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WORKSHOP AGENDA  
TOWN OF LLOYD PLANNING BOARD  
THURSDAY, May 15, 2008

CALL TO ORDER TIME: 4:30PM

MINUTES TO APPROVE: January 17 and 24, February 21 and 28; March 21 and 27; April 17 and 24

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EXTENDED PUBLIC HEARINGS

ERICHSEN, Chris/Heather

Location: 3432 Route 9W, SBL#88.1-6-12 in DB zone situated on 0.65 acre

Proposing: site plan approval for fuel office and storage building (on site formerly owned by Spero)

Self rep – Plans by TCH Design (Steve Schmitt)

LLOYD MEADOWS (principal: Chuck Genck)

Location: Rt 9W east to Bellevue Road, SBL#88.1-3-3.2 in LI/R1/R2 zones situated on 100.37 acres

Proposing: Site Plan for 3 commercial warehouses in LI zone

Proposing: 13 lot s/d for single family dwellings in R1/R2 zones

Prof rep: Mike Fanning, PE of Chazen Engineers

SIMMONS, Dana

Location: 7 Thorns Lane, SBL#88.13-5-24 in R-1/4 zone situated on 4.38 acres

Proposing: 2 lot subdivision for one new single family dwelling, and lot line revision to allow addition of land to contiguous adjoining property owners.

Prof reps who developed plat: W. E. James Associates

KOLLER, Kevin/Dianna (aka “Bark Place”) – formerly WRWD radio station site

Location: Rt 299, SBL#87.2-1-14 in DB zone situated on 1.44 acres

Proposing to PB: Site Plan for pet kennel/grooming business

Prof rep: Brooks and Brooks

RITE AID PHARMACY (aka Highland Estates)

Location: east of Rt 9W and south of Macks Lane, SBL#96.9-1-24.13, 34.1, 35 in R1 and LB zones, on 21.34 acres

Proposing: **site plan** for pharmacy only (lot 2 not finalized yet as to uses/tenants)

Prof reps: Kirchhoff Companies

CLOSED PUBLIC HEARING

VINEYARD COMMONS (Vineyard Avenue Development LLC) - principal: Mike Barnett

Location: Vineyard Avenue, SBL#95.2-6-2 in PRD zone situated on 26.43 acres +/- (including acquisition of adjacent E. Henriques parcel to north)

Proposing: senior residential development

Prof rep: Dennis Suraci and Jay Deising, architects of Mauri Associates

NEW PUBLIC HEARINGS:

CUSA, Paul as property owner; Robert Peplow as agent to purchase new lot being created

Location: west side of Park Lane, SBL#87.1-3-37.1 in R-1/2 and DB zones; situated on 4.134 acres

Proposing: **2 lot s/d** for creation of 1-acre lot with existing commercial bldg for sale, retaining remainder of 3.1+ acres, and **Site Plan** review for Peplow commercial lot

Surveyor: John Barker; Engineer: David Rider; Peplow rep: Darren Scalzo

YEU, Ms. Sunyoung; Location: 91 Grand Street, SBL#88.13-3-9 in GB zone situated on 3.78 acres

Proposing 2 lot subdivision to allow sale of 1.03 with house to current tenant, and leave remaining 2.75 acres for future use; Self- rep

ROZZI, Thomas, and GARGIULO, Paul

Location: 437 New Paltz Road, SBL#87.4-1-4 in R-1 and LB zones situated on 0.70 acre

Proposing: site plan for commercial use; Prof rep: Walters-Storyk Architects of Highland

1  
2 ELIA, Mark and Toni  
3 Location: 3 Elting Place, SBL#88.69-1-5.12 in CB zone situated on 0.52 acre  
4 Proposing to ZBA: Special Use Permit for ground floor residence in CB zone  
5 Proposing to PB: site plan review for 2 2-family dwelling units (townhouses)  
6 Pursuant to Town of Lloyd Town Code Chapter 100, Article XXV, and Article VII, Section 100-21(A)(1)(e)  
7 Prof rep: Brooks and Brooks, PC  
8

9 OLD BUSINESS

10 YAGOUBI AND GHODS

11 Location: Bellevue Road, SBL#R-2/WBOD zones situated on 12.74 acres  
12 Proposing amended site plan approval for proposed house in WBOD zone  
13

14 HAMLET AT BRIDGEVIEW

15 Location: Argent Drive, SBL#96.29-3-2/3/47 in PUD zone situated on 13.45 acres  
16 Proposing: Site Plan for condominium development  
17 Prof reps: Maser Consulting  
18

19 ANELLA (Peter) / MAGLIATO (Nicholas)

20 Location: Pancake Hollow Road, SBL#87.3-4-1 in Ag/R-1 zones situated on 36.8 acres (Magliato); and,  
21 SBL#87.3-2-25 in Ag/R-1 zones situated on 62.02 acres (Anella)  
22 Proposing 35-lot residential subdivision  
23 Prof rep: Ralph Mastromonaco, PE, PC  
24

25 HIGHLAND SQUARE (DES 299 Development LLC) (under contract to purchase from John Berean)

26 Location: Rt 299, SBL#87.2-5-3 in DB zone situated on 22.185 acres  
27 Proposing Commercial Site Plan for shopping complex  
28 Prof rep: Liscum, McCormack and VanVoorhis  
29

30 NEW BUSINESS

31 HUDSON VALLEY FARMS as owner, with Sol and Aaron Surkis of VALLEY GLASS, as agents to lease

32 Location: 385 Vineyard Avenue, SBL#95.2-8-16 in R-1 zone situated on 0.88 acre  
33 Proposing: Site Plan for glass business (currently located behind the Griffio mini-plaza on Rt 9W  
34 Self-rep  
35

36 CACCARILE, Diane

37 Location: Pancake Hollow Road, SBL#87.4-1-22.2 in R-1 situated on 23.7 acres  
38 Proposing: 2 lot s/d creating two new building lots  
39 Prof rep: Brooks and Brooks  
40

41 REFERENCE: June meetings

|    |                                                  |                                             |
|----|--------------------------------------------------|---------------------------------------------|
| 42 | Deadline for new applications:                   | 1 <sup>st</sup> Tuesday, June 3, 2008       |
| 43 | Deadline for submission of revised applications: | Tues of week before workshop: June 10, 2008 |
| 44 | Workshop meeting 4:30pm:                         | 3 <sup>rd</sup> Thursday, June 19, 2008     |
| 45 | Regular monthly meeting 7:00pm:                  | 4 <sup>th</sup> Thursday, June 26, 2008     |