

MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, December 6, 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 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) with the existing manufacturing property owned by Selux (SBL 88.1-6-6.100). The purpose of the requested lot line revision is to support a request for a change of the zone of the parcel added to the existing manufacturing property. It is currently zoned R2 and the applicant would like it to be changed to GB so that they can expand their existing plant.

The Town Board, as Lead Agency, set a public hearing on October 17, 2018 for the November 21, 2018 meeting and issued a Negative Declaration on November 21, 2018 for the zoning change. On October 25, 2018 The Planning Board set the public hearing for the lot line revision 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.

On October 25, 2018 The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing 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.

On October 25, 2018 The Planning Board reviewed the EAF, issued a negative declaration and set the public hearing 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.

On July 26, 2018 The Planning Board reviewed the EAF and issued a negative declaration on and the public hearing was held on August 23, 2018.

The Planning Board is requesting a more complete site plan.

A survey will be prepared for the proposed project.

Louis Du Bois report of existing septic system received October 30, 2018.

No new information.

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.

At the Board's request the applicant meet with the Building Department on October 30, 2018 to resolve the particulars of the project and present a more sufficient and accurate site plan.

The Board anticipates setting the public hearing for January 24, 2019.

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 November 7, 2018.

The Board anticipates setting the public hearing for January 24, 2019.

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.

The Board anticipates setting the public hearing for January 24, 2019.

Administrative Business

High Bridge Place, LLC, 128 Vineyard Ave., 88.17-9-48 in R ¼ Zone.

Site Plan Amendment

Sign Approval:

T-Source, 180 South Street, SBL# 887.3-5-14 in A Zone.

The applicant would like to install a 4' h x 8' w sign to reflect the new business.

Minutes to Approve:

Planning Board Meeting Minutes October 25, 2018 and
Planning Board Workshop Minutes November 15, 2018.