

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, April 20, 2017

Planning Board Meeting: April 27, 2017
New Submission date: May 8, 2017
Next Planning Workshop: May 18, 2017
Next Planning Board Meeting: May 25, 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 Business

Beer Universe, 1-3 Haviland Rd., Siteplan SBL#96.1-1-29.100, in GC zone.

The applicant would like siteplan approval to construct a retail store for his Beer Universe business. The retail/service will be 5,750 sq. ft. and the warehouse-wholesale sales/storage portion will 1,000 sq. ft. The applicant is proposing 24 parking spaces, creating new sidewalks and site landscaping.

Dakota Field Properties (Storyk), Martin Ave, Lot Line/Subdivision Martin Ave, SBL#79.2-2-10, in R1 zone.

The applicant has recently been approved by the Planning Board for a two lot subdivision of his 17.143 acre parcel of land.(This has not been filed yet) 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 be granted for the proposed residence. He revised his maps to add a lot line revision.

Watson, David, 10 Bellevue Rd, WBOD SBL#88.17-2-36.120, in R2 zone.

The applicant would like to add a 24' x 24' 2 car garage / carriage house on his property which is in the Waterfront Bluff Overlay District. Mr. Watson is requesting a front yard setback variance of 13'.7" from the Zoning Board.

Savino, JoyAnn, 131 South St, SUP SBL# 87.3-5-32, in A zone.

The applicant would like to add a 442 square foot accessory apartment above her existing garage. Her residence is in the Agricultural Zone. The A zone requires a minimum of 2 acres. Ms. Savino's lot is pre-existing non-conforming with .82 acres. Ms. Savino is requesting lot area relief of 1.18 acres from the Zoning Board of Appeals.

Cusa, Sal Jr., Chapel Hill Rd, SUP for 2 Family SBL# 95.2-6-9, in R1 zone.

The applicant seeks Special Use Permit to construct a 2-Family house in a R-1 zone on a 1.565 acre lot. The minimum acreage for a two family in the R-1 zone is 2 acres. Mr. Cusa is requesting an area variance for relief of 0.435 acres from the Zoning Board..

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.

Revised 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 24 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.

This application is for siteplan approval and lot line revision.

Revised plans have been submitted.

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.

Revised maps have been submitted.