

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, September 17, 2015

Planning Board Meeting: September 24, 2015

New Submission date: October 5, 2015

Next Planning Board Workshop: October 15, 2015

Next Planning Board Meeting: October 22, 2015

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 Public Hearings

Shamrock Liquors(Khodiyar LLC), 3559 Route 9W, Siteplan SBL#88.17-9-25.100, in GMU zone.

The applicant would like site plan approval for an addition of 7,520 sq. ft. to an existing 4,270 sq. ft. commercial building for use as a mixed commercial space building of retail business, service business, restaurant, office and medical uses.

The public hearing has been set for September 24, 2015.

Selux Corp., 5 Lumen Ln, Siteplan SBL#88.1-6-6.100, in GB zone.

Selux is planning 2 additions and other future improvements to the building at 5 Lumen Lane.

Selux-South is an 8,800 sf light industrial addition with a loading dock that will be used for product assembly and warehouse space, starting construction as soon as possible.

Selux-North is a 5,980 sf commercial addition for a showroom and office space, starting construction this fall. The 4,560 sf first floor will be completed in phase 1; the 1,420 sf second floor will be completed in phase 2.

The public hearing has been set for September 24, 2015.

Behnke, David 244 Pancake Hollow Rd, Subdivision SBL:#87.3-2-21.150, in R1 zone.

The applicant proposes to subdivide their 9.863 parcel of land. The existing house lot would have an area of 1.085 acres, and the vacant lot would have an area of 8.778 acres. The vacant lot is to be conveyed to their son with the expectation of building a 4 bedroom house. The vacant lot would have a new driveway from Pancake Hollow Rd, a drilled well and a subsurface sewage disposal system.

The public hearing has been set for September 24, 2015.

Ireland, David, 66 Mayer Dr, SUP Accessory Apartment SBL#95.12-2-13, in R1/2 zone.

The applicant is requesting a special use permit to add a 425sf accessory apartment into his residence.

The public hearing has been set for September 24, 2015.

New Business

Servpro - Gil Morrissey, 10 Lumen Ln, Siteplan SBL#88.1-6-1.100, in GB zone.

The applicant proposes to construct a 2,700 sq.ft. office space and 15,000 sq ft. warehouse with on-site parking, and on-site wastewater treatment system. The site is serviced by municipal water. This space is intended to be occupied by SERVPRO which is an emergency response cleanup and restoration service for water, fire and mold. The operation consists of 24 employees including 12 office staff and 12 technicians (working off site). The office is generally open from 8am to 5pm. A portion of the warehouse is used for equipment and product storage. Other portions of the warehouse are used to clean, deodorize, organize, and store customer's belongings and carpets. Work in the warehouse is limited as most work is done at the customer's home/business site.

Olson, Louis 275 Pancake Hollow Rd, SUP Accessory Apartment SBL# 87.4-1-14, in R1 zone.

The applicant would like to legalize a 990sf accessory apartment into the lower level of this residence.

DiCapua, Alyssa 168 South St, SUP Bed & Breakfast SBL#87.3-5-12, in A zone.

The applicant's currently has a special use permit for a one bedroom Bed and Breakfast. They are converting a current portion of the house to add another suite with a private entrance and private bathroom. The applicant would like to change their special use permit from a one bedroom Bed and Breakfast to a two bedroom Bed and Breakfast.

Old Business

Apple Greens (Roehrs), 161 South St, Siteplan Amendment SBL#87.3-5-15.100, in A zone.

The applicant would like site plan amendment to include a barn wedding venue.

The Board anticipates a lighting plan and some feedback from the applicant