

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, May 24, 2018

CALL TO ORDER TIME: 7:00pm

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 Hearing

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. The public hearing is set for May 24, 2018 at 7pm.

New Business

ADC Ulster, LLC-Falcon Ridge Subdivision, 301 Upper North Rd., SBL# 80.3-1-18.110 & 80.3-1-31, in R1 and LI Zone.

The applicant proposes to develop a 240-Lot Residential Conservation Subdivision of existing tax lots SBL's 80.3-1-18.11 and 80.3-1-31 with frontage along Upper North Road and North Chodikee Lake Road. The site is within the Town's water district and is proposed to be served with municipal water. The site is not within the existing Town sewer district and applicant proposes to extend sewer service to the project site. Morris Associates Review Letter received 05.21.18. The Board anticipates updates.

46-48 Front Street Owners / 7 Lot Subdivision, 96 North Road, SBL# 88.1-4-8.220 in GB Zone and R 1/2 Zone.

The applicant is proposing to subdivide the existing one acre lot into two 1/2 acre lots and create two additional residential lots of 1.8 acres each. The residential lots will have access directly onto North Road with water and sewer availability. Applicant is also proposing to create three larger lots for sale:

*Lot 5 - 9.08 acres in R 1/2 zone with frontage on north Road, Lot 6 - 8.12 acres in GB zone with frontage on Rt 9W and Lot 7 - 15.22 in GB and R 1/2 zone with frontage on north Road and Rt 9W.
The Board anticipates updates.*

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.

UCPB Recommendations received 04.19.18.

Smit Environmental Services, LLC, Report Review, Environmental Assessment, Proposed Lloyd Sewer Easement submitted 05.17.18.

Moriello Memorandum addressing SEQRA issues received 05.22.18.

Medenbach & Eggers revised waiver letter received 05.23.18.

The Board anticipates updates.

The Board anticipates setting the public hearing for the June 28th meeting.

TRC Auto, 197 Route 299, SBL# 87.11-1-26.100, in GB 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

The Board anticipates updates.

The Board anticipates setting the public hearing for the June 28th meeting.

Minutes to Approve:

Planning Board Workshop Meeting April 19, 2018 and
Planning Board Meeting April 26, 2018.