

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

**Thursday, November 15, 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**

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**New Public Hearings**

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

*Applicant would like to combine a portion of the adjacent property owned by Selux (SBL 88.1-3-10) to the existing manufacturing property owned by Selux (SBL 88.1-6-6.1).*

*The Town Board, as Lead Agency, has already issued a Negative Declaration and set a public hearing for the zoning change.*

*The Planning Board set the public hearing on 10.25.18 for December 6, 2018..*

**Smith, Matthew K., 10 Commercial Ave., SBL# 88.17-9-5.1 in GB Zone.**

*Applicant is seeking approval for a revised site plan of a commercial park located on the westerly side of Commercial Avenue on tax parcel 88.17-9-5.1. Applicant proposes to expand the existing Cross Fit fitness center from 2,550 sq ft to 4,700 sq ft., eliminate the automotive uses, and add a new daycare center of 8,000 sq ft including the construction of a second story addition above the north end of the existing building. The dance studio will remain as currently utilized on the second floor.*

*The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on 10.25.18 for December 6, 2018.*

**Tortarella, Troy E. & Alicia L.; Troys Auto Body, 78 Macks Lane, SBL# 96.9-1-24.110 in R1 Zone.**

*Applicant is owner of a personal residence at 48 Macks Lane and also the owner of 78 Macks Lane. The application is for a lot line revision affecting said parcels. Both parcels are existing residential lots with single family dwellings. Lot 1 (SBL# 96.9-1-24.110) will be revised from 1.59 acres to 1.21 acres and will remedy an existing substandard side yard setback. Lot 2 (SBL# 96.9-1-24.12) will be revised from 1.72 acres to 2.10 acres to accommodate an existing fenced yard to be contained totally on said Lot 2. No new improvements are proposed on either lot at this time.*

*The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing on 10.25.18 for December 06, 2018.*

**Extended Public Hearing**

**Pavlovich and Company, LLC/Joyful Moments, 185 South Street, SBL# 87.3-5-29 in A Zone.**

*Applicant is requesting commercial site plan approval and special use permit to open a daycare center in an existing building on the parcel.*

*The Planning Board reviewed the EAF and issued a negative declaration on and set the public hearing on 07.26.18 for August 23, 2018.*

*The Planning Board is requesting a more complete site plan.*

*A survey will be prepared for the proposed project.*

*Engineering report of existing septic system received 10.30.18.*

## **Old Business**

**Black Creek Bed and Breakfast, 430 N Riverside Road, SBL# 87.2-4-15.110 in R1 Zone.**

*Applicant is seeking a special use permit to open a bed and breakfast in a five bedroom house.*

*The Board requested the applicant meet with the Building Department resolve the particulars of the project and present a more sufficient and accurate site plan.*

**Cusa, Sal - Pancake Hollow Rd - 3 Lot Subdivision, SBL# 95.1-1-4.150, in R1 Zone.**

*Applicant would like to subdivide parcel, SBL 95.1-1-4.150 into three lots, two will be building lots and the remaining lot for future development. The septic design for Lots 1 and 2 are pending Ulster County Department of Health approval.*

*The Board anticipates the revision of the two flag lots on the parcel.*

*New maps received 11.07.2018.*

## **New Business**

**Long, Steven & Myriam, 15 Lockhart Ln, SBL# 88.13-8-7 in R ¼ Zone.**

*Applicant is seeking a special use permit to convert their garage into an accessory apartment.*

## **Sign Approval**

**Verizon, 3650 Rt 9W, SBL# 96.29-2-39.240 in PUD Zone.**

*The applicant would like to replace the existing Verizon wall sign with a new sign replacing 2 pylon panels with new branding.*