

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, 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: 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.

Set Public Hearing

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.

The Board anticipates SEQRA Determination and setting of the Public Hearing.

Andy Learn of Morris Associates will submit his comments.

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 site plan approval and lot line revision.

Revised plans have been submitted.

The Board anticipates SEQRA determination and setting the public hearing.

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.

The Board anticipates a negative declaration and setting the public hearing.

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.

The Board anticipates a negative declaration and setting the public hearing.

Old 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, onsite 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.

Elevations have been submitted. 4/24/17

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 wills 1,000 sq. ft. The applicant is proposing 24 parking spaces, creating new sidewalks and site landscaping.

The Board anticipates revisions.

Administrative Business

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.

The Board anticipates resolution of approval.

Minutes to Approve

March 16, 2017 Planning Board Workshop and

March 23, 2017 Planning Board Meeting.