

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, March 16, 2017

Planning Board Meeting: March 23, 2017
New Submission Date: April 10, 2017
Next Planning Board Workshop: April 20, 2017
Next Planning Board Meeting: April 27, 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.

Extended 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.

Applicant was garanted three variances by the Zoning Board of Appeals, Side yard setback, Total side yard and Minimum lot area required for zone.

New Public Hearings

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 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.

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

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.

New Business

Health Quest, 514-520 Route 299, Site Plan SBL#87.1-3-33.100, in R1\2 zone.

The applicant is proposing to remove the existing building and driveway and construct a 15,000 square foot medical office building with parking, drainage, on site septic and water supply.

The site consists of two parcels that will be combined to a 5.6 acre lot.

Administrative Business

Sign Approval

Sign - The Laundry Chute, 41-43 Main St, SBL#88.69-2-31, in CB zone.

Replace existing signs with new signs on south side of building and entrance by Main St. Add new sign 3'x5' to the west side of building.

Sign - Cricket Wireless, 3650 Route 9W, SBL#96.29-2-39.240, in PUD zone.

The applicant would like to add a 10 sq. ft. sign above his Cricket Wireless business in the Bridgeview Plaza. He would also be adding the business name Cricket on to the existing front monument sign.