

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

**Thursday, December 7, 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 Hearings**

**Cusa, Sal** 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 Public Hearing is set for 12.07.2017.*

**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.*

**New Business**

**Fuller, Robert**, 172 Bellevue Road, 88.1-2-6.210, in R2 zone.

*Applicant would like to build a single-family residence at 172 Bellevue Road in the water bluff overlay district.*

*The Board anticipates setting the public hearing for the January meeting.*

**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.  
New Maps have been submitted.*

**Minutes to Approve**

*Planning Board Meeting July 27, 2017 and  
Planning Board Workshop Meeting August 17, 2017.*