

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, June 19, 2014

Planning Board Meeting: June 26, 2014
New submission date: July 8, 2014
Next Planning Workshop: July 17, 2014
Next Planning Board Meeting: July 24, 2014

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.

New Business

Pedro, Jon (and Cunniff), 399 Elting Corners Rd, Subdivision, SBL#79.4-1-18, in R1 zone.

The applicant would like a subdivision of 45.45 +/- acres of vacant land in the R-1 zone to create four new buildable lots with individual driveway access.

Board of Health approval has been given and a SWPPP has been submitted.

Kane, Adam, 185 Pancake Hollow Rd, Special Use Permit, SBL#87.4-1-29, in R1 zone.

The applicant proposes to convert his existing three bedroom single family dwelling into a Bed & Breakfast establishment with two rental rooms. No interior or exterior structural changes are proposed. No changes are required for well or septic supply as no expansion to the number of bedrooms is proposed. The dwelling and associated parking are not visible from Pancake Hollow Road, and the heavily vegetated site shields the site from the neighbors as well.

Minard Farms LLC, 59 Hurds Rd, Subdivision, SBL#94.2-2-44, in A zone.

The purpose of this subdivision is to separate the "Picnic Woods Farm" from the area of the "Cider Mill and Home Farm" to create two separate lots. The current 35.170 acre parcel will be split so that Lot 1 will contain 8.514 acres and Lot 2 will contain 26.656 acres.

Minard Farms LLC (2), 168 Hurds Rd, Subdivision, SBL#94.2-1-1.211, in A zone.

This was reviewed last year.

Newly submitted maps.

The applicant's are requesting a minor subdivision of 91.5 acres. Lot 1 will be approximately 88.16 acres and Lot 2 will be the remaining 3.341 acres. They would like to build a single family home on lot 2 for personal use.

Cusa Builders, Paul, Park Ln, Siteplan, SBL#87.1-3-38.120, in DB zone.

The applicant would like to construct an office/service business. It shall consist of a total of 4,500 to 5,000 square feet comprised of three offices each at 1000 sq. ft. +/- with the balance being the shop. Office occupancy unknown at this time, and shop to consist of a part time, completely under roof, limited machining service. There shall not be any outdoor storage, and no onsite automotive repairs. Employee count is maximum of two on a part time basis.

New Village View, 1 Grove St, Siteplan Amendment, SBL#88.69-1-10, in CB zone.

This project consists of a 13,150 s.f. expansion to an existing assisted living facility. The expansion will allow a total of 80 beds and 5 employees per shift. There will be a total of 25 parking spaces. The proposed expansion will continue to utilize existing central water and sewer facilities.

SIGN APPROVAL

Reflections Salon, 1-3 Main St. in CB zone.

The Board will review submitted sign request.

Administrative Business

Mount Triumphant Church of God, Inc.; Route 44/55

The zoning for the Agriculture district allows for the use of churches. The church wishes to have an adult care facility for their members. This could be considered as part of the church facility or as an accessory use to the current church.

MINUTES TO APPROVE:

Planning Board Workshop: May 15, 2014

Planning Board Meeting: May 22, 2014