

WORKSHOP MEETING Minutes

TOWN OF LLOYD PLANNING BOARD

Thursday, December 3rd, 2020

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

VIA Webex

Public Hearings for 12/3/2020

Guardian Self Storage: Site Plan; #96.1-1-30; 50 Roberts Road in Gateway Commercial Zone

Applicant is seeking commercial site plan for the erection of two additional storage buildings with climate control on the site.

Board intends to set public hearing for the November/December meeting.

Board declares a Negative Declaration based on the EAF pursuant to SEQRA regulations.

Nothing new from the applicant.

Chair asked for motion to open the public hearing. Larry moved, Sal seconded. Unanimous.

Chair asked if any members of the public were present who wished to speak on the matter. No comment (see note).

Chair asked for motion to close public hearing. Franco moved, Sal seconded. Unanimous.

Chair read resolution into the record. Sought motion to accept the resolution. Sal moved. Larry seconded. Unanimous approval.

Note: joe rider, neighbor, came late to meeting. Had concerns about visual impact. Asked if the Board could do anything. Barton asked Board if they would like him to contact the applicant for some visual screening along the chain link fence. Board thought that was appropriate. Applicant later agreed to supply slats in fence.

New Business:

Andola Subdivision: Conservation Subdivision: South Street in AG zone.

Applicant desires to create a 16 lot conservation subdivision on two parcels in the Ag zone.

Town Engineer Andy Learn will review for the October meeting.

Board reviewed conventional subdivision plan.

New map submitted, lower lot count.

Discussion concerning layout, which generally was well received by the Board. Andy Learn also felt that the layout made better sense. Andy still had some questions about wetlands and buffer areas. Ross W said that he would review and back to the Board.

Selux Corporation: Solar Array, site plan (subject to site plan and SUP under Zoning Code 100-39-1); 5 Lumen Lane, in GB zone.

Applicant is seeking commercial site plan and special use permit approval to construct and maintain a 750 KW solar array in an unused portion of the parcel.

Off agenda until amendment to SWPPP is completed. Board requires a survey showing more precisely the location of the arrays.

Nothing new from applicant. Barton reports that the applicant is working with the Selux to incorporate additional clearing around the primary building. That clearing requires inclusion in the SWPPP.

Old Business:

Villages ALF: Site plan and SUP. Route 9W: master parcel # 95.12-1-15.100

Applicant desires to consolidate Five (5) parcels with site plan review for an Assisted Living Facility (approx 120,000 sq. ft.) with Aquatic Therapy Center (approx 7,000 sq. ft.) and Primary Care Center (approx 5,000 sq. ft.)

Nothing from applicant this month. Applicant is moving forward with an application to the Town Board for the full site (PRRD) now that the zoning language has been adopted. Planning and Town Board's might coordinate SEQRA review, or Town Board might delegate the Planning Board, who has more experience in that sort of review, to perform the SEQRA review.

Goldenvue II: site plan. Argent Drive. #96.29-3-3.11 in PUD

Applicant proposed to construct a three story, 55,000 square foot (total, all floors) affordable, rental housing complex for senior citizens. The complex will include 57, one-bedroom units, outdoor parking areas, a new roadway configuration from Argent Drive to access the complex and pedestrian connections to Argent

Further discussion concerning the early review of the previous SEQRA findings statements of the Town Board.

Applicant working on responses to earlier comments, including landscaping, SEQRA issues from PUD creation, building height (which was reported via phone conversation to be in compliance, waiting for elevations from applicant), lighting, etc. Will return in January

Referral From Town Board

Kisor Road ODA request.

Applicant desires to construct a single family dwelling on a landlocked parcel. Property has easement but no frontage. The Town Board desires the Planning Board's input on the possible granting of an Open Development Area, thereby waiving the requirement of frontage on an approved State, County or Town road for a building permit.

See Maps.

Board has no comment on the matter.

Motion to Adjourn,