

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

**Thursday, October 26, 2017**

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

**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 Hearings**

**315 Vineyard Ave., LLC & 299 Vineyard Ave., LLC, 95.2-1-19.110, in R1 zone.**

*The applicant would like a lot line revision to convey 3.5 acres from SBL: 95.2-1-33 and add it to SBL: 95.2-1-19.11.*

*The public hearing is set for October 26, 2017.*

**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.*

*ZBA Area Variance granted October 12, 2017. The public hearing is set for October 26, 2017.*

**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. Three tax parcels: 88.17-6-15.11, 16.11 and 25.11.*

*It is the intent of the applicant to create a subdivision and 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 Trustco 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 and renovation of an existing building; lot 6 for a Dollar General store, and lot 4. Lot 4*

*currently has two commercial buildings that will be renovated. The remaining lands, lot 5 (18.1 acres), will be for a multi-family housing for 72 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.*

*The Planning Board has requested a revised subdivision plan.*

## **New Business**

**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 Planning Board anticipates setting the public hearing for December.*

## **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.*

*The Planning Board has requested more extensive and revised 3D simulations of the proposed project.*

## **Administrative Business**

**Minutes to Approve:** June 15, 2017 Planning Board Workshop,  
June 22, 2017 Planning Board Meeting and  
July 20, 2017 Planning Board Workshop