

**WORKSHOP AGENDA**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, May 16, 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**

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**Extended Public Hearing**

**EZ Bottle and Can Returns, Inc., 32 South Roberts Rd, SBL# 96.29-2-2 in DB Zone.**

*Applicant is seeking a special use permit and commercial site plan approval to open a bottle and can return center.*

*The Planning Board reviewed the EAF, issued a negative declaration on March 28, 2019 and set the public hearing for April 25, 2019.*

**New Public Hearings**

**Budnik, John and Debra, 289 Hurds Rd., SBL# 94.2-1-4.120 in A Zone.**

*Applicant is seeking a special use permit to allow an accessory apartment on the second floor of a detached 28 x24 sq ft 2-story building on the parcel.*

*Applicant has already been granted an area variance relief of .97 acres from the ZBA on 03.14.2019 to then apply to the Planning Board for a special use permit intended for an accessory apartment.*

*The Planning Board reviewed the EAF, issued a negative declaration on April 25, 2019 and set the public hearing for May 23, 2019.*

**Royal Pools and Spas, Inc., 600 Route 299, SBL# 87.1-3-41.220 in DB Zone.**

*Applicant is seeking commercial site plan approval to construct a 30' x 50' outdoor pool park to display three above ground pools and approval for a 5' x 10' sign to be located on the side of the building.*

*The Planning Board reviewed the EAF, issued a negative declaration on April 25, 2019 and set the public hearing for May 23, 2019.*

**New Business**

**The Views at Highland, 3715-3725 Route 9W, SBL# 95.2-2-12.100 & 95.2-2-12.200 in LB Zone.**

*Applicant is seeking commercial site plan approval to redevelop property at 3715-3725 Route 9W (SBL 95.2-2-12.100 & 12.200) for a mixed-use commercial and residential development with related parking and landscaping. The applicant proposes to construct two mixed-use buildings comprised of retail and office space on the first floor of each building and twenty-two apartment units located on the upper two*

*floors in each respective buildings. In accordance with the Town of Lloyd Zoning Code Section 100-36D, ten percent of the proposed residential units will be designated as below market rates.*

**Pleasant View Subdivision, LLC, Station Road, SBL# 86.4-3-9 in A Zone.**

*Applicant is proposing a lot consolidation to reduce the number of individual lots from 10 to 4. The proposal is to combine several lots and unbuilt roads as follows: Lots (SBL#s) 86.4-3-3 and 86.4-3-5 with road "A"; lots 86.4-3-6, 86.4-3-7, 86.4-3-8, and 86.4-3-9 with a portion of road "C"; lots 86.4-3-11 and 86.4-3-12; and lots 86.4-3-28 and 86.4-3-29 with a portion of road "C".*

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

*Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.*