

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, May 18, 2017

CALL TO ORDER TIME: 5:30 PM

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.

MINUTES TO APPROVE:

New Business

Cypress Creek Solar Farm, 3809-3813 Route 9W, 95.4-1-31.100, in R1 zone.
Construct 2MW solar farm on 20 acres off Perkinsville Road.

Shamrock Site Plan Amendment, 3565 Route 9W, 88.17-9-25.100, in WGM zone.
Convert part of existing commercial building to new tenant space, including cigar shop, beer store, and accessory retail.

Old Business

Health Quest, 514-520 Route 299, 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 plans submitted.
Turning radius discussion with Fire Chief and applicant—new plans show radii
New letter response to Morris Comments from Medenbach & Eggers May 16th, 2017

Beer Universe, 1-3 Haviland Rd, 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.
Applicant also proposed three story recycling building with residential units (2-2 bedroom) above.
New plans with elevations received 5/12/2017

Cusa, Sal Jr., Chapel Hill Rd, 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. He is requesting an area variance for relief of 0.435 acres from the Zoning Board..

5/11/2017- ZBA tabled discussion on variance until June meeting.

Savino, JoyAnn, 131 South St, 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. She is requesting lot area relief of 1.18 acres from the Zoning Board of Appeals.

ZBA granted relief on 5/11/2017

New Public Hearings

Tremont Hall Corp., Vineyard Ave, 88.17-9-48, in R1/4 zone.

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.

New letters from Peak Engineering and Brooks and Brooks

Highland Assisted Living at Village View (former New Village View), 1 Grove St, 88.69-1-10, 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

Planning Board granted Neg Dec on 4/27/2017

ZBA granted lot coverage and area coverage relief on 5/11/2017.

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 decided Neg Dec and set public hearing for May 25th, 2017.

Administrative Business

O'Connell, 5 Willow Dock Rd, 88.17-3-10, in R2 zone.

Exterior renovations to a single family dwelling in the Waterfront Bluff Overlay

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.

ZBA tabled discussion of project until 6/8/2017