

WORKSHOP AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, April 19, 2018

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 Business

JVS Ventures, LLC, 4-8 Haviland Rd., SBL# 96.1-1-14.100, in GB zone, in the Gateway Commercial subdistrict.

Applicant proposes to subdivide a 1.25 acre parcel of land located at the intersection of Haviland Road and Mile Hill Road in the Town of Lloyd, designated as tax map Section 96.1 Block 1 lot 14.100. Property is located within the GB zoning district and the Gateway Commercial subdistrict. Proposed Lot 1 will be a 0.70 acre parcel containing an existing one story food service building. Proposed Lot 2 will be a 0.55 acre parcel, currently vacant. See approved site plan "Rail Depot" prepared by Mauri Associates Architects, PC, last revised April 12, 2012.

TRC Auto, 197 Route 299, SBL# 87.11-1-26.100, in R1 zone.

Applicant is seeking a commercial site plan and special use permit to open a 4 bay, full service repair facility specializing in foreign automobile repairs on Route 299.

Truax, Marilyn, 167 Upper Grand St., SBL# 88.13-1-5.100, in R ½ zone.

Applicant has an existing apartment on her house which will be removed and become part of the living space of the house. Applicant seeks a special use permit and is proposing to build a garage on the property with an accessory one bedroom apartment adjacent to the existing home.

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, 16.11 and 25.11) and subdivide and lot line revise those lots into seven (7) lots. Lot 1 will contain a bank, Lot 2 will contain a Burger King, and Lot 3 will contain a proposed Dollar General retail store. Lot 4 will contain an existing retail and apartments and the existing pond parcel will be Lot 5. Lot 6 will be a vacant lot with no currently proposed development and the remaining Lot 7 will contain a proposed 72-unit apartment complex with a community room.

The applicant anticipates a full environmental review under SEQRA.

Revised subdivision plan with EAF and Preliminary Site Plan will be submitted.

Lead Agencies 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.

Morris Associates comment letter received.

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.

Hogan, Julian, 1 Tillson Ave., SBL# 88.17-7-1.200 & 1 Smith Terrace, SBL#88.17-7-1.100, in R ¼ zone.

Applicant is seeking a lot line revision to combine two parcels 88.17-7-1.200 (1 Tillson Ave.) and 88.17-7-1.100 (1 Smith Terrace) into one parcel. Applicant would like to use the remaining structure on 1 Smith Terrace as an accessory to the existing house on 1 Tillson Avenue. Exact usage of the accessory building has yet to be determined at this time.

The Board has set the public hearing for the April 26, 2018 meeting.

Administrative Business

Discussion of Adaptive Reuse