Hawleys Corners Rd, SBL#79.4-2-28, in R1 zone.**

*The applicant is proposing a two lot subdivision of a 3.89 acre parcel of land located in the R-1 zoning district. Lot 1 currently has two dwellings, an existing 2 family dwelling and a structure to be converted to a non-habitable accessory building. Lot 2 will be a new board of health approved building lot. The resultant lot sizes will be: Lot1- 2.13 acres and Lot - 2 1.76 acres.*

*This application has been dormant for some time, the applicant has been notified of Planning Boards intention to Deny with out prejudice. **Last Board appearance 3-20-14.***

**Highland Estates L.L.C., Route 9W, SBL#96.9-1-35.200, in HBD zone.**

*The applicant would like a four lot subdivision of a vacant 19.85 acre parcel of land to create three new residential building lots with access to Sherwood Lane, a Town Road. The remaining 11.23 acres to be developed commercially at a later date with existing access to Route 9W and Mack's Lane,*

*This application has been dormant for some time, the applicant has been notified of Planning Boards intention to Deny with out prejudice. **Last Board appearance 4-17-14.***

**Pezzo, Anthony, 41-43 Main St, SBL#88.69-2-31, in CB zone.**

*Subdivision for the purpose of separating residential buildings and commercial building to separate lots and a Lot line revision for purpose of resolving existing encroachments.*

*This application has been dormant for some time, the applicant has been notified of Planning Boards intention to Deny with out prejudice. **Last Board appearance 8-25-11.***

**O'Dell, Bethany, 236 Pancake Hollow, 236 Pancake Hollow Rd, SBL#87.3-2-27.120, in A zone.**

*The applicant would like to obtain a special use permit to run a non-profit animal rescue.*

*This application has been dormant for some time, the applicant has been notified of Planning Boards intention to Deny with out prejudice. **Last Board appearance 7-21-11.***

*On 1-4-17, the applicant submitted a letter requesting an additional extension.*

**Minutes to Approve**

*Planning Board Workshop November 17, 2016 and  
Planning Board Meeting December 1, 2016.*