

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, July 27, 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.

Public Hearing

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.

Ulster County Planning Board comments received.

Old Business

MCBS DG Highland LLC, 3584-3594 Route 9W, SBL#88.17-6-25.110 & 88.17-6-16.110, in GMU zone.

Dollar General / Multifamily

Development project of 21.7 acres of land along Route 9W. Three tax parcels: 88.17-6-15.11, 16.11 and 25.11.

It is the intent of the applicant to create a subdivision and to proceed for final site plan approval.

Two of the parcels with frontage on Route 9W will be created to allow the existing Burger King and Trustco Bank to exist on separate lots. Although these two parcels are on a separate tax map parcel, they are still within the title of other lands and have long term leases. The other three proposed lots with frontage on Route 9W are for new construction and renovation of an existing building; lot 6 for a Dollar General store, and lot 4. Lot 4 currently has two commercial buildings that will be renovated. The remaining lands, lot 5 (18.1 acres), will be for a multi-family housing for 72 units.

The applicant anticipates a full environmental review under SEQRA will be conducted for a complete build out of all 6 lots with subdivision approval.

Windgate Solar LLC Solar Farm, 3809-3813 Route 9W, 95.4-1-31.100, in R1 zone.

Construct 2MW solar farm on 20 acres off Perkinsville Road.

Response letter received. New maps received.

Board anticipates setting public hearing for August

New Business

Highland Estates, LLC, 3746 Rt. 9-W, 96.9-1-35.5 & 96.9-1-30.1, in HBD and R-1 zone.

The applicant is proposing a two lot subdivision of a 19.85 acre parcel of land located on Route 9W, Mack's Lane and Sherwood Lane. The application includes a consolidation of a 0.40 acre parcel of land with the commercially zoned portion of TM lot 35.2. The property has approximately 450 feet of road frontage on NYS Rt. 9W, 715 feet of road frontage on Macks Lane and 390 feet on Sherwood Lane.

The site is located in the zoning district HBD and R-1. It is proposed to use the zone line as the division line between Lot 1 and Lot 2 of this subdivision, with residential access solely from Sherwood Lane.

The area of the proposed lots are as follows:

- 1) Lot 1 to be 7.44 acres plus 0.40 acres, totaling 7.84 acres in the HBD zoning district.*
- 2) Lot 2 to be 12.41 acres in the R-1 zoning district.*

Board anticipates setting public hearing for August.

Extended Public Hearings

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.

Ulster County Planning Board comments have been received.

State DOT has conceptually approved the applicant's traffic study and proposed highway design for the left turn into site from a center lane (letter in folders)

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.

Letter from Morris recieved

Administrative Business

Mountainside Woods, Hilltop Ln. & Vista Dr.; Zoning and Subdivision

Applicant desires to amend the phasing plan.

Minutes to Approve: April 20, 2017 Planning Board Workshop and
April 27, 2017 Planning Board Meeting