

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, February 23, 2017

New Submission Date: March 6, 2017
Next Planning Board Workshop: March 16, 2017 at 5:30pm
Next Planning Board Meeting: March 23, 2017 at 7:00pm

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.

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 Public Hearings

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.

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.

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.

Applicant needs a Use Variance and Area Variance relief from the Zoning Board of Appeals.

Set Public Hearing

**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 apartments in the proposed 1240 sq. ft. 2nd story addition.

Sent to the Ulster County Planning Board for comment.

**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.

Circulated for SEQRA Lead Agency on 2/2/17.

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 of 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 a neighbor which will be made part of existing lot. Remaining 36.15 acres to remain undeveloped.

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

The applicant would like to add 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.

Old Business

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. Lot Line revisions are proposed as well.

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

Mountainside Woods, Toc Rd. RE: Deed Restrictions

Rules and Regulations –

Mountainside Woods - Amend Planning Board's resolution adopted Jan.24, 2013, which adopted certain deed restrictions.

Adaptive Re-Use Discussion

Minutes to Approve - February 16, 2107 Planning Board Workshop and
February 23, 2017 Planning Board Meeting