

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, January 17, 2019

CALL TO ORDER TIME: 5:30pm

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 Public Hearings

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. At the Board's request the applicant meet with the Building Department on October 30, 2018 to resolve the particulars of the project and present a more sufficient and accurate site plan. The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for January 24, 2019 meeting.

Cusa, Sal - Pancake Hollow Rd - 3 Lot Subdivision, SBL# 95.1-1-4.150, in R1 Zone.

Applicant would like to subdivide parcel, SBL 95.1-1-4.150 into three lots, two will be building lots and the remaining lot for future development. The septic design for Lots 1 and 2 are pending Ulster County Department of Health approval. The Board anticipates the revision of the two flag lots on the parcel. New maps received November 7, 2018. The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for January 24, 2019 meeting.

Long, Steven & Myriam, 15 Lockhart Ln, SBL# 88.13-8-7 in R ¼ Zone.

Applicant is seeking a special use permit to convert their garage into an accessory apartment. The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on December 6, 2019 for January 24, 2019 meeting.

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. On July 26, 2018 The Planning Board reviewed the EAF and issued a negative declaration on and the public hearing was held on August 23, 2018. The Planning Board is requesting a more complete site plan. A survey will be prepared for the proposed project.

*Louis Du Bois' report of the existing septic system, indicating that it was suitable for the proposed use, was received October 30, 2018.
No new information.*

New Business

Camaj, Prentas, 246-252 Vineyard Avenue, SBL# 95.2-2-19 in R1 Zone.

Applicant is seeking a special use permit to legalize three apartments in an existing three family house.

Informal Discussion

210 Bellevue Road Assisted Living Facility, 210 Bellevue Road, SBL# 88.1-2-6.100 in Water Bluff Overlay District.

Proposed Assisted Living Facility Project located to be on a vacant 27.0 acre parcel at the north end of Bellevue Road. The proposed project will consist of 150 total assisted living units in three buildings. Access to the project parcel will be through a single drive on the east side of Bellevue Road. On-site water supply and sanitary sewage disposal is anticipated.