

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD
Planning Board Workshop, February 16, 2017

Planning Board Meeting: February 23, 2017
New Submission Date: March 6, 2017
Next Planning Workshop: March 16, 2017
Next Planning Board Meeting: March 23, 2017

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.

New Public Hearings

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 R ½ 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 been granted for the proposed residence.

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.

The Board anticipates revised siteplan.

Updated maps have been submitted.

New Business

Cuciti, Salvatore, 37 Brescia Blvd, Special Use Permit SBL#87.20-6-7, in R ¼ zone.

The applicant would like to build a 1 bedroom accessory apartment in his home. The apartment will be created by converting an unused storage room and adding 270 sq. ft. on to the back of the house. The apartment will be approx. 670 sq. ft. and will include a living room, kitchen, full bath and sitting room.

Tillson Realty and Management Inc. 23 New Paltz Rd., Site Plan, SBL#88.13-10-1 in R ¼ zone.

This is an Adaptive Re-Use building.

The applicant is requesting an Adaptive Re-Use of a former, 1240 sq. ft., gas station located in the R 1/4 acre zone. He is proposing a 920 sq. ft. addition to the first floor; for a total of 2160 sq. ft. of first floor office space. He is requesting two accessory apartments in the proposed 1240 sq. ft. 2nd story addition.

46-48 Front St. Owners, 96 North Rd. Subdivision & Lot Line Revision SBL#88.1-4-8.220 in R ½ and GB zone.

The applicant is requesting a 2 lot subdivision and lot line revision with his 39.15 acre parcel. He would like to create a one acre parcel for an existing dwelling and convey 2 acres of land to neighbor to be made part of existing lot. Remaining 36.15 acres to remain undeveloped.

Old Business

Tremont Hall Corp., Vineyard Ave, Site Plan, SBL#88.17-9-48 & 54.200, in R1/4 zone.

This is an Adaptive Re-Use building.

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.

Updated plans have been submitted.

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.

The Board anticipates updates.

Administrative Business

Sign Approval

Sign - Walker Rt. 9W, 3945 Route 9W, SBL# 95.4-1-18, in HBD zone.

The applicant would like to install a double sided 40sf internally illuminated freestanding sign with an electronic reader board.

Mountainside Woods, Toc Rd. RE: Deed Restrictions

Rules and Regulations

Adaptive Re-Use Discussion