

**MEETING AGENDA**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, January 25, 2018**

**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.**

**ANNOUNCE DATE OF MEETING and ROLL CALL**

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**Administrative Business**

*Solar Law Amendment*

**Minutes to Approve**

*Planning Board Meeting August 24, 2017,  
Planning Board Workshop Meeting September 21, 2017,  
Planning Board Meeting September 28, 2017 and  
Planning Board Workshop Meeting October 19, 2017*

**New Public Hearings**

**Fuller, Robert**, 172 Bellevue Road, 88.1-2-6.210, in R 2 zone.

*Applicant would like to build a single-family residence at 172 Bellevue Road in the Waterfront Bluff Overlay District.*

*The public hearing has been set for the January 25, 2018 meeting.*

**New Business**

**Franklin Subdivision and Lot Line Adjustment**, 12 Thorns Lane, 88.17-2-54.100, in R ¼ zone.

*The applicant would like to subdivide parcel 88.17-2-54.100 (1.926 ac.) into two parcels consisting of the existing single-family residence (Parcel 1 - 0.978 ac) and Parcel 2 (0.915 ac.) consisting of a new single-family residence. A lot line adjustment is proposed on the western portion of Parcel 2 providing additional acreage (0.033 ac.) to the adjacent parcel 88.17-2-55. The lot line adjustment will provide driveway access to parcel 88.17-2-55. The new parcel will be comprised of 0.915 acres consisting of a new residential home, driveway, individual water supply well and sewage disposal system. Approval for an individual sewage disposal system was granted by the Ulster County Dept. of Health for the proposed parcel (Lot 2).*

*The Board anticipates setting the public hearing for the February 22, 2018 meeting.*

**Hurt, Steven and Susan T.**, 83-85 S Chodikee Lake Rd, 87.2-6-7.100, in R ½ zone.

*The applicants are proposing a lot line revision between two parcels of land, both currently owned by the applicants, located on South Chodikee Lake Road designated as SBL: 87.2-6-7.1 & 7.2. It is proposed TM lot 7.2 will convey and combine a 0.11 acre parcel to TM lot 7.1. This revised lot line will allow for an adequate side yard setback to a proposed garage on TM lot 7.1*

*The site is located in the zoning district R-1/2.*

*The area of proposed lots are as follows:*

*1) TM Lot 7.1, 1.00 acre parcel, plus Parcel A, 0.11 acre parcel: totaling 1.11 acres.*

*2) TM Lot 7.2, 1.56 acre parcel, minus Parcel A.*

***The Board anticipates setting the public hearing for the February 22, 2018 meeting.***

## **Extended Public Hearings**

**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.*

***The public hearing was opened August 24, 2017.***

## **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.*

***Revised subdivision plan with EAF and Preliminary Site Plan will be submitted.***

***Morris Associates comment letter received.***