

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, October 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.

OFFICIALLY OPEN THE MEETING

New Business

Black Creek Bed and Breakfast, 430 N Riverside Road, SBL# 87.2-4-15.110 in R1 Zone.

Applicant is seeking a special use permit to open a bed and breakfast in a five bedroom house.

The Board has asked for a survey/site plan for this meeting

The Board anticipates setting the public hearing for December 6, 2018.

Selux Corporation, 5 Lumen Ln, SBL# 88.1-6-6.100 in GB Zone.

Applicant would like to combine a portion of the adjacent property owned by Selux (SBL 88.1-3-10) to the existing manufacturing property owned by Selux (SBL 88.1-6-6.1).

The Board anticipates setting the public hearing for December 6, 2018.

Smith, Matthew K., 10 Commercial Ave., SBL# 88.17-9-5.1 in GB Zone.

Applicant is seeking approval for a revised site plan of a commercial park located on the westerly side of Commercial Avenue on tax parcel 88.17-9-5.1. Applicant proposes to expand the fitness center from 2,550 sq ft to 4,700 sq ft., eliminate the automotive uses, propose a new daycare center use of 8,000 sq ft including the construction of a second story addition above the north end of the existing building.

The dance studio will remain as currently utilized.

A more extensive presentation of the proposed project will be given at this meeting.

The Board anticipates setting the public hearing for December 6, 2018.

Tortarella, Troy E. & Alicia L.; Troys Auto Body, 78 Macks Lane, SBL# 96.9-1-24.110 in R1 Zone.

Applicant is owner of personal residence at 48 Macks Lane and owner of 78 Macks Lane. The application is for a lot line revision affecting said parcels. Both parcels are existing residential lots with single family dwellings. Lot 1 (SBL# 96.9-1-24.110) will be revised from 1.59 acres to 1.21 acres and will remedy an existing substandard side yard setback. Lot 2 (SBL# 96.9-1-24.12) will be revised from 1.72 acres to 2.10 acres to accommodate an existing fenced yard to be contained totally on said Lot 2. No new improvements are proposed on either lot at this time.

The Board anticipates setting the public hearing for December 6, 2018.

Extended Public Hearing

Pavlovich and Company, LLC/Joyful Moments, 185 South Street, SBL# 87.3-5-29 in A Zone.

Applicant is requesting commercial site plan approval and special use permit to open a daycare center in an existing building on the parcel.

The Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 07.26.18 for August 23, 2018.

The Planning Board is requesting a more complete site plan.

A survey will be prepared for the proposed project.

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. The applicant desires to take three lots (SBL: 88.17-6-15.11 and 25.11) and subdivide and lot line revise those lots into six (6) lots. Lot 1 will contain the existing Trustco Bank, Lot 2 will contain an existing retail and apartment buildings. Lot 5 will be the existing pond parcel (which will be encompassed with a conservation easement) in addition to a proposed 72-unit apartment complex with a community room. Lot 6 will be a small vacant lot fronting on 9W with no currently proposed development.

A full environmental review under SEQRA was completed.

Revised subdivision plan with EAF and Preliminary Site Plan submitted.

Lead Agency notice sent 01.24.18

Revised Pond Outlet Plan and revised draft of SWPPP (Storm Water Pollution Prevention Plan) with new water flows off the site submitted.

Analysis of the water flow to the existing 21" CMP pipe near Christopher Avenue submitted.

Abutting property owners were notified and attended an informational Planning Board meeting on February 22, 2018.

Revised HydroCAD calculations, revised drainage area maps, and revised Pre and Post-Development Runoff Rate Comparison have been submitted.

Two Environmental Phase I reports submitted.

Revised 03.19.2018 Site Plan and SWPPP (Storm Water Pollution Prevention Plan) with revised runoff reduction volume totals submitted.

New site plan maps, a revised EAF, and a current SWPPP submitted 03.22.18.

New site plan maps submitted 04.16.18.

UCPB Recommendations received 04.19.18.

Smit Environmental Services, LLC, Report Review, Environmental Assessment, Proposed Lloyd Sewer Easement submitted 05.17.18.

Moriello Memorandum addressing SEQRA issues received 05.22.18.

Medenbach & Eggers revised waiver letter received 05.23.18.

Medenbach & Eggers revised waiver letter received 06.21.18.

The Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 05.24.18.

Medenbach & Eggers response to UCPB recommendations letter received 06.21.18.

The Public Hearing was opened June 28, 2018.

Applicant is concurrently seeking an area variance for side yard parking in the GM Zone from the ZBA submitted 07.11.18. The public hearing for the ZBA application will be on 08.09.18. Michael Moriello letter addressing public hearing comments from the 06.28.18 meeting received 07.19.18.

Baisch and Casabura public comment letter received 07.26.18.

The public hearing was closed on 07.26.18.

Michael Moriello, applicant's attorney, agreed that the applicant would waive compliance with the 62 day limit on final conclusions after the public hearing was closed.

Area Variance for side yard parking was granted by the ZBA 09.13.18.

Highland Fire District comment letter received 10.16.18.

Medenbach Response Letter to Andy Learn's Memos of 04.24 & 04.25.18 received 10.18.18

Administrative Business

Minutes to Approve:

Planning Board Meeting Minutes September 27, 2018 and
Planning Board Workshop Minutes October 18, 2018.